



LEGEND

- BENCHMARK
- 3" IRON PIN W/ 1" PLASTIC CAP STAMPED "WINK PLS 3492" FOUND UNLESS NOTED OTHERWISE IRON PIN SET
- CONCRETE R/W MONUMENT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- ANCHOR
- ELECTRIC POLE
- SIGNAL POLE
- ELECTRIC BOX
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- DROP BOX INLET
- CURB BOX INLET
- PIPE BOLLARD
- GUTTER OUTLET
- TREE
- MAILBOX
- LAMP POLE

APPROVED

DISTRICT DEVELOPMENT PLAN

CASE NUMBER: 24-ZONE-0105

APPROVAL DATE:

EXPIRATION DATE:

BY:

NOTICE

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN

- GENERAL NOTES**
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS (MPW) PRIOR TO CONSTRUCTION APPROVAL FOR ALL WORK WITHIN RIGHT OF WAY.
 - SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
 - ALL NEW AND EXISTING SIDEWALKS SHALL BE BROUGHT UP OR BUILT TO CURRENT ADA STANDARDS.
 - ALL PAVED AREAS, EXCLUDING PERVIOUS PAVEMENT, SHALL BE AS FOLLOWS: STANDARD DUTY CONCRETE W/ 4000 PSI CONCRETE, 6" COMPACTED AGGREGATE BASE AND HEAVY DUTY CONCRETE W/ 4,000 PSI CONCRETE, 6" COMPACTED AGGREGATE BASE.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES
 - OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ALL ADJACENT PROPERTIES.
 - ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH SECTIONS 5.5.5 AND 10.2.6 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
 - CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHT-OF-WAY TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY, OR STRUCTURE.
 - STREET TREES ARE REQUIRED ALONG ALL STREET FRONTAGES.

- MSD NOTES:**
- SANITARY SEWER SERVICE WILL BE PROVIDED BY A PSC. FEES AND ANY APPLICABLE CHARGES WILL APPLY.
 - CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
 - FINAL DESIGN OF THIS SITE MUST MEET ALL MS4 WATER QUALITY REQUIREMENTS AS SET FORTH IN THE MSD REGULATIONS. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF BEST GREEN MGMT PRACTICES.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCIES.
 - ONSITE DETENTION WILL BE PROVIDED IN THE PROPOSED DETENTION BASIN. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - IF THE FINAL SITE HAS THROUGH DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

- HEALTH DEPT. NOTES:**
- EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX-INCH SANITARY SEWER.
 - OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
 - SANITARY SEWER SERVICE TO BE PROVIDED 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.
 - MUST COMPLY WITH SUBMITTAL TO THE HEALTH DEPT. PRIOR TO CONSTRUCTION.

TREE CANOPY CALCULATIONS

STATISTIC	PERMITTED / REQUIRED
GROSS SITE AREA:	7.02 +/- AC (305,811.99 +/- SF)
LOT1:	2.85 +/- AC
LOT2:	1.41 +/- AC
LOT3:	1.35 +/- AC
LOT4:	1.34 +/- AC
REQUIRED CANOPY FOR DEVELOPMENT:	107,034.2 SF (35.0% OF SITE)
EXISTING TREE CANOPY:	62,574.40 SF (20.46% OF SITE)
LOT1:	48,435.58 SF
LOT2:	1,450.02 SF
LOT3:	979.17 SF
LOT4:	11,703.03 SF
EXISTING TREE TO BE PRESERVED:	8,448.3 SF (2.76% OF SITE)
REMAINING CANOPY TO BE PROVIDED:	98,585.9 SF (32.24% OF SITE)
REQUIRED PLANTINGS:	82.15 LARGE TREES
PROVIDED PLANTINGS:	87 LARGE TREES (104,400 SF) 88 SMALL TREES (13,920 SF) TOTAL: 118,320 SF

INTERIOR LANDSCAPING

TOTAL VEHICLE USE AREA:	104,597.21 SF
INTERIOR LANDSCAPING REQUIRED:	7,844.79 SF (7.5%)
INTERIOR LANDSCAPING PROVIDED:	24,964.57 SF (24.87%)
INTERIOR TREES PROVIDED:	55 TYPE A TREES

ADDITIONAL NOTES:

CROSSOVER ACCESS AND SHARED PARKING ACCESS AGREEMENT TO BE RECORDED PRIOR TO BUILDING PERMITS.

THE OVERALL DEVELOPMENT WILL BE APPROACHED AS A GENERAL DEVELOPMENT PLAN WITH A SINGLE STANDARD SET OF BINDING ELEMENTS THAT COVERS THE WHOLE OF THE DEVELOPMENT SITE. INDIVIDUALIZED BINDING ELEMENTS FOR THE DETAILED ELEMENTS WILL BE INCLUDED SEPARATELY TO ALLOW EACH SITE TO DEVELOP INDEPENDENTLY WITHOUT AMENDING THOSE DETAILED ELEMENTS OR THE ENTIRETY OF DEVELOPMENT AREA SUBJECT TO THOSE DETAILED BINDING ELEMENTS.

- FIRE DEPT. NOTES:**
- INSTALLATION OF 2 NEW HYDRANTS (AT MINIMUM) WILL BE REQUIRED.
 - ANY BUILDING WITH A SPRINKLER SYSTEM WILL NEED A 5-INCH STORZ FIRE DEPT. CONNECTION (LOCATION/S) CAN BE DETERMINED AT A LATER DATE.
 - KNOX BOXES MAY BE REQUIRED.

DEVELOPMENT SUMMARY

STATISTIC	PERMITTED / REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4
CURRENT ZONING	R4	C1	OR1	OR1	OR1
PARCEL NUMBER	N/A	005600940000 & 005600750000	005600750000 & 005600920000	005600920000	005600920000
FORM DISTRICT	NEIGHBORHOOD	NEIGHBORHOOD	NEIGHBORHOOD	NEIGHBORHOOD	NEIGHBORHOOD
EXISTING USE	VACANT	VACANT	VACANT	VACANT	VACANT
PROPOSED USE	RETAIL	RETAIL	RETAIL	RETAIL	RETAIL
TOTAL SITE AREA	N/A	2.85 AC	1.41 AC	1.35 AC	1.34 AC
BUILDING SETBACKS	FRONT YARD: 10' MIN 80' MAX SIDE STREET: 3' OF 0' FOR CORNER LOT SIDE YARD: 0' OR 5' ADJ. RESIDENTIAL REAR YARD: 5'	FRONT (SOUTH): 99.88' SIDE (EAST): 137.03' SIDE (WEST): 42.78' REAR (NORTH): 157.72'	FRONT (SOUTH): 84.45' SIDE (EAST): 68.73' SIDE (WEST): 38.00' REAR (NORTH): 177.71'	FRONT (SOUTH): 83.99' SIDE (EAST): 75.22' SIDE (WEST): 38.00' REAR (NORTH): 146.73'	FRONT (SOUTH): 83.46' SIDE (EAST): 36.00' SIDE (WEST): 99.24' REAR (NORTH): 82.92'
TOTAL PARKING	LOT 1: MIN: 200 SF MAX: 200 SF LOT 2,3,4: MIN: 200 SF MAX: 200 SF	REQUIRED SPACES: 20 SF = 32 MAXIMUM SPACES: 20 SF = 80 PROVIDED SPACES = 41	REQUIRED SPACES: 20 SF = 15 MAXIMUM SPACES: 20 SF = 40 PROVIDED SPACES = 36	REQUIRED SPACES: 20 SF = 15 MAXIMUM SPACES: 20 SF = 40 PROVIDED SPACES = 39	REQUIRED SPACES: 20 SF = 27 MAXIMUM SPACES: 20 SF = 71 PROVIDED SPACES = 58

BUILDING SUMMARY

F.A.R.	MAXIMUM: 1.0	0.129	0.098	0.102	0.182
BUILDING AREA	N/A	16,003 SF	6,000 SF	6,000 SF	10,595 SF
BUILDING HEIGHT	45'	1 STORY	1 STORY	1 STORY	1 STORY

DEVELOPMENT SUMMARY:

SITE AREA: 7.02 +/- AC.
6.95 +/- AC.

EXISTING ZONING: R4-N
C-1-N & OR-1
NEIGHBORHOOD
SECONDHAND VARIETY RETAIL

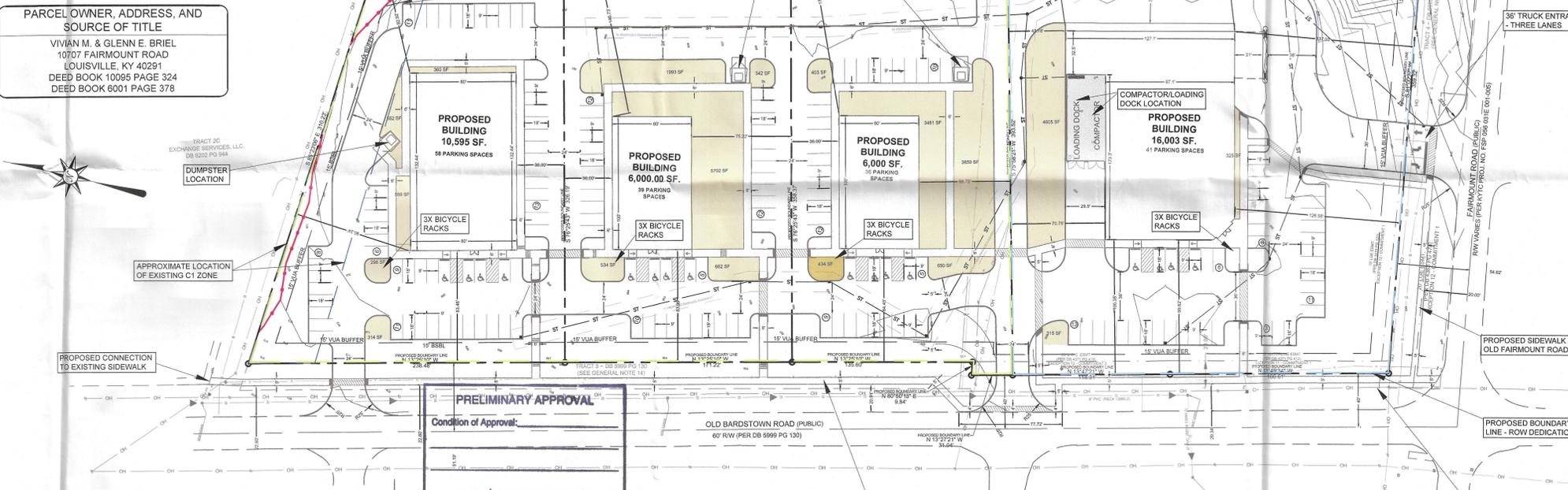
PROPOSED ZONING: OFFICE SPACE
38,598 TOTAL SF
0.164 AC (2.3%)
3.65 AC (52.5%)
99 SPACES (MINIMUM)
231 SPACES (MAXIMUM)
174 TOTAL
158 STANDARD SPACES
16 ADA SPACES
12 - SHORT TERM SPACES
0 - LONG TERM SPACES
12 SPACES (0 LONG-TERM/12 SHORT-TERM)
1-STORY PROPOSED/45' ALLOWED

PRE-DEVELOPED	POST-DEVELOPED
COMPOSITE CURVE NUMBER: (62) IMPERVIOUS AREA: 0.154 ACRES (98) GRAVEL: 0.026 ACRES (85) PERVIOUS: 6.83 (61) TOTAL AREA: 7.02 ACRES	COMPOSITE CURVE NUMBER: 80 IMPERVIOUS AREA: 3.65 ACRES (CH-98) PERVIOUS AREA: 3.30 ACRES (CH-61) NET INCREASE OF 3.486 ACRES IMPERVIOUS AREA
LAND USE: RESIDENTIAL Q (100YR) = 24.87 CFS	LAND USE: COMMERCIAL - LOW DENSITY Q (100YR) = 1,804 CFS PROPOSED BASIN EXTENDED DETENTION STORM WATER BASIN

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

VIVIAN M. & GLENN E. BRIEL
10707 FAIRMOUNT ROAD
LOUISVILLE, KY 40291
DEED BOOK 10095 PAGE 324
DEED BOOK 6001 PAGE 378

- VARIANCES REQUESTED:**
- CHAPTER 6.3.3 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE. MAXIMUM FRONT AND STREET SIDE SETBACK OF 80'. We are requesting a variance to increase the maximum setback.
- WAIVERS REQUESTED:**
- CHAPTER 6.8.1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE. SERVICE ESTABLISHMENT TO HAVE 60% OF THE WALL SURFACES AT STREET LEVEL, CONSISTING OF CLEAR WINDOWS AND DOORS. We are requesting a waiver to allow for the reduction of the 60% requirement facing Bardstown Road.



PRELIMINARY APPROVAL

Condition of Approval:

M. Anderson for T.R.K. 4/2/25

Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Paul Bowen*
DATE: 4/7/25
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

RECEIVED
MAR 31 2025
OFFICE OF PLANNING

WM#12824 CASE NUMBER: 24-ZONEPA-0059

24-ZONE-0105

REVISIONS

NO.	DESCRIPTION

**GENERAL DEVELOPMENT PLAN
OLD BARDSTOWN ROAD**

8807, 8805, 8803, OLD BARDSTOWN ROAD
LOUISVILLE, KY 40272

ACFS
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1398
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: 23-3255-L
DATE: 03-27-2025
SCALE: 1" = 50'
DRAWN: C. ROGERS
CHECKED: D. WHITLEY
APPROVED:
B. ZACKERY

PRELIMINARY
NOT FOR
CONSTRUCTION

DP
DEVELOPMENT
PLAN