

PROJECT DATA

TOTAL SITE AREA = 3.84 ACRES (167,270.40 S.F.)
 DISTURBED AREA = 1.12 ACRES (48,706.53 S.F.)
 CONVERTED TRAIN DINING CAR AREA = R5, R4
 EXISTING ZONING = C1
 PROPOSED ZONING = C1, R4, CM
 ZONING OF ALL ADJACENT PROPERTIES = C1, R4, CM
 FORM DISTRICT = SUBURBAN MARKETPLACE CORRIDOR
 EXISTING USE = HISTORICALLY PRESERVED TRAIN DEPOT
 PROPOSED USE = COMMUNITY EVENTS CENTER
 BUILDING HEIGHT = N/A
 EXISTING BUILDING FLOOR AREA = 1,134,58 S.F.
 CONVERTED TRAIN DINING CAR AREA = 1,065 S.F.

PARKING REQUIRED
 MINIMUM PARKING REQUIRED = TO BE DETERMINED BY DIRECTOR OR DESIGNEE
 MAXIMUM PARKING ALLOWED = NO MORE THAN 25% ABOVE MINIMUM
 ADA PARKING REQUIRED = 2

PARKING PROVIDED
 EXISTING PARKING = 28 SPACES
 EXISTING ADA PARKING = 2 SPACES
 PROPOSED ADA PARKING = 0 SPACES
 PROPOSED STANDARD PARKING = 0 SPACES
 TOTAL PROPOSED PARKING = 0 SPACES
 TOTAL PARKING PROVIDED = 30 SPACES

EXISTING IMPERVIOUS = 17,198 S.F. (0.395 ACRES)
 PROPOSED ADDITIONAL IMPERVIOUS = 5,369.73 S.F. (0.123 ACRES)
 TOTAL IMPERVIOUS = 22,567.73 S.F. (0.518 ACRES)

LANDSCAPE

PROPOSED VUA AREA = 11,694.22 SF
 INTERIOR LANDSCAPE AREA REQUIRED = 584.71 S.F. (5%)
 INTERIOR LANDSCAPE AREA PROVIDED = 599.19 S.F. (5.12%) + ONE (1) MEDIUM OR LARGE TREE PER 4,000 SF OF VUA.
 INTERIOR LANDSCAPE TREES REQUIRED = 3 (11,694 S.F. / 4,000 = 2.92 TREES)
 INTERIOR TREES TO BE PROVIDED = 3

BUILDING SETBACKS:
 FRONT & STREET-SIDE = NONE
 SIDE YARD (ADJACENT TO R4) = 25 FEET
 REAR YARD = 25 FEET

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
2. 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.
3. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
4. WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.
5. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

MSD NOTES

1. 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.
2. SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXISTING CONNECTION AND SUBJECT TO APPLICABLE FEES.
3. ALL DRAINAGE, EPSC, 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 MSA AND MSD DESIGN MANUAL REQUIREMENTS.
4. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
5. SITE IS SUBJECT TO REGIONAL FACILITIES FEES X 1.5. SUBJECT TO VERIFICATION OF THE CAPACITY DOWNSTREAM PAVED DITCH TO THE FIRST SECTION OF THE PIPE. SITE SHALL REMAIN A SHEET FLOW CONDITION.
6. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

LANDSCAPE NOTES

1. A LANDSCAPE PLAN WILL BE REQUIRED FOR APPROVAL.
2. STREET TREES ARE REQUIRED ALONG ALL ROW'S PER LOUISVILLE METRO LAND DEVELOPMENT CODE 10.2.8.A.

FLOODPLAIN NOTE:

SITE IS LOCATED IN ZONE AE, WITH 501.0 BASE FLOOD ELEVATION BASED ON A GRAPHICAL INTERPRETATION OF FEMA'S NATIONAL FLOOD INSURANCE RATE MAP NUMBER 21111C0061F WITH AN EFFECTIVE DATE OF 2/28/2021.

SWPPP PHASING

1. INSTALL SILT FENCE ALONG VEGETATION TO BE PRESERVED AND/OR AT THE LOWEST DISTURBED PORTION OF SITE PARALLEL WITH CONTOURS.
2. PROTECT ANY EXISTING STORM STRUCTURES IN VICINITY WITH STONE BAG INLET PROTECTION.



VICINITY MAP
N.T.S

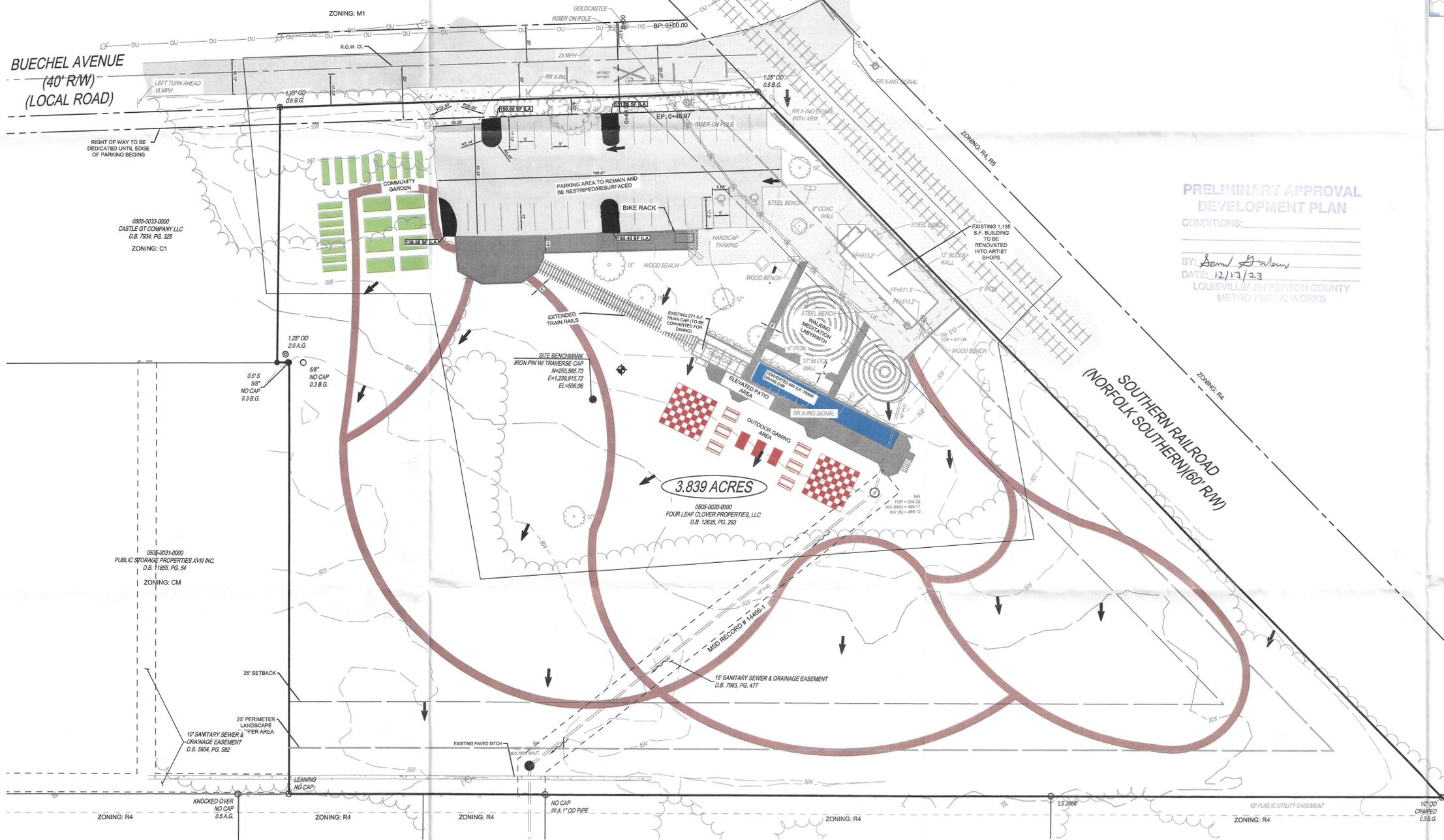


1100 Emory Circle
Louisville, KY 40299
502.365.9950



OWNER
FOUR LEAF CLOVER PROPERTIES

DEVELOPER
FOUR LEAF CLOVER PROPERTIES



PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:

BY: *David G. Brown*
DATE: 12/13/23
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PROPOSED LEGEND

- 100 CATCH BASIN
- 100 CURB INLET
- 100 YARD DRAIN
- 100 HEADWALL
- 100 MANHOLE
- o Storm Sewer Cleanout
- o Downspout
- o Sanitary Sewer Manhole
- o Sanitary Sewer Cleanout
- o Fire Hydrant
- o Water Valve
- o Post Indicator Valve
- o Fire Department Connection
- Drainage Flow Arrow
- Asphalt Pavement
- Red Dashed Line DIRT PATHWAY
- Grey Box PROPOSED CONCRETE SIDEWALK
- Black Box PROPOSED INTERIOR LANDSCAPE AREA
- Tree Symbol PROPOSED TREE
- Wavy Line SANITARY SEWER FLOW ARROW

SEAL:
FOR REVIEW ONLY

NO.	DATE	DESCRIPTION
1	08/07/23	SUBMITTED TO PDS
2	09/25/23	AGENCY COMMENTS
3	10/02/23	AGENCY COMMENTS
4	11/13/23	AGENCY COMMENTS
5	11/27/23	AGENCY COMMENTS

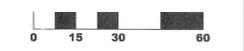
PRELIMINARY APPROVAL
 Condition of Approval:

M. K. [Signature] 12-13-23
 Development Review Date
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
DEC 11 2023
OFFICE OF PLANNING

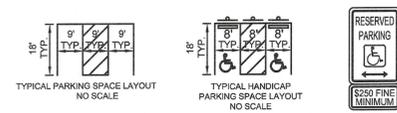
BUECHEL OUTDOOR DEVELOPMENT
 2230 BUECHEL AVE
 LOUISVILLE, KY 40218
 TB 505 LOT 20

PROJECT NO: 230497.000
 DATE: 07-24-2023
 SCALE:



SHEET NAME:
DEVELOPMENT PLAN

SHEET NO:
DEVPLAN



NOTE: CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES.

- NOTE:
1. ONE ACCESSIBLE PARKING SPACE FOR EVERY SIX OR FRACTION THERE OF SHALL BE DESIGNATED AS "VAN ACCESSIBLE". LOCATION AS NOTED ON THE DRAWINGS.
 2. ONE SIGN TO BE INSTALLED AT EACH ACCESSIBLE PARKING SPACE

NOTE: UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE KENTUCKY UTILITY PROTECTION SERVICE AT 811 OR 1-800-382-5544 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

811
 Know what's below.
 Call before you dig.
WM#12640
23-ZONEPA-0109

33-ZONE-0128