

GENERAL NOTES:

- DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- 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.
- IF SITE HAS THROUGH DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- NO INCREASE IN PEAK FLOW OR VOLUME ONTO I1300 FACTORY LANE AS A RESULT OF THIS PROJECT.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL LOTS SHALL BE CONSOLIDATED PRIOR TO SITE CONSTRUCTION PLAN.
- THE DUMPSTER LOCATED ON THE ADJACENT RETAIL CENTER PROPERTY WILL BE SHARED WITH THIS PROPOSED DEVELOPMENT.
- KYTC APPROVAL REQUIRED PRIOR TO MSD 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.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 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.
- A KARST REPORT WAS PREPARED BY ECS SOUTHEAST, LLP DATED 6/1/18. NO KARST CONDITIONS WERE OBSERVED.
- GROSS ACCESS AND SHARED PARKING TO BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.

*PARKING REQUIREMENTS BY USE

PARKING REQUIRED PROPOSED (16,167 S.F. OFFICE)	
MIN. OFFICE (1 SPACE/ 350 S.F.)	46 SPACES
MAX. OFFICE (1 SPACE/200 S.F.)	81 SPACES
PARKING REQUIRED PROPOSED (17,632 S.F. RETAIL)	
MIN. RETAIL (1 SPACE/ 250 S.F.)	71 SPACES
MAX. RETAIL (1 SPACE/150 S.F.)	118 SPACES
PARKING REQUIRED EXISTING (2,000 S.F. DENTAL OFFICE)	
MIN. (1 SPACE/ 250 S.F.)	8 SPACES
MAX. (1 SPACE/150 S.F.)	13 SPACES
PARKING REQUIRED EXISTING (2,700 S.F. BEAUTY SHOP)	
MIN. (1 SPACE/ 250 S.F.)	11 SPACES
MAX. (1 SPACE/100 S.F.)	27 SPACES
PARKING REQUIRED EXISTING (1,700 S.F. MESSAGE SPA)	
MIN. (1 SPACE/ 300 S.F.)	6 SPACES
MAX. (1 SPACE/100 S.F.)	17 SPACES
PARKING REQUIRED EXISTING (900 S.F. SMOKE SHOPPE)	
MIN. (1 SPACE/ 250 S.F.)	4 SPACES
MAX. (1 SPACE/150 S.F.)	6 SPACES
PARKING REQUIRED EXISTING (3,000 S.F. OFFICE)	
MIN. (1 SPACE/ 350 S.F.)	9 SPACES
MAX. (1 SPACE/200 S.F.)	15 SPACES
PARKING REQUIRED EXISTING (4,600 S.F. RESTAURANT)	
MIN. (1 SPACE/ 125 S.F.)	37 SPACES
MAX. (1 SPACE/50 S.F.)	92 SPACES
PARKING REQUIRED EXISTING (2,500 S.F. BANK)	
MIN. (1 SPACE/ 300 S.F.)	8 SPACES
MAX. (1 SPACE/200 S.F.)	13 SPACES
MIN TOTAL	200 SPACES
MAX TOTAL	382 SPACES

TREE CANOPY CALCULATIONS (TCCA)

CLASS: C

EXISTING TREE CANOPY: 35% COVERAGE

SITE AREA: 3.69 AC (160,736 SF)

EXISTING TREES PRESERVED: 9,644 SF (6%)

REQUIRED NEW TREE CANOPY: 19,288 SF (12%)

REQUIRED TOTAL TREE CANOPY: 28,932 SF (18%)

WAIVERS GRANTED

- A WAIVER IS GRANTED FROM CHAPTER 10.2.4 OF THE LDC TO ALLOW PARKING AND MANUEVERING IN THE REQUIRED 15' LBA.
- A WAIVER IS GRANTED FROM CHAPTER 10.3.7.A OF THE LDC TO ALLOW THE PROPOSED BUILDINGS TO ENCROACH INTO THE REQUIRED 50' GENE SNYDER FREEWAY BUFFER.
- A WAIVER IS GRANTED FROM CHAPTER 10.2.12 OF THE LDC TO REDUCE THE REQUIRED 10' VUA/LBA TO 5'.
- A WAIVER IS REQUESTED FROM CHAPTER 10.3.7 OF THE LDC TO ALLOW DETENTION BASIN/DRAINAGE ENCROACH MORE THAN 50% INTO THE REQUIRED GENE SNYDER FREEWAY BUFFER

BICYCLE PARKING

REQUIRED SPACES

LONG TERM (2, OR 1 PER 50,000 S.F.) 2 SPACES
SHORT TERM (2, OR 1 PER 25,000 S.F.) 2 SPACES

PROVIDED SPACES

PARCEL A
LONG TERM 2 SPACES
SHORT TERM 2 SPACES
PARCEL B
LONG TERM 2 SPACES
SHORT TERM 2 SPACES
TOTAL PARCEL A&B
LONG TERM 4 SPACES
SHORT TERM 4 SPACES

PARKING SUMMARY

TOTAL MINIMUM REQUIRED

MIN TOTAL 200 SPACES
3X REQUIRED BIKE RACKS (10% CREDIT) 20 SPACES
10% TARC CREDIT 160 SPACES
MIN. REQUIRED W/ CREDITS

*PARKING REQUIREMENTS BY USE SHOWN BELOW

PARKING PROVIDED

STANDARD SPACES 146 SPACES
COMPACT SPACES 9 SPACES(5%)
HANDICAP SPACES 12 SPACES
TOTAL PROVIDED 167 SPACES

200 SPACES
20 SPACES
20 SPACES
160 SPACES

EXISTING ZONING
FORM DISTRICT
EXISTING USE
PROPOSED USE
PROPOSED ZONE
SITE ACREAGE
PROPOSED OFFICE S.F.
PROPOSED RETAIL S.F.
TOTAL BLDG S.F.
MAX BUILDING HEIGHT
VUA
ILA REQUIRED (7.5%)
ILA PROVIDED
F.A.R.

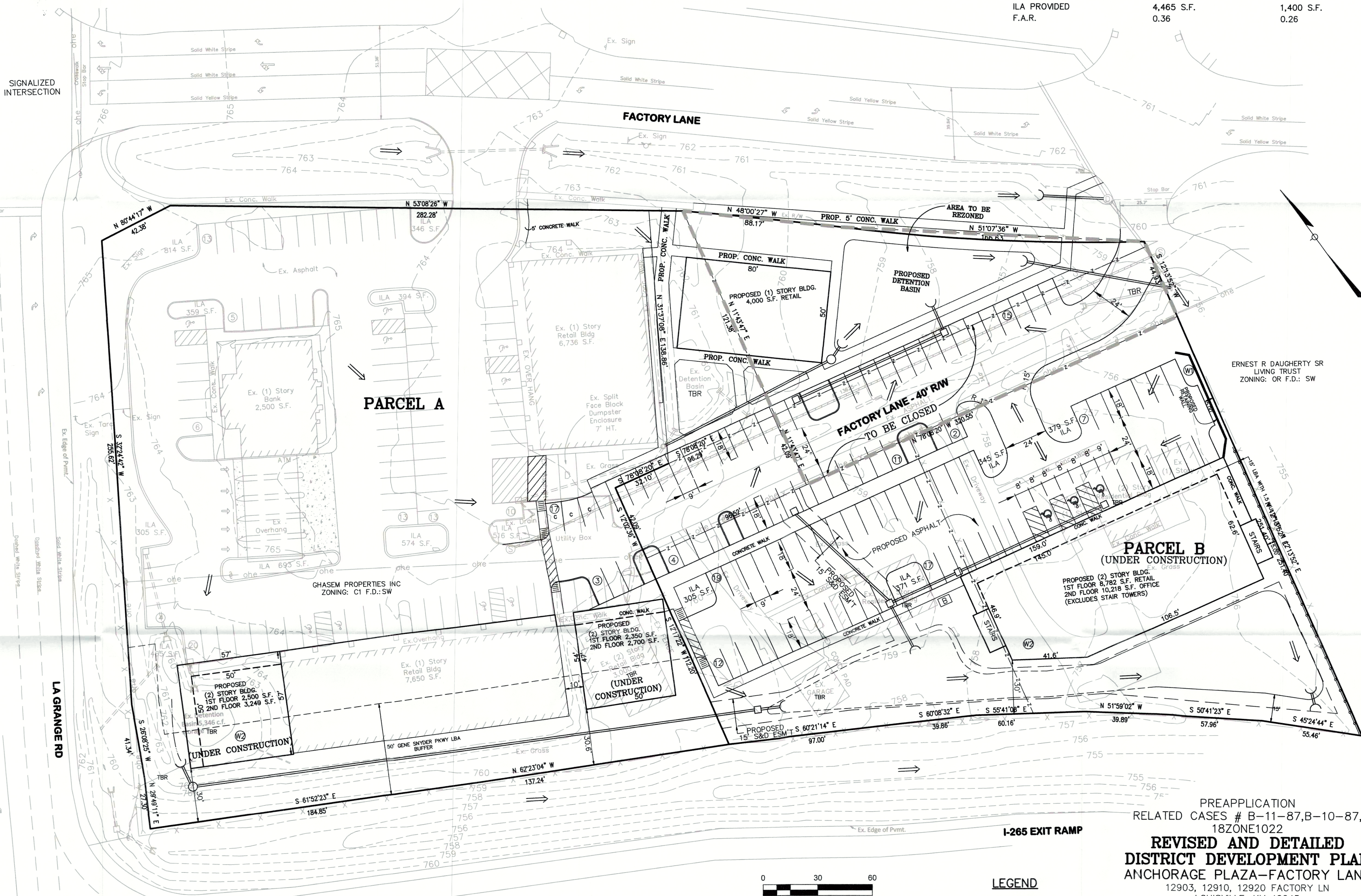
PROJECT SUMMARY

PARCEL A

C1
SW
RETAIL CENTER
RETAIL CENTER
C1
2.20 ACRES
5,949 S.F.
4,850 S.F.
34,421 S.F.
50'
46,448 S.F.
3,484 S.F.
4,465 S.F.
0.36

PARCEL B

(INCLUDES RD. CLOSURE)
R4
SW
VACANT/ RESIDENTIAL
RETAIL CENTER
C1
2.00 ACRES
10,218 S.F.
12,782 S.F.
23,000 S.F.
50'
18,330 S.F.
1,375 S.F.
1,400 S.F.
0.26



FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0020E

PRELIMINARY DRAINAGE CALCULATIONS

CHANGE IN RUNOFF COEFFICIENT, C=(0.58-0.23)=0.35

SITE AREA = 0.51 ACRES

INCREASED RUNOFF = [(0.35x2.8/12)x0.51] = 0.041 AC-FT

EXISTING DETENTION BASIN VOLUME TO BE RELOCATED = 0.253 AC-FT (11,045 C.F.)

TOTAL DETENTION VOLUME REQUIRED = (0.041 + 0.253) = 0.294 AC-FT

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 0 S.F.

POST-DEVELOPED IMPERVIOUS SURFACE = 10,890 S.F.

NET INCREASE IN IMPERVIOUS SURFACE = 10,890 S.F.

TOTAL SITE DISTURBANCE = 22,215 S.F.

PREAPPLICATION
RELATED CASES # B-11-87,B-10-87,
18ZONE1022

REVISED AND DETAILED DISTRICT DEVELOPMENT PLAN ANCHORAGE PLAZA-FACTORY LANE

12903, 12910, 12920 FACTORY LN
LOUISVILLE, KY 40245

T.B. 0015 LOT(S) 0079, 0157, 0151
D.B. 7615 PG. 986
D.B. 7621 PG. 933
D.B. 10037 PG. 886
D.B. 11410 PG. 680

OWNER(S):
GHASEM PROPERTIES INC &
ATLANTIC DEVELOPMENT GROUP, LLC
PO BOX 43299, LOUISVILLE, KY 40253

DEVELOPER:
GHASEM PROPERTIES INC
PO BOX 43299, LOUISVILLE, KY 40253

WM # 11760

LEGEND

- EX. UTILITY POLE
- EX. CONTOUR
- EX. FIRE HYDRANT
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. SIGN
- PARKING COUNT
- INTERIOR LANDSCAPE AREA
- TO BE REMOVED
- DUMPSTER
- PROPOSED BIKE RACK

Milestone
design group

108 Davenport Lane, Suite 300 Louisville, KY 40223
502.327.7073 www.milestonedesign.org

ANCHORAGE PLAZA - FACTORY LANE

DATE: 6/3/19

DRAWN BY: G.C.Z.

CHECKED BY: D.L.E.

SCALE: 1"=30' (HORZ)

SCALE: N/A (VERT)

REVISIONS

1	
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3	
4	
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7	
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9	
10	

DEVELOPMENT PLAN

JOB NUMBER
18017

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OF
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