12616 Taylorsville Road

Title: DETAIL DISTRICT DEVELOPMENT PLAN

DEVELOPER:
GOODWILL INDUSTRIES OF KENTUCKY
907 E. BROADWAY
LOUISVILLE, KY 40204

PROPERTY ADDRESS:
12616 Taylorsville Road
Louisville, Kentucky 40299

OWNER:
PORTLAND CHRISTIAN SCHOOL SYSTEM
2500 PORTLAND AVENUE LOUISVILLE,
KENTUCKY 40212 9044 Pg. 813
T.B. 47, LOT 305

BlueStone Engineers, PLLC
3703 Taylorsville Road, Suite 205, Louisville, Kentucky 40220
Phone: 502.298.2272, Mobile 502.292.9288
chris@bluestoneengineers.com, www.bluestoneengineers.com

Alpha Omega Innovations, LLC
Site Design - Planning - Landscape Architecture - Project Management
2425 Little Union Road Taylorsville, KY 40071
Phone: 502.299.6678 Fax: 877.741.6213
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STATE OF KENTUCKY — CHRIS CRUMPTON — 21023 — LICENSED PROFESSIONAL ENGINEER
11-17-14

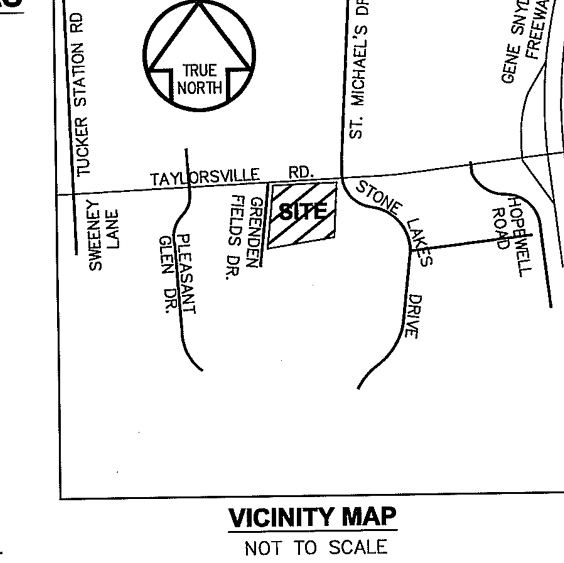
Draw By:	Checked By:
CW	CW/CTC
Scale:	1"=20'
Drawing Date:	6/20/2014
Drawing Name:	2013-18-DDP16
	P16.00

REVISIONS

DATE	DESCRIPTION	BY
5/20/14	PER AGENCY & CLIENT COMMENTS	CW
7/3/14	PER MEETING WITH CLIENT & ARCHITECT	CW
7/30/14	REVISED PER CLIENT COMMENT	CW
10/20/14	REVISED PER AGENCY COMMENTS	CW
10/24/14	REVISED PER MEETING WITH CLIENT AND AGENCY COMMENTS	CW
10/27/14	REVISED PER CLIENT COMMENTS	CW
11/13/14	UPDATED PARKING DATA & MPW NOTE	CW

I.L.A. AREAS

1	137 sq.ft.
2	387 sq.ft.
3	274 sq.ft.
4	310 sq.ft.
5	367 sq.ft.
6	338 sq.ft.
7	194 sq.ft.
LOT 1	2,007 sq.ft.
8	290 sq.ft.
9	682 sq.ft.
10	173 sq.ft.
11	152 sq.ft.
12	152 sq.ft.
LOT 2	1,449 sq.ft.



VICINITY MAP
NOT TO SCALE

SITE DATA:

OVERALL LOT SIZE		±97,574 S.F. (2.44 AC)
FORM DISTRICT		TOWN CENTER
LAND USE PERMITTED		RU,IU,OU,CU1
LAND USE LIMITED		LU1,LU2,LU6
EXISTING ZONING		PDD – AREA IIC
EXISTING USES:		VACANT
LOT 1		
LOT SIZE		±61,419 S.F. (1.41 AC)
PROPOSED USE		DISCOUNT STORE / RETAIL
BUILDING HEIGHT		24' (1 1/2-STY)
PROPOSED RETAIL SPACE		15,300 SF
FLOOR AREA RATIO		0.25 FAR
DISCOUNT PARKING REQ:	1/500 MIN.	(MIN*15% = MAX.)
DISCOUNT PARKING REQUIRED		31 MIN. 35 MAX.
ACCESSIBLE PARKING REQUIRED		3 SPACES
ACCESSIBLE PARKING PROVIDED		4 SPACES
ASPHALT PARKING PROVIDED		34 SPACES
PERMEABLE PARKING PROVIDED		39 SPACES
TOTAL PARKING PROVIDED		73 SPACES
BICYCLE SPACES REQUIRED	4 LONG &	4 SHORT TERM SPACES
PARKING SPACES PROVIDED	4 LONG &	7 SHORT TERM SPACES
LOT 2		
LOT SIZE		±36,155 S.F. (0.83 AC)
PROPOSED USE		RESTAURANT
BUILDING HEIGHT		24' (1-STY)
PROPOSED RESTAURANT SPACE	3,700 SF + 1,400 SF PATIO =	5,100 SF
FLOOR AREA RATIO		0.14 FAR
PARKING REQUIREMENTS:		
DISCOUNT PARKING REQ:	1/250 MIN.	(MIN*15% = MAX.)
ACCESSIBLE PARKING REQUIRED		2 SPACES
ACCESSIBLE PARKING PROVIDED		2 SPACES
PARKING REQUIRED	20 MIN.	23 MAX.
PARKING PROVIDED		20 SPACES
BICYCLE SPACES REQUIRED	4 LONG &	4 SHORT TERM SPACES
PARKING SPACES PROVIDED	4 LONG &	7 SHORT TERM SPACES
OPEN SPACE REQUIREMENTS		
COMMON OPEN SPACE REQUIRED	25% OF GROSS AREA	24,394 S.F.
COMMON OPEN SPACE PROVIDED		24,394 SF (25%)
LANDSCAPE REQUIREMENTS		
PROPOSED V.U.A.	LOT 1–25,250 S.F.	LOT 2–9,243 S.F.
ILA REQUIRED	1,894 SF (7.5%)	693 SF (7.5%)
ILA PROVIDED	2,007 SF (7.9%)	1,449 SF (15.7%)
TREE CANOPY		
TCPA CATEGORY		C
CLASS "C" 0%–40% EXISTING CANOPY		7% EXISTING CANOPY
SITE AREA		±97,574 S.F. (2.44 AC)
EXISTING TREE CANOPY AREA		6,886 S.F. (7%)
PERSERVED TREE CANOPY AREA		3,558 S.F. (4%)
NEW TREE CANOPY AREA REQUIRED		15,612 SF (16%)
TOTAL TREE CANOPY COVERAGE AREA REQ.		19,170 SF (19%)

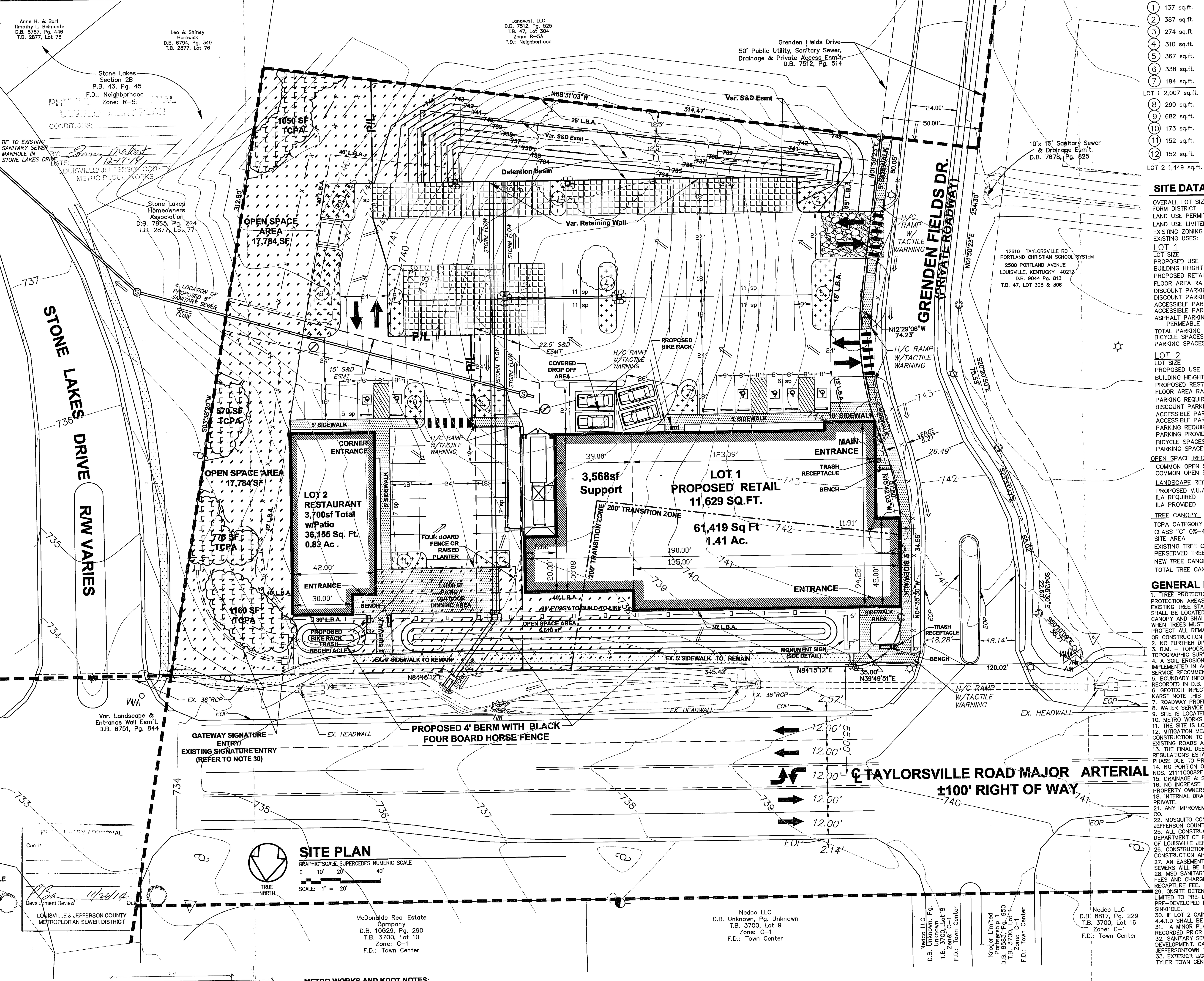
GENERAL NOTES:

1. "TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TREE PROTECTION AREAS (TPAS) PRIOR TO SITE DISTURBANCE ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS. ALL TREE PROTECTION FENCING SHALL BE LOCATED AT LEAST 3 FEET FROM THE OUTSIDE EDGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. WHEN TREES MUST BE REMOVED IN A TPA, THE FENCE SHALL BE RELOCATED TO PROTECT ALL REMAINING TREES WITHIN THAT TPA. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITY SHALL BE PERMITTED WITHIN THE FENCED AREA."
2. NO FURTHER DIVISION OF LOTS WITHOUT PLANNING COMMISSION APPROVAL.
3. B.M. – TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS DERIVED FROM TOPOGRAPHIC SURVEY PREPARED BY OTHERS.
4. A SOIL EROSION AND SEDIMENTATION PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA SOIL CONSERVATION SERVICE RECOMMENDATIONS AS A PART OF THE SITE CONSTRUCTION PLAN SET.
5. BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM A MINOR PLAT RECORDED IN D.B. 7512, PG. 514.
6. GEOTECH INSPECTION, TESTING, & REPORT HAVE BEEN COMPLETED. REFER TO KARST NOTE THIS SHEET.
7. ROADWAY PROFILE GRADES SHALL NOT EXCEED 10% SLOPE, OR BE LESS THAN 1%.
8. WATER SERVICE BY LOUISVILLE WATER COMPANY.
9. SITE IS LOCATED WITHIN THE JEFFERSONTOWN FIRE PROTECTION DISTRICT.
10. METRO WORKS & KTC APPROVAL REQUIRED.
11. THE SITE IS LOCATED WITHIN METRO COUNCIL DISTRICT 18.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
13. 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 MANAGEMENT PRACTICES.
14. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NOS. 21111C0082E & 21111C0065E.
15. DRAINAGE & SANITARY SEWER CONCEPTS DEPICTED ARE PRELIMINARY.
16. NO INCREASE IN UPSTREAM WATER SURFACE ELEVATIONS ON ADJOINING PROPERTY OWNERS.
18. INTERNAL DRAINAGE SYSTEMS NOT CARRYING THROUGH DRAINAGE WILL BE PRIVATE.
21. ANY IMPROVEMENTS AS PART OF THE TYLER PDD MUST BE COMPLETE PRIOR TO CO.
22. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
25. 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.
26. CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
27. AN EASEMENT PLAT FOR THE THOROUGH DRAINAGE SYSTEM &/OR SANITARY SEWERS WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
28. MSD SANITARY SEWERS ARE AVAILABLE BY LATERAL EXTENTION, SUBJECT TO FEES AND CHARGES. THIS SITE IS WITH IN AND SUBJECT TO A SANITARY SEWER RECAPTURE FEE.
29. ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10 AND 100-YEAR STORMS. PRE-DEVELOPED FLOWS TO INCLUDE THAT THIS SITE CURRENTLY DRAINS TO A SINKHOLE.
30. IF LOT 2 GAINS ACCESS TO STONE LAKES DRIVE, TYLER TOWN CENTER PD 4.4.1.D SHALL BE APPLIED.
31. A MINOR PLAT, CROSS OVER AGREEMENT & SIDEWALK EASEMENT WILL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.
32. SANITARY SEWER CAPACITY IS CURRENTLY NOT AVAILABLE TO THIS DEVELOPMENT. CAPACITY WILL BE AVAILABLE UPON ELIMINATION OF THE JEFFERSONTOWN TREATMENT PLANT IN 2015.
33. EXTERIOR LIGHTING ELEMENTS ARE TO FOLLOW THE GUIDELINES ESTABLISHED IN TYLER TOWN CENTER PD PART 4.4.3.

PLANNING & DESIGN SERVICES

KARST NOTE:

THE SITE WAS VISTED & BORINGS WERE COMPLETED ON 8-29-13 BY A.C.E.S. TESTING AND A GEOTECHICAL REPORT WAS COMPLETED BY A.C.E.S. DATED SEPT 9, 2013. THE APPLICANT OBTAINED THE SERVICES OF THIS GEOTECHINCAL LICENSED IN THE STATE OF KENTUCKY WHO HAS EXPERIENCE IN THE REVIEW AND ANALYSIS OF KARST GEOLOGIC FEATURES PRACTICING IN ACCORDANCE WITH KRS 322 TO CONDUCT A GEOLOGICAL ASSESSMENT REPORT TO RECOMMEND TREATMENT AND CONSTRUCTION METHOD. A REPORT HAS BEEN SUBMITTED AND THE PLANNING DIRECTOR OR DESIGNEE MAY CONFER WITH OTHER APPROPRIATE AGENCIES (USGS (UNITED STATES GEOLOGICAL SURVEY), KGS (KENTUCKY GEOLOGICAL SURVEY), HOFFMAN ENVIRONMENTAL RESEARCH INSTITUTE (WESTERN KENTUCKY UNIVERSITY), NRCS (NATIONAL RESOURCE CONSERVATION SERVICE), MSD (METROPOLITAN SEWER DISTRICT)) IN DETERMINING THE SIGNIFICANCE OF THE FEATURE(S) IN QUESTION AS WELL AS THE APPROPRIATENESS OF THE PROPOSED TREATMENT. IF THE PROPOSED TREATMENT AND CONSTRUCTION METHOD IS APPROVED THEN THE LICENSED GEOTECHNICAL ENGINEER SHALL BE ON THE CONSTRUCTION SITE TO OBSERVE AND VERIFY THAT THE CORRECT TREATMENT WAS APPLIED DURING CONSTRUCTION. THE LICENSED GEOTECHNICAL ENGINEER SHALL SUBMIT A LETTER TO PLANNING AND DESIGN SERVICES STATING THAT THE APPROVED TREATMENT METHOD WAS APPLIED.



SITE PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
SCALE: 1" = 20'

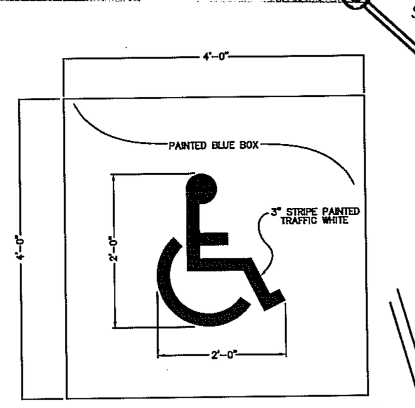
DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
$\Delta C = 0.85-0.23=0.62$
A = 2.44 ACRES
R = 2.8 INCHES
$X = (0.62)(2.44)(2.8)/12 = 0.35$ AC.FT.
REQUIRED X = 15,376 CU.FT.
~~PROVIDED BASINS = 15,800 CU.FT.~~
3,950 SF @ 4FT Depth

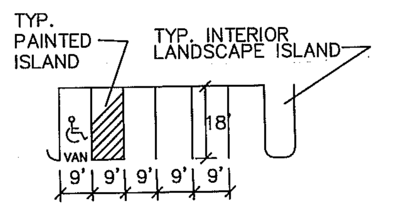
LOUISVILLE METRO APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 13DDP1057
APPROVAL DATE 12/18/14
EXPIRATION DATE 12/18/16
SIGNATURE OF PLANNING COMMISSION

PRELIMINARY APPROVAL
CONDITIONS:
BY: [signature]
DATE: 12-17-14
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Development Review 11/24/14
LOUISVILLE & JEFFERSON COUNTY METROPLOITAN SEWER DISTRICT



PAINTED HANDICAPPED TRAFFIC SYMBOL DETAIL



TYPICAL PARKING DETAIL

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

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.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

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 PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

LIGHTING NOTES:

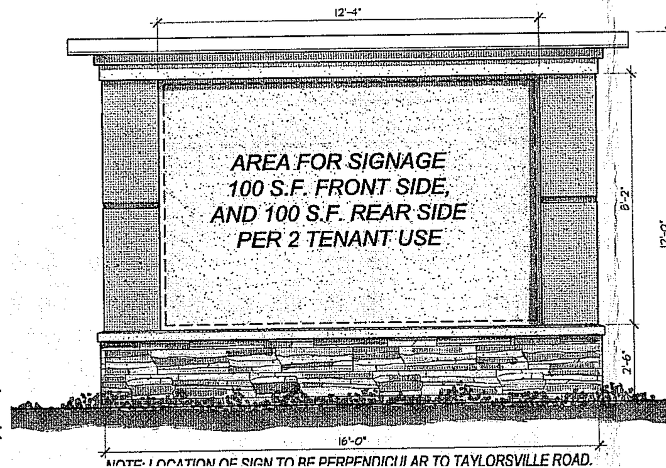
ALL SITE LIGHTING SHALL BE FULLY SHIELDED AND ALL OTHER PROVISIONS SHALL BE FOLLOWED AS A MINIMUM:
AT THE TIME A BUILDING PERMIT IS REQUESTED, THE APPLICANT SHALL SUBMIT A CERTIFICATION STATEMENT TO THE PERMIT ISSUING AGENCY, FROM AN ENGINEER, OR OTHER QUALIFIED PROFESSIONAL STATING THAT THE LIGHTING OF THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE AND SHALL BE MAINTAINED THERE AFTER. NO BUILDING PERMITS SHALL BE ISSUED UNLESS SUCH CERTIFICATION STATEMENT IS SUBMITTED. LIGHTING SHALL BE MAINTAINED ON THE PROPERTY IN ACCORDANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE. LIGHTING SHALL BE MAINTANED ON THE PROPERTY IN ACCORDANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OF.

SURVEY LEGEND

- IRON PIN (FOUND)
- IRON PIN (SET)
- SANITARY SEWER MANHOLE
- ANCHOR
- UTILITY POLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS VALVE
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- DROP BOX INLET
- CURB BOX INLET
- ROAD SIGN
- MAILBOX
- LAMP POLE

SITE FURISHINGS

BENCHES – VICTOR STANLEY – RB-28 COLOR: BLACK
LITTER RECEPTACLES – VICTOR STANLEY – S-35 COLOR: BLACK
BIKE RACK – VICTOR STANLEY – BK-4 COLOR: BLACK



METRO WORKS AND KDOT NOTES:

1. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY.
2. THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
3. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
4. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF. REFER TO LIGHTING NOTES.
5. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED BY KTC AND METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
6. ROADWAY DESIGNS TO BE FINALIZED DURING CONSTRUCTION PLAN PHASE.
7. RIGHT OF WAY DEDICATION WAS BY PB 53 PAGE 88.
8. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED BY KTC AND METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
9. NO TURNING LANES PROPOSED AT THIS TIME. WHEN REQUESTED, TAPER LENGTHS FOR TURN LANE WILL MEET KTC REQUIREMENTS.
10. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATION (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
11. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
12. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE

LEGEND

- PROPOSED HANDICAP PARKING
- INTERNAL LANDSCAPE AREA
- PROPOSED COMMON OPEN SPACE
- PROPOSED SIDEWALK/PATIO AREA
- EXISTING SIDEWALK
- PROPOSED BIKE RACK SHORT TERM
- EXISTING ZONING BOUNDARY
- SITE BOUNDARY
- BLACK FOUR BOARD HORSE FENCE
- PROPOSED PEDESTRIAN CROSSING
- PROPOSED BENCH
- PROPOSED TRASH RECEPTACLE
- HEADWALL
- DRAINAGE MANHOLE
- EXISTING HYDRANT LOCATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED PSC
- CONSTRUCTION ENTRANCE
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED DRAINAGE FLOW
- PROPOSED SEDIMENT CHECK
- EXISTING TREE TBR
- EXISTING TREE CANOPY TO REMAIN
- TREE PROTECTION FENCE
- PROPOSED QUEUING SPACE (10'X20')