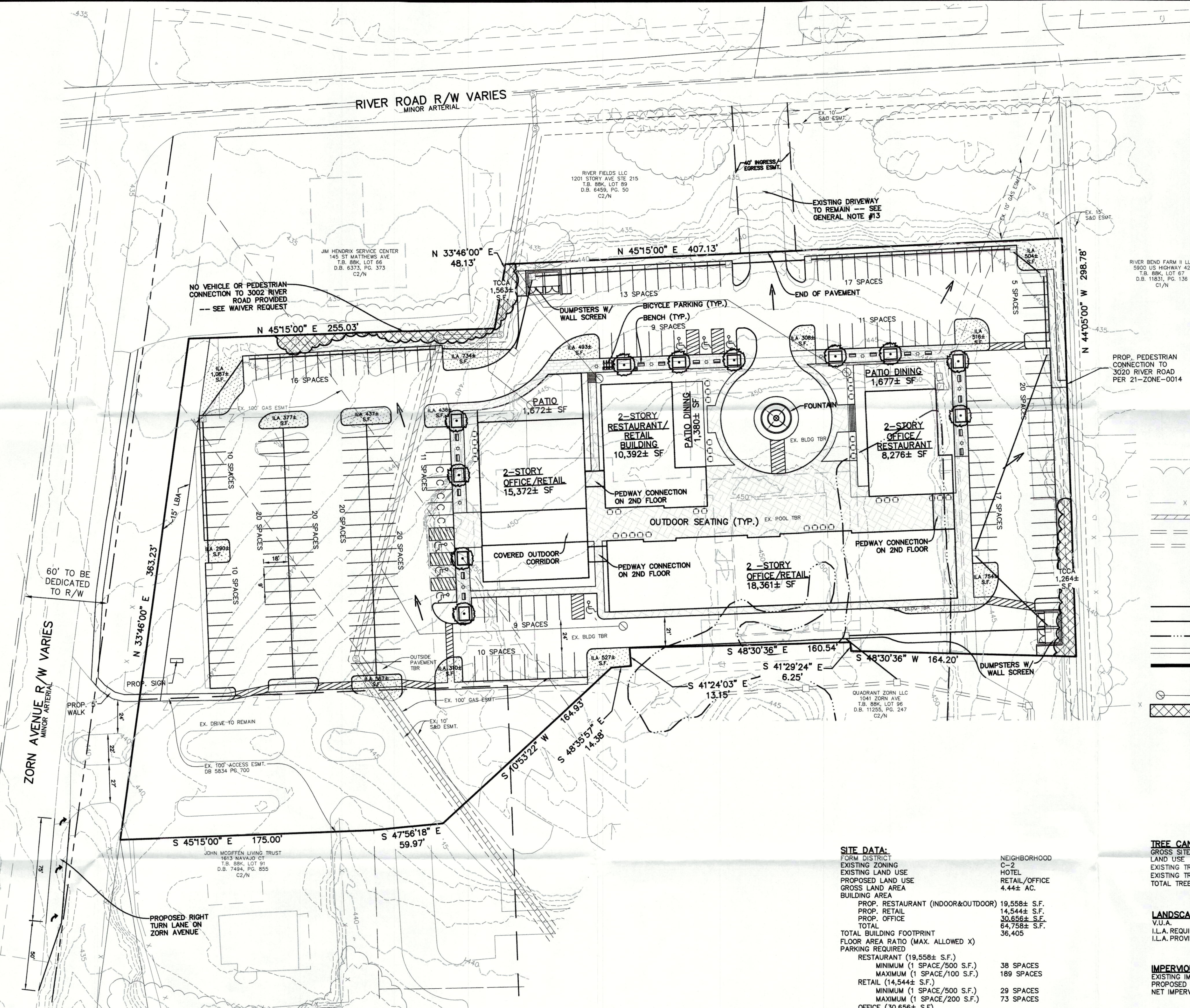
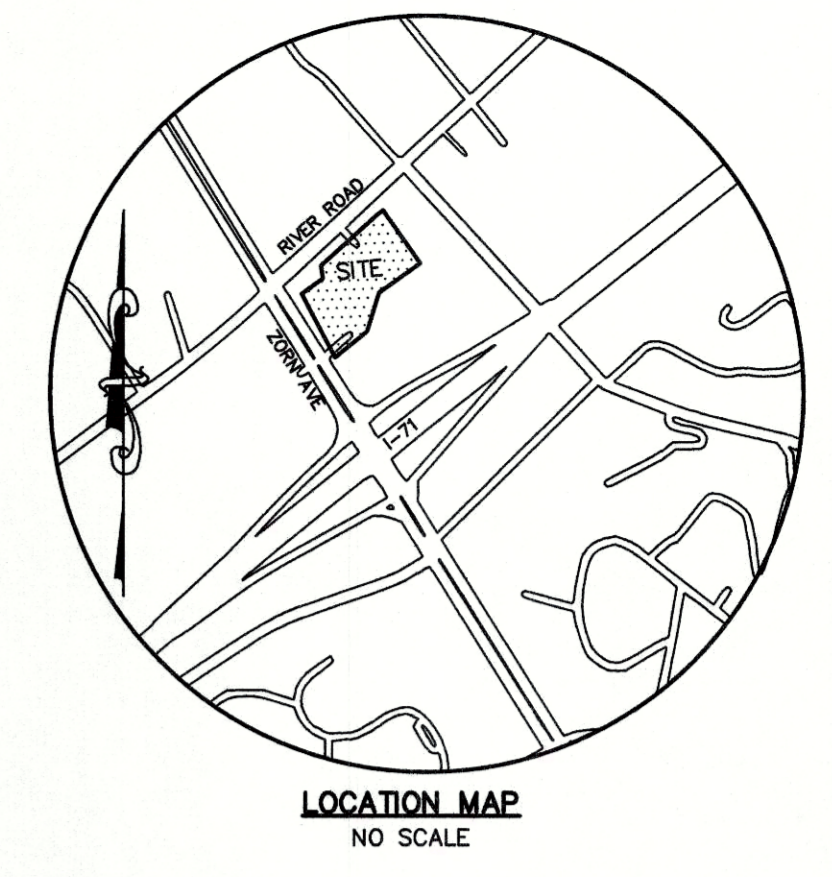


OWNER/DEVELOPER
QUADRANT ZORN LLC
 1041 ZORN AVENUE
 LOUISVILLE, KY 40207

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
QUADRANT ZORN RETAIL PARK
 1041 ZORN AVENUE
 LOUISVILLE, KY 40207
 TAX BLOCK 088K, LOT 88
 DEED BOOK 9986, PAGE 494



LEGEND

[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING TREE MASS
[Symbol]	EXISTING TREE
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING SANITARY MANHOLE W/PIPE
[Symbol]	EXISTING CATCH BASIN & YARD DRAIN W/PIPE
[Symbol]	EXISTING HEADWALL W/PIPE
[Symbol]	PROPOSED STREET SIGN
[Symbol]	PROPOSED HANDICAP SPACE
[Symbol]	PROPOSED WHEEL STOP
[Symbol]	PROPOSED CATCH BASIN W/PIPE
[Symbol]	PROPOSED HEADWALL W/PIPE
[Symbol]	EXISTING FLOODPLAIN
[Symbol]	PROPOSED SANITARY MANHOLE W/PIPE
[Symbol]	PROPOSED FORCEMAIN
[Symbol]	PROPOSED DRAINAGE ARROW
[Symbol]	PROPOSED PROPERTY SERVICE CONNECTION
[Symbol]	PROPOSED TREE CANOPY CREDIT AREA
[Symbol]	CARPOOL PARKING SPACE

TREE CANOPY DATA:

GROSS SITE AREA	4,444± A.C.
LAND USE	COMMERCIAL
EXISTING TREE CANOPY	3,842± S.F. (2%)
EXISTING TREE CANOPY TO BE PRESERVED	2,827± S.F. (1.5%)
TOTAL TREE CANOPY REQUIRED	67,692± S.F. (35%)

LANDSCAPE DATA:

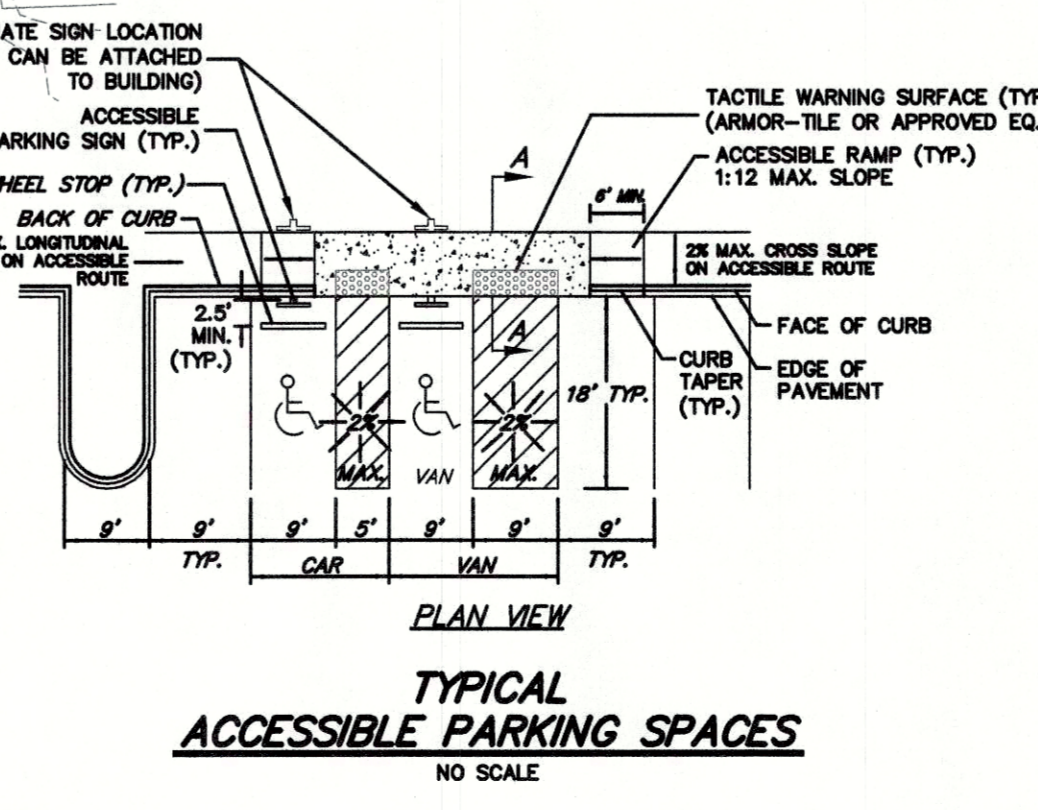
V.U.A.	94,283± S.F.
I.L.A. PROVIDED (7.5% X V.U.A.)	7,071± S.F.
I.L.A. REQUIRED	7,342± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	165,210± S.F.
PROPOSED IMPERVIOUS AREA	160,049± S.F.
NET IMPERVIOUS DECREASE	5,161± S.F.

SITE DATA:

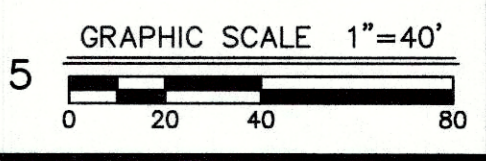
FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	C-2
EXISTING LAND USE	HOTEL
PROPOSED LAND USE	RETAIL/OFFICE
GROSS LAND AREA	4,444± AC.
BUILDING AREA	
PROP. RESTAURANT (INDOOR&OUTDOOR)	19,558± S.F.
PROP. RETAIL	14,544± S.F.
PROP. OFFICE	30,656± S.F.
TOTAL	64,758± S.F.
TOTAL BUILDING FOOTPRINT	36,405
FLOOR AREA RATIO (MAX. ALLOWED X)	
PARKING REQUIRED	
RESTAURANT (19,558± S.F.)	
MINIMUM (1 SPACE/500 S.F.)	38 SPACES
MAXIMUM (1 SPACE/100 S.F.)	189 SPACES
RETAIL (14,544± S.F.)	
MINIMUM (1 SPACE/500 S.F.)	29 SPACES
MAXIMUM (1 SPACE/200 S.F.)	73 SPACES
OFFICE (30,656± S.F.)	
MINIMUM (1 SPACE/400 S.F.)	78 SPACES
MAXIMUM (1 SPACE/150 S.F.)	207 SPACES
TOTAL	
MINIMUM	145 SPACES
MAXIMUM	469 SPACES
PARKING PROVIDED	238 SPACES
(INCLUDES 7 ADA SPACES & 5 CARPOOL SPACES)	
(INCLUDES 33 SPACES FOR CROSSOVER AGREEMENT)	
FRONT/STREET SIDE YARDS	10'-150'
MAXIMUM BUILDING HEIGHT	35'



- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER: SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND APPLICABLE CHARGES.
 - DRAINAGE/STORMWATER DETENTION: DUE TO THE PROPOSED PROJECT SITE HAVING LESS IMPERVIOUS AREA THAN THE EXISTING SITE, THE STORMWATER RUNOFF IS LESS THAN EXISTING, AS SUCH PROVIDING DETENTION IS NOT NECESSARY.
 - EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
 - A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111C0108F).
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. ANY REQUIRED FILL IN THE FLOODPLAIN CAN BE COMPENSATED ON SITE AT 1.5 TO 1 OR THE VOLUME CAN BE PURCHASED DIRECTLY THROUGH MSD.
 - LOWEST FINISHED FLOOR AT 451.5' AND THE LOWEST MACHINERY TO BE AT OR ABOVE 452.1'.

- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICED THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 - TREE PRESERVATION: 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.
 - PROTECTION OF TREES TO BE PRESERVED: PRIOR TO ANY GRADING OR CONSTRUCTION FENCING SHALL BE ERRECTED 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 ALL CONSTRUCTION IS COMPLETE. NO 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 FAIRDALE FIRE DISTRICT.
 - SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
 - 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 (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS 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.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FINE PARTICULATE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
 - PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY, A DEFINED OR GENERAL CROSSOVER ACCESS EASEMENT IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE CREATED AND RECORDED TO PERMIT ACCESS ACROSS THE RIVER FIELDS PROPERTY TO THE NORTH.
- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
 - 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.
 - 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.
 - 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.
 - AN ENDOCHANCED PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 - ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
 - THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY LOCATION ON THE PROPERTY.
 - ALL ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
 - CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
 - TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
 - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, "LATEST EDITION.
 - NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.
 - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - TRAFFIC IMPACT STUDY IN PROGRESS.

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 PLANNING & DESIGN SERVICES



CASE #22-CAT3-0010
 RELATED CASE #13DEVPLAN1115
 WM #10895

Vertical Scale: N/A

Horizontal Scale: 1"=40'

Date: 6/13/22

Job Number: 3940

Sheet

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of 1