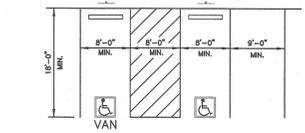


PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: *Sam DeWine*
 DATE: 4/7/25
 LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
 Condition of Approval:
 Waiver for TR 4/7/25
 Development Review Date
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



TYPICAL PARKING SPACE LAYOUT
NO SCALE

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Boundary and topographical information shown hereon were derived from deed.
- Street trees shall be planted in a manner that does not affect public safety or hamper sight distance. Final location will be determined during construction approval process.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
- The contours shown on this plan are based on LIDAR point cloud data acquired through KyFromAbove, a Kentucky State funded program. The vertical datum used is the North American Vertical Datum of 1988 (NAVD 88), with a current geoid model of "GEOID18" used for conversion between ellipsoid and orthometric heights.
- Right-of-way dedication by plat or deed is required to be recorded prior to construction plan approval.
- No idling of trucks shall take place within 200 feet of residential structures. no overnight idling of trucks shall be permitted on-site.
- Noise mitigation measures shall be implemented based on a future noise impact study to reduce noise levels to below 65 dBA for buildings within the 250-foot noise buffer zone, in accordance with LDC 5.1.7.E.
- The improvements required by KDOT and DPW along Billtown Frontage Road (KY 6329) will be made upon the completion of the roadway connection.
- Upon development of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
- Plans must be submitted to the Health Department prior to construction to ensure compliance. Each proposed lot/building must connect to its own sanitary sewer PSC with a minimum six-inch sanitary sewer. Owner must provide documentation of connect to sanitary sewer, PSC, with a minimum six-inch sanitary sewer. Sanitary sewer service to be approved by MSD. All construction and sales trailers must be permitted by the Department of Public Health and 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. Any future food service establishments must be in accordance with 902 KAR 45:005 regulations. Must comply with all current Metro Smoking Ordinances. Must comply with 902 KAR Tattooing Regulations for any future Microblading or Permanent Makeup.
- Plans must be submitted to the Fire Department prior to construction to ensure the location and quantity of hydrants, sprinkler systems, and the necessity and location of the Knox Box will meet the satisfaction of the Fire Marshal.
- There should be no landscaping in the right of way of state roads without an encroachment permit. Tree species planted in the right of way must conform with District 5 list of approved trees.
- All drainage structures within state right of way shall be state design, if vertical headwalls are present, they shall be replaced with sloped headwalls per current standard.
- There shall be no parking or any portion of parking lot on state right of way.
- All new and existing sidewalks shall be either brought up to or built to ADA current standards.
- Design of access to state highway shall comply with KYTC standard drawing. Entrances throat width shall be limited to 35 feet maximum, with 35 feet minimum corner radii.
- Korl features were NOT observed within the site boundaries during a site visit on 12/16/2024, by Kevin Young, RLA.
- A reciprocal access and cross over easement agreement is a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to the issuance of any building permits.
- Accessory structures must be screened in accordance with LDC 10.2.6 & 4.4.9.

MSD NOTES:

- MSD drainage bond required prior to construction plan approval.
- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by LE and subject to applicable fees. A Downstream Facilities Capacity request was approved by MSD on September 20, 2024.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0098 F dated February 26, 2021.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive. Capacity to be verified to the culvert under the downstream private access drive.
- All drainage, EPCS and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= ± 1,029,631 SF
EXISTING TREE CANOPY AREA	= ± 169,772 SF (16.5% SITE)
EXISTING TREE CANOPY AREA REQUIRED TO BE PRESERVED	= 0
EXISTING TREE CANOPY AREA TO BE PRESERVED	= 0
TOTAL TREE CANOPY AREA REQUIRED TO BE PROVIDED	
TRACT #1	= ± 39,213 SF (35% SITE)
TRACT #2	= ± 17,472 SF (35% SITE)
TRACT #3	= ± 35,434 SF (35% SITE)
TRACT #4	= ± 237,037 SF (35% SITE)

DETENTION BASIN CALCULATIONS

X = Δ CRA / 12	AC = 0.57 - 0.26 = 0.32	PROP C = (10.87(0.95) + (12.73)(0.25)) / 23.6
A = 23.6 ACRES		
R = 2.8 INCHES		
X = (0.32)(23.2)(2.8) / 12 = 1.75 AC-FT		
REQUIRED = 76,073 CU.FT.		
PROVIDED BASIN = 26,000 SQ.FT.		
TOTAL = 26,000 SQ.FT. @ APPROX. 3 FT. DEPTH		
= 78,000 CU.FT. > 76,073 CU.FT.		

WAIVER AND VARIANCES REQUESTED:

- 24-PARKWAIVER-0014 TRACT #1: Waiver of LDC Table 9.1.16 to permit greater than the maximum required parking
- 24-VARIANCE-0156 TRACT #1: Variance of LDC Table 5.3.2 to allow the proposed non-residential building to exceed the 80 feet maximum setback.
- 25-WAIVER- TRACT #1: A waiver is requested from LDC 5.6.1.C.1 to exempt the requirement that 50% of the street-level wall surface consists of clear windows and doors.



LOCATION MAP
NOT TO SCALE

PROJECT DATA OVERALL

TOTAL SITE AREA	= ± 23.6 AC (± 1,029,631 SF)
ROW DEDICATION AREA (BILLTOWN RD)	= ± 0.7 AC (± 31,824 SF)
ROW DEDICATION AREA (VETERANS DR)	= ± 1.3 AC (± 57,011 SF)
NET SITE AREA	= ± 21.6 AC (± 940,796 SF)

PROPOSED TRACTS:

TRACT #1	= ± 2.6 AC (± 112,038 SF)
TRACT #2	= ± 1.1 AC (± 49,921 SF)
TRACT #3	= ± 2.3 AC (± 101,239 SF)
TRACT #4	= ± 15.5 AC (± 677,249 SF)

EXISTING ZONING / FD

= R-4 / N
 = SINGLE FAMILY / VACANT

PROJECT DATA - TRACT #1 (DDDP)

SITE AREA	= ± 2.6 AC (± 112,038 SF)
PROPOSED ZONING	= C-1
PROPOSED USE	= RESTAURANT & GAS STATION
BUILDING HEIGHT	= 1 STORY (30' MAX. ALLOWED)
BUILDING AREA	= 6,400 SF
F.A.R.	= 0.05 (1.0 MAX. ALLOWED)

PARKING REQUIRED

6,400/500 S.F. MIN.	= 13 SP	MIN.	MAX.
6,400/250 S.F. MAX.	= 26 SP		
PROPOSED PARKING	= 56 SPACES		

(INCLUDED 2 ADA AND FUTURE 12 EV PARKING)

BIKE PARKING REQUIRED / PROVIDED = 3 SPACES

TOTAL VEHICULAR USE AREA = 6,196 SF

INTERIOR LANDSCAPE AREA REQUIRED = 4,647 SF (7.5% VUA)

INTERIOR LANDSCAPE AREA PROVIDED = 4,922 SF

EXISTING IMPERVIOUS = 5,868 SF

PROPOSED IMPERVIOUS = 74,635 SF (± 1.71 AC) (1,048% INCREASE)

PROJECT DATA - TRACT #2 (DDDP)

SITE AREA	= ± 1.1 AC (± 49,921 SF)
PROPOSED ZONING	= C-1
PROPOSED USE	= COFFEE-SHOP
BUILDING HEIGHT	= 1 STORY (25' MAX. ALLOWED)
BUILDING AREA	= 900 SF
PATIO	= 1,100 SF
F.A.R.	= 0.02 (1.0 MAX. ALLOWED)

PARKING REQUIRED

2,000/500 S.F. MIN.	= 4 SP	MIN.	MAX.
2,000/100 S.F. MAX.	= 20 SP		
PROPOSED PARKING	= 9 SPACES (INCLUDES 2 ADA)		

TOTAL VEHICULAR USE AREA

= 15,986 SF

INTERIOR LANDSCAPE AREA REQUIRED = 2,140 SF (7.5% VUA)

INTERIOR LANDSCAPE AREA PROVIDED = 1,441 SF

EXISTING IMPERVIOUS = 18,888 SF (± 0.43 AC) (1,210% INCREASE)

PROJECT DATA - TRACT #3 (DDDP)

SITE AREA	= ± 2.3 AC (± 101,239 SF)
PROPOSED ZONING	= C-1
PROPOSED USE	= RESTAURANT
BUILDING HEIGHT	= 1 STORY (25' MAX. ALLOWED)
BUILDING AREA	= 3,230 SF
PATIO	= 3,500 SF
F.A.R.	= 0.03 (1.0 MAX. ALLOWED)

PARKING REQUIRED

6,730/500 S.F. MIN.	= 13 SP	MIN.	MAX.
6,730/100 S.F. MAX.	= 67 SP		
PROPOSED PARKING	= 66 SPACES (INCLUDES 4 ADA)		

TOTAL VEHICULAR USE AREA

= 38,422 SF

INTERIOR LANDSCAPE AREA REQUIRED = 2,882 SF (7.5% VUA)

INTERIOR LANDSCAPE AREA PROVIDED = 5,146 SF

EXISTING IMPERVIOUS = 0 SF

PROPOSED IMPERVIOUS = 46,190 SF (± 1.06 AC)

PROJECT DATA - TRACT #4 (DDDP)

SITE AREA	= ± 15.5 AC (± 677,249 SF)
PROPOSED ZONING	= R-6
PROPOSED USE	= MULTI FAMILY
BUILDING HEIGHT	= 3 STORY (35' MAX. ALLOWED)
BUILDING AREA	119,000 SF
10 BUILDINGS (11,900 SF EACH)	119,000 SF
CLUBHOUSE	6,300 SF
TOTAL	125,300 SF
NUMBER OF UNITS	= 240 UNITS
NET DENSITY	= 15.5 DU/AC. (17.42 DU/AC. MAX. ALLOWED)

PARKING REQUIRED

1 SPACE PER UNIT MIN.	= 240 SP	MIN.	MAX.
2 SPACE PER UNIT MAX.	= 480 SP		
PROPOSED PARKING	= 429 SPACES (INCLUDES 16 ADA)		

OPEN SPACE REQUIRED

= 101,587 SF (15% SITE)

RECREATIONAL OPEN SPACE PROVIDED = 50,794 SF (50% OF REQUIRED)

RECREATIONAL OPEN SPACE PROVIDED = 51,500 SF

TOTAL VEHICULAR USE AREA = 165,988 SF

INTERIOR LANDSCAPE AREA REQUIRED = 12,450 SF (7.5% V.U.A.)

INTERIOR LANDSCAPE AREA PROVIDED = 23,640 SF

EXISTING IMPERVIOUS = 0 SF

PROPOSED IMPERVIOUS = 333,983 SF (± 7.67 AC)

SITE ADDRESSES:

6422 & 6808 BILLTOWN ROAD
 LOUISVILLE, KY 40299

TAX BLOCK 0051, LOT 0102 & 0420

TAX BLOCK 0052, LOT 0084
 D.B. 780, PG. 49

COUNCIL DISTRICT - 22
 FIRE PROTECTION DISTRICT - JEFFERSONTOWN, FERN CREEK
 MUNICIPALITY - LOUISVILLE

CASE # 24-ZONE-0137
 WM#12822

REVISIONS	
NO.	DATE
1	12/09/24
2	01/07/25
3	2/20/25
4	3/31/25

DESCRIPTION	BY	DATE
PER AGENCY REVIEW COMMENTS AND DIS	BB	12/09/24
PER AGENCY REVIEW COMMENTS	BB	01/07/25
PER AGENCY REVIEW COMMENTS	BB	2/20/25
PER LDT MEETING	BB	3/31/25

PROJECT DATA
 FILE NAME: 24019-DDDP
 DATE: 11/11/2024
 CHECKED BY: BB/KY
 DRAWN BY: BB

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 FILE NAME: 24019-DDDP
 DATE: 11/11/2024
 CHECKED BY: BB/KY
 DRAWN BY: BB

L&D&D
 LAND DESIGN & DEVELOPMENT, INC.
 500 WESTERN AVENUE SUITE 100
 LOUISVILLE, KY 40202
 PHONE: 502.466.9774
 WEB SITE: WWW.LD&D.COM

MADDEN
 6422 BILLTOWN ROAD
 DEVELOPER
 BILLTOWN ROAD DEVELOPMENT LLC
 P.O. BOX 12128
 LEXINGTON, KY 40580

JOB NO. 24019
 SHEET 1 OF 1