

## DETAILED DEVELOPMENT PLAN

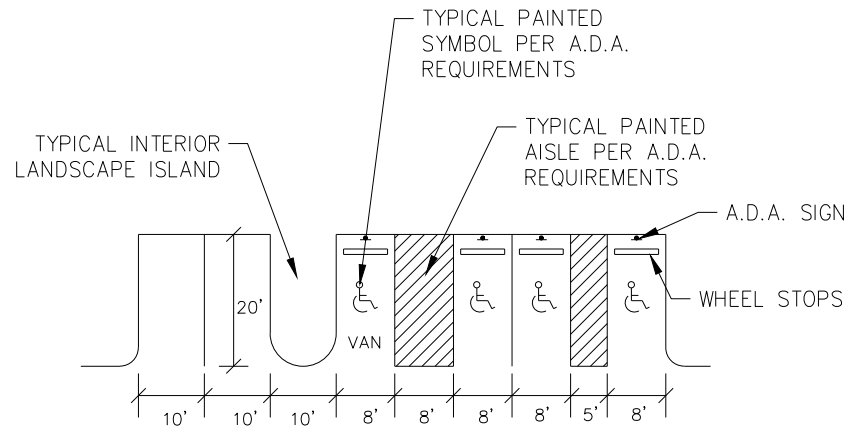
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 25' 50' 100'

SCALE: 1" = 50'

## HEALTH 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 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.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
- MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.



TYPICAL PARKING DETAIL

## IMPERVIOUS AREA (LOT 1)

NET SITE AREA ----- 3.37 ACRES  
EXISTING IMPERVIOUS SURFACE ----- 3.27 ACRES  
PROPOSED IMPERVIOUS SURFACE ----- 2.25 ACRES  
PROPOSED PERVIOUS SURFACE ----- 1.12 ACRES  
DECREASE IN IMPERVIOUS SURFACE ----- 1.02 ACRES

## SITE DATA

LOT 1 GROSS AREA	3.77 ACRES (164,378.05 SQ.FT.)	LOT 2 GROSS AREA	1.57 ACRES (68,586.57 SQ.FT.)
NET AREA	3.37 ACRES (146,954.05 SQ.FT.)	NET AREA	1.51 ACRES (65,775.6 SQ.FT.)
EXISTING ZONING	C-1 & C-M	EXISTING ZONING	C-1 & C-M
EXISTING FORM DISTRICT	SUBURBAN WORKPLACE	EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
PROPOSED USE	CONVENIENCE STORE	EXISTING USE	VACANT
BUILDING AREA/HEIGHT	5,915 SQ.FT. / 24'-8"	PROPOSED USE	FUTURE DEVELOPMENT
ONE STORY - MAX. HT. 20' - 10 FUEL PUMPS			
2,305 S.F. CONVENIENCE STORE AREA			
3,614 S.F. RESTAURANT/FOOD AREA			
350 S.F. OUTDOOR DINING AREA			
FLOOR AREA RATIO	0.04		
PARKING CALCULATIONS			
MINIMUM REQUIRED	13 SPACES		
1 SP/200 S.F. - 2,305 S.F. FUEL STATION - 5 SPACES			
1 SP/200 S.F. - 3,964 S.F. FOOD AREA INC. PATIO - 8 SPACE			
MAXIMUM ALLOWED	49 SPACES		
1 SP/200 S.F. - 2,305 S.F. FUEL STATION - 9 SPACES			
1 SP/100 S.F. - 3,964 S.F. FOOD AREA INC. PATIO - 40 SPACES			
PARKING PROVIDED	49 SPACES		
(INC. 3 ACCESSIBLE SPACES)			
EV CHARGING	12 SPACES		
BICYCLE SPACES REQUIRED	3 SPACES		
(BUSINESS - 3 SP. OR 10% OF REQ. PKING.)			
BICYCLE SPACES PROVIDED	3 SPACES		
PROPOSED VEHICLE USE AREA	80,542 SQ.FT.		
7.5% I.L.A. REQUIREMENT	6,040 SQ.FT.		
I.L.A. PROVIDED	6,061 SQ.FT.		

## TREE CANOPY CALCULATIONS

TOTAL NET SITE AREA LOT 1	170,755 S.F.
EXISTING TREE CANOPY	0 S.F. (0%)
EXISTING TREE CANOPY TO BE PRESERVED	0 S.F. (0%)
TREE CANOPY REQUIRED	59,764 S.F. (35%)
ADDITIONAL TREE CANOPY REQUIRED	59,764 S.F. (35%)
ADDITIONAL TREE CANOPY TO BE PROVIDED	60,000 S.F.
50 TYPE A TREES @ 1,200 SF EA.	
TOTAL TREE CANOPY PROVIDED LOT 1	60,000 S.F. (35.5%)

## LOCATION MAP

NOT TO SCALE

## LEGEND

— OHE —	OVERHEAD UTILITIES
— X — X — X — X —	EXISTING FENCE
— W — W — W — W —	EX. TREE LINE
— F — F — F — F —	EX. STORM LINE
— S — S — S — S —	SWALE
— C — C — C — C —	CENTERLINE
— S — S — S — S —	EX. SANITARY SEWER
— S — S — S — S —	SANITARY SEWER MANHOLE
— X — X — X — X —	PROPOSED FENCE
— L — L — L — L —	LIMITS OF DISTURBANCE
— U — U — U — U —	UTILITY POLE
— D — D — D — D —	DRAINAGE FLOW
— B — B — B — B —	BIKE RACK (4 SPACES)
— I — I — I — I —	INTERIOR LANDSCAPE AREA
— E — E — E — E —	EXISTING STORM SYSTEM

## KYTC / METRO WORKS NOTES

- CONSTRUCTION PLANS, BOND AND KYTC PERMIT REQUIRED PRIOR TO METRO PUBLIC WORKS CONSTRUCTION PLAN APPROVAL.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS OR WITHIN 60 DAYS OF A REQUEST BY METRO PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN RIGHT-OF-WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
- SITE LIGHTING SHALL NO SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
- DESIGN OF ACCESS TO STATE HIGHWAY SHALL COMPLY WITH KYTC STANDARD DRAWINGS.
- ALL PAVEMENT SHALL BE A HARD AND DURABLE SURFACE AS REQUIRED BY 9.1.12 OF THE LDC.
- ALL DRAINAGE STRUCTURES WITHIN THE STATE RIGHT-OF-WAY SHALL BE OF STATE DESIGN.
- THERE SHALL BE NO PARKING ON ANY PORTION OF ANY PARKING LOT ON STATE RIGHT-OF-WAY.
- CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUEST TO ALTER DRAINAGE ON A RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.

## GENERAL NOTES

- SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- CONSTRUCTION FENCING SHALL BE ERCTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL CONSTRUCTION IS COMPLETE. NOT PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE BUECHEL FIRE DISTRICT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (I.E. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHTS -OF-WAY PER CHAPTER 4.1.3 OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM. PARKING AREAS SHALL COMPLY WITH 9.1.12.C OF THE LDC.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL EXISTING STRUCTURES SHALL BE REMOVED AND EXISTING ENTRANCES SHALL BE REMOVED AND RESTORED AS REQUIRED.
- SIDEWALK EASEMENTS SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL FOR ANY PORTION OF THE PUBLIC SIDEWALK ON LOTS 1 AND 2 NOT WITHIN THE PUBLIC RIGHT-OF-WAY.
- STREET TREES SHALL BE PLANTED ALONG ALL PUBLIC RIGHTS-OF-WAY PER LAND DEVELOPMENT CODE.

## MSD NOTES

- 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.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PRE THE PLAN AND MSD STANDARDS.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- THE FINAL DESIGN OF THE 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 MANAGEMENT PRACTICES.
- SANITARY SEWERS TO CONNECT TO EXISTING PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0 78E).
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTION S PER MSD'S FATS, OILS AND GREASE (FOG) POLICY AND DESIGN REQUIREMENTS.

CASE# 24-DDP-0011

WM#12719

RELATED CASE# B-241-90

B-199-90

# Bowman

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DISTRICT DEVELOPMENT PLAN  
FERN VALLEY ROAD WAWA  
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DRAWING

PLAN STATUS

DATE	DESCRIPTION
JM	JM CRB
DESIGN	DRAWN CHKD
SCALE	H: 1"=50' V: N/A
JOB No.	240740
DATE	04-18-2024
FILE No.	

SHEET 1 OF 1

Received May 13, 2024

Planning & Design

24-DDP-0011

NOT FOR CONSTRUCTION