

VICINITY MAP (LOJIC)

NTS



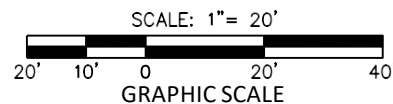
D.B. 6891, Pg. 299
Attached to
D.B. 6804, Pg. 018
PVA No. 2538-0016-0000
OLDRoad, LLC
6221 DUTCHMANS LANE
C2/RCFD

D.B. 6984, Pg. 880
Attached to
D.B. 6804, Pg. 018
PVA No. 2538-0015-0000
OLDRoad, LLC
6201 DUTCHMANS LANE
C2/RCFD

D.B. 8415, Pg. 310
Attached to
D.B. 6728, Pg. 586
PVA No. 2538-0012-0000
BRE/ESA PROPERTIES, LLC
C2, OTF/RCFD

D.B. 6381, Pg. 038
Attached to
D.B. 6728, Pg. 586
PVA No. 2538-0008-0000
PITT & FRANK, A KENTUCKY
PARTNERSHIP
6440 DUTCHMANS PKWAY
OTF/RCFD

D.B. 6381, Pg. 038
Attached to
D.B. 6728, Pg. 586
PVA No. 2538-0008-0000
PITT & FRANK, A KENTUCKY
PARTNERSHIP
6440 DUTCHMANS PKWAY
OTF/RCFD



SITE DATA

LANDUSE: 6460 DUTCHMANS PARKWAY 40205
SITE ADDRESS: T.B. 2538; T.L. 13
EXISTING ZONING DISTRICT: C2
EXISTING FORM DISTRICT: REGIONAL CENTER
EXISTING USE: VACANT (FORMERLY RESTAURANT)
PROPOSED USE: RETAIL/OFFICE
EXISTING PARCEL AREA: 1.5 ACRES
DEED BOOK & PAGE: 11113x969

BUILDING DATA
BUILDING HEIGHT: 24'
BUILDING FOOTPRINT: 11,500 S.F.
GROSS FLOOR AREA: 11,500 S.F.
FLOOR TO AREA RATIO: 0.18

PARKING CALCULATIONS
2,200 S.F. COFFEE SHOP + 500 S.F. PATIO / 9,300 OFFICE
MIN REQUIRED: 41 SPACES TOTAL
1/200 S.F. COFFEE SHOP 14 SPACES
1/350 S.F. OFFICE: 27 SPACES
MAX PERMITTED: 74 SPACES TOTAL
1/100 S.F. COFFEE SHOP 27 SPACES
1/200 S.F. OFFICE: 47 SPACES

PARKING PROVIDED: 71 SPACES
ACCESSIBLE PARKING PROVIDED: 4 VAN ACCESSIBLE
BIKE PARKING REQUIRED: 1 LONG TERM INDOORS; 2 SHORT TERM

TREE CANOPY CALCULATIONS
SITE AREA: 65,340 S.F.
TREE CANOPY CATEGORY: CLASS C
EXISTING TREE COVERAGE: 0-40%
PRESERVED TREE CANOPY: 0% (0 S.F.)
NEW TREE CANOPY REQUIRED: 20% (13,068 S.F.)
TOTAL TREE CANOPY REQUIRED: 20% (13,068 S.F.)

ILAVUA CALCULATIONS
VEHICULAR USE AREA: 37,278 S.F.
INTERIOR LANDSCAPE AREA REQUIRED (7.5%): 2,796 S.F.
ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED: 12 TREES

EPSC DATA (IN DISTURBED AREA)
EXISTING IMPERVIOUS AREA: 53,297 S.F.
PROPOSED IMPERVIOUS AREA: 51,805 S.F.
DECREASE IN IMPERVIOUS: 2.8% (1,492 S.F.)
SENSITIVE FEATURES: NONE
SOIL TYPE: Ua
HYDROLOGIC SOIL GROUP: ASSUMED C

SETBACKS
FRONT/STREET SIDE: 60' FROM ROAD CL - 275'
SIDE/REAR: 0'

AGENCY NOTES

- MSD
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES
 - SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WQTC.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.

- APCD
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

- HEALTH DEPARTMENT
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

- PDS
- DUMPSTERS TO BE SCREENED COMPLIANT WITH ARTICLE 12 SECTION F OF THE DEVELOPMENT CODE.
 - ALL SIGNAGE SHALL COMPLY WITH ARTICLE 11 OF THE DEVELOPMENT CODE.

- MPW
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

LEGEND

EXISTING	PROPOSED	
— EXISTING TOPO	— S — STORM SEWER	
— LBA — LANDSCAPE BUFFER AREA	— STORM STRUCTURE	
— UGT — UNDERGROUND TELEPHONE	<== DRAINAGE ARROW	
— STORM DRAINAGE		
— W — WATER		
— UGE — UNDERGROUND ELECTRIC		
— UGCTV — UNDERGROUND CABLE		
— SANITARY SEWER		

REV #	DATE	DESCRIPTION
1	10/16/2019	Agency Comments
2	10/31/2019	Agency/ST Mathews Revisions

Development Plan

Job No: 19331.000

Date: September 16, 2019

Scale: 1" = 20'

Drawn By: AWB

Checked By: AWB

Drawing Title:

Dutchmans
Retail
Revised
Development
Plan

Drawing No: