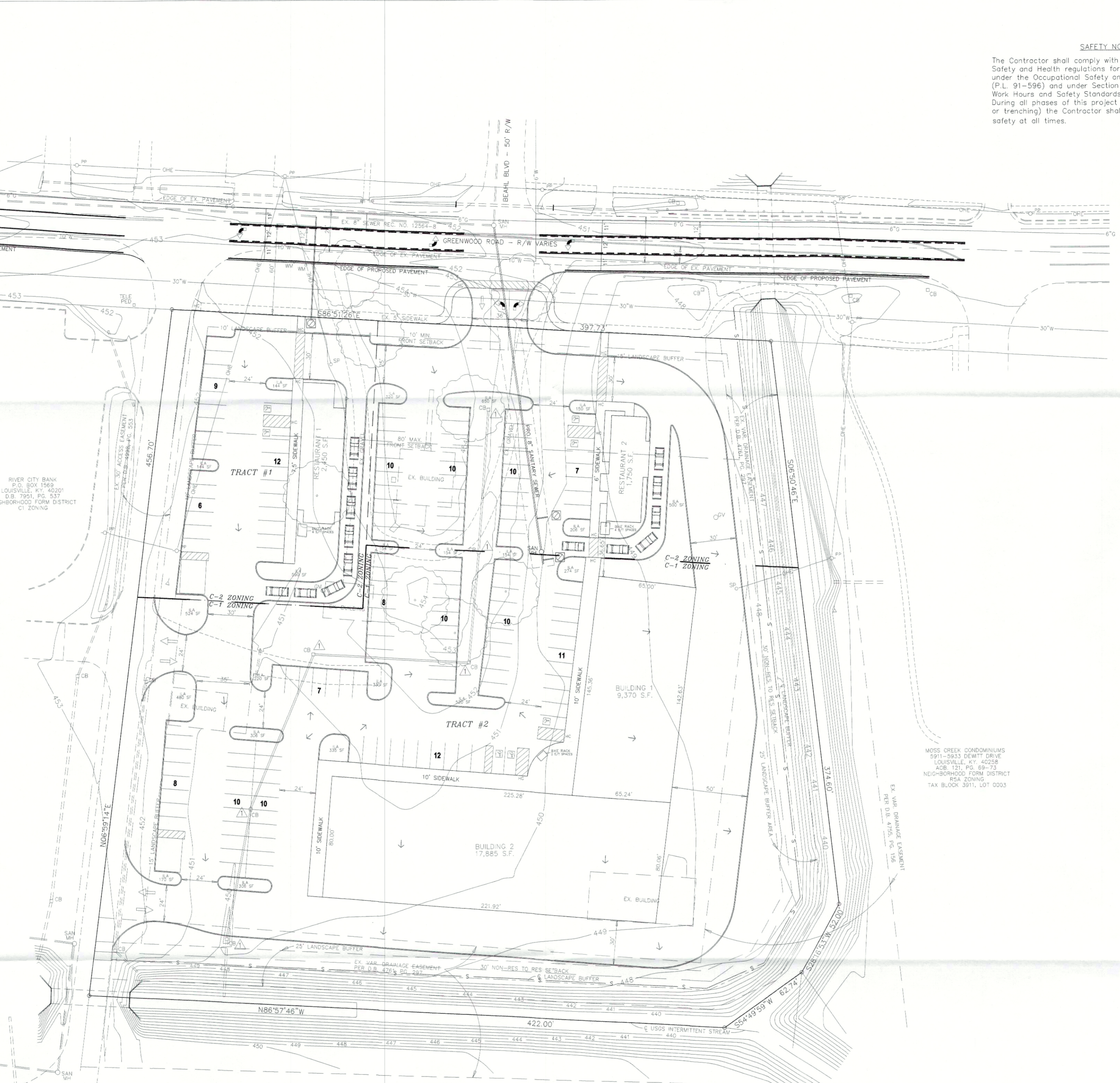
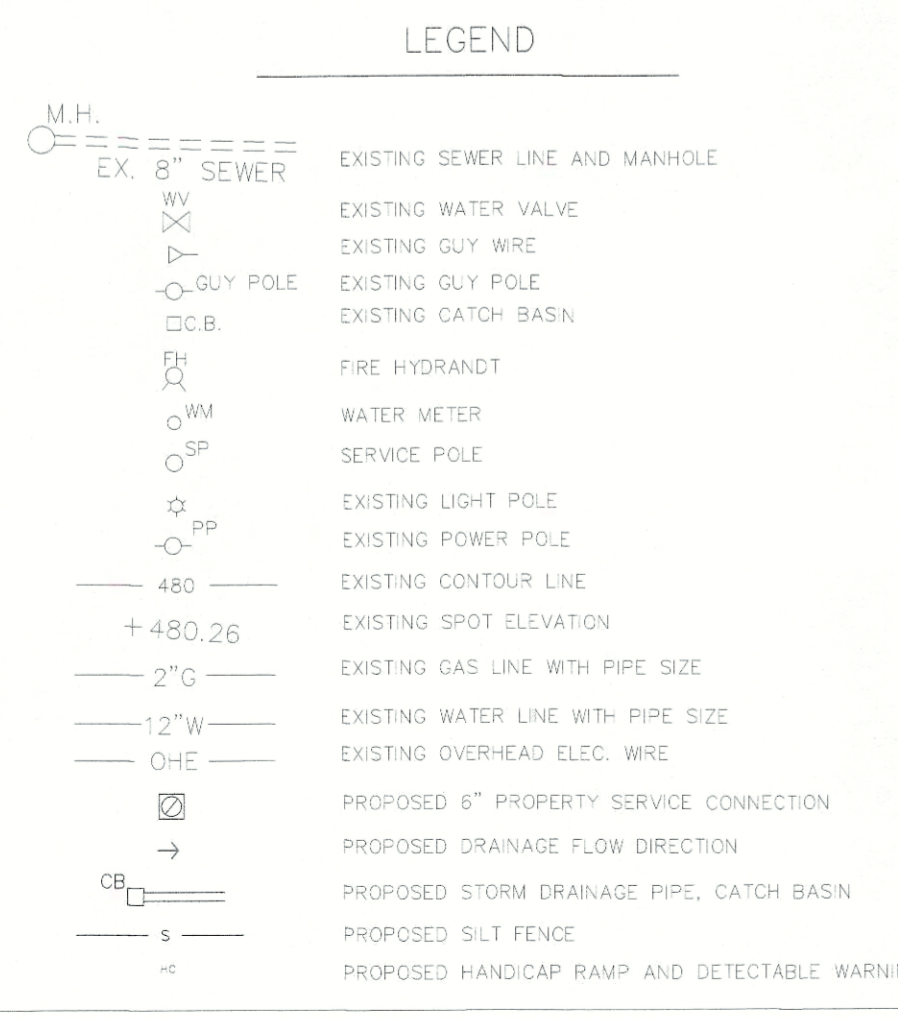


- GENERAL/KYTC NOTES**
- PARKING AREAS AND DRIVE LANES TO BE A HARD DURABLE SURFACE. CURBS WILL BE PROVIDED.
 - CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES.
 - THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
 - OUTDOOR LIGHTING SHALL BE DIRECTED DOWN AND AWAY FROM SURROUNDING RESIDENTIAL PROPERTIES. LIGHTING FIXTURES SHALL HAVE A 90 DEGREE CUTOFF AND A HEIGHT OF THE LIGHT STANDARD SHALL BE SET SO THAT NO LIGHT SOURCE IS VISIBLE OFF-SITE.
 - THERE SHALL BE NO COMMERCIAL SIGNS IN THE STATE RIGHT-OF-WAY.
 - THERE SHOULD BE NO LANDSCAPING IN THE STATE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
 - SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-ARMED, SHIELDED OR TURNED OFF.
 - AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE STATE RIGHT-OF-WAY.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL ACCESS ROADS TO SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 - THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

- MSD NOTES**
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 2111C0088E DATED DECEMBER 5, 2006.
 - DRAINAGE PATTERN BY ARROWS (→) IS FOR CONCEPTUAL PURPOSES. DRAINAGE FACILITIES SHALL CONFORM WITH MSD REQUIREMENTS.
 - EROSION & SILT CONTROL SHOWN IS CONCEPTUAL ONLY, AND FINAL DESIGN WILL BE DETERMINED ON CONSTRUCTION PLANS.
 - SANITARY SEWER SERVICE WILL BE PROVIDED BY LE SUBJECT TO LE FEES AND PRIVATE SERVICE CONNECTIONS.
 - STORM DRAINAGE DETENTION TO BE MITIGATED WITH A REGIONAL FACILITY FEE.
 - 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.
 - A DOWNSTREAM FACILITIES CAPACITY REQUEST WAS APPROVED BY MSD ON JULY 11, 2016.
 - THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY CALCULATIONS WILL BE REQUIRED FOR ANY PORTION OF THE STATE RIGHT-OF-WAY IF ANY OF THE CURRENT DRAINAGE STRUCTURES ARE ALTERED OR REMOVED AND/OR ANY ARE TO BE ADDED.
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
 - ALL PROPOSED BUILDINGS ON TRACT #2 TO BE SERVED BY PROPOSED LATERAL EXTENSION.



EROSION PREVENTION AND SEDIMENT CONTROL NOTES

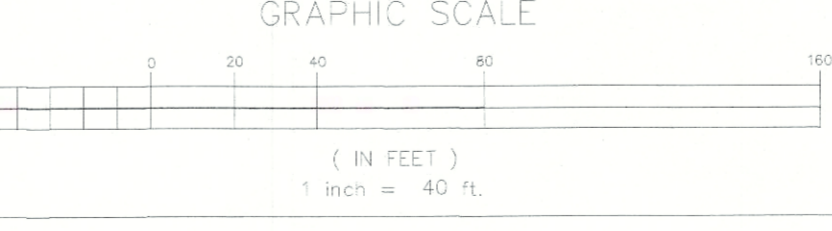
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER 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 ADJACENTLY CONTAINED THROUGH THE USE OF SILT FENCE. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02. WHERE CONSTRUCTION OR LAND DISTURBANCE 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 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED. 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.

EROSION AND SEDIMENT CONTROL DETAIL LEGEND

SYMBOL	DESCRIPTION	MSD STD DWG NO.
	SILT FENCE	EF-09-02
	STONE BAG	EF-03-02
	INLET PROTECTION	EF-03-02

THE EROSION PREVENTION AND SEDIMENT CONTROL DEVICES SHOWN ON THIS PLAN SET ARE INTENDED TO BE THE MINIMUM CONTROL MEASURES. ADDITIONAL EPSC DEVICES MAY NEED TO BE INSTALLED AS NECESSARY BY THE CONTRACTOR TO PREVENT EROSION AND SEDIMENTATION.

AT THE END OF EACH WORK DAY SITE SHALL BE CLEANED OF SEDIMENT AND DEBRIS. DISTURBED AREAS SHALL HAVE SILT CONTROL INSTALLED OR WILL BE STABILIZED SO THAT SEDIMENT WILL NOT GET OFF SITE OR INTO STORM SYSTEM DURING A RAIN EVENT.



WAIVER REQUESTED

1. A WAIVER OF LDC 10.2.4.B TO ALLOW THE PROPERTY PERIMETER LANDSCAPE BUFFER AREA ALONG THE SOUTH AND EAST LINES OF THE SUBJECT PROPERTY TO ENCRoACH 100% INTO THE EXISTING SEWER & DRAIN EASEMENT SCREENING AND LANDSCAPING REGULATIONS PER THE LAND DEVELOPMENT CODE WILL BE MAINTAINED.

SAFETY NOTE

The Contractor shall comply with the U.S. Dept of Labor Safety and Health regulations for construction promulgated under the Occupational Safety and Health Act of 1970 (P.L. 91-596) and under Section 107 of the Contract Work Hours and Safety Standards Act (P.L. 91-564). During all phases of this project (including excavations or trenching) the Contractor shall be responsible for safety at all times.



UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE KENTUCKY UNDERGROUND UTILITY PROTECTION, INC. (PHONE: 1-800-752-6007) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. cables, electric wires, gas, and water lines). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

SITE SUMMARY

TOTAL SITE AREA	4.67 ACRES
EXISTING ZONING	R4
PROPOSED ZONING	C1/C2
FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	RESTAURANT/RETAIL

TRACT #1 DATA

SITE AREA	0.628 ACRES
BUILDING AREA (RESTAURANT 1)	2,450 S.F.
F.A.R.	0.08
PARKING	MINIMUM REQUIRED 1 SPACE PER 125 S.F. = 20 SPACES MAXIMUM ALLOWED 1 SPACE PER 50 S.F. = 49 SPACES
PARKING PROVIDED	27 SPACES INCLUDING 2 HNDOP. (QUEING FOR DRIVE-THROUGH PER LDC 9.1.14 STANDARDS)
BICYCLE PARKING	REQUIRED/PROVIDED LONG TERM SPACES 2/2 REQUIRED/PROVIDED SHORT TERM SPACES 4/4 * LONG TERM BICYCLE PARKING WILL BE PROVIDED INSIDE STRUCTURE.
VIA	14,820 S.F.
ILA REQUIRED (7.5%)	1,112 S.F.
ILA PROVIDED	1,148 S.F.

TRACT #2 DATA

SITE AREA	4.042 ACRES
BUILDING AREA	RESTAURANT 2 1,750 S.F. BUILDING 1 (RETAIL) 9,370 S.F. BUILDING 2 (RETAIL) 17,885 S.F. TOTAL 29,005 S.F.
F.A.R.	0.17
PARKING	MINIMUM REQUIRED 1 SPACE PER 125 S.F. = 14 SPACES MAXIMUM ALLOWED 1 SPACE PER 50 S.F. = 35 SPACES (QUEING FOR DRIVE-THROUGH PER LDC 9.1.14 STANDARDS)
BUILDING 1 (RETAIL)	MINIMUM REQUIRED 1 SPACE PER 250 S.F. = 37 SPACES MAXIMUM ALLOWED 1 SPACE PER 150 S.F. = 62 SPACES
BUILDING 2 (RETAIL)	MINIMUM REQUIRED 1 SPACE PER 250 S.F. = 72 SPACES MAXIMUM ALLOWED 1 SPACE PER 150 S.F. = 119 SPACES
TOTAL PARKING SPACES	MINIMUM REQUIRED = 123 SPACES MAXIMUM ALLOWED = 216 SPACES
PARKING PROVIDED	123 SPACES INCLUDING 5 HNDOP.
BICYCLE PARKING	REQUIRED/PROVIDED LONG TERM SPACES 4/4 REQUIRED/PROVIDED SHORT TERM SPACES 6/6 * LONG TERM BICYCLE PARKING WILL BE PROVIDED INSIDE STRUCTURES.
VIA	81,641 S.F.
ILA REQUIRED (7.5%)	6,123 S.F.
ILA PROVIDED	6,631 S.F.

DEVELOPER
BRIAN FORREST
4010 DUPONT CIRCLE - SUITE 700
LOUISVILLE, KY. 40207
(502) 897-3310

OWNER
IRMA V. WALLER
6300 GREENWOOD ROAD
LOUISVILLE, KY. 40258-2504
A PORTION OF D.B. 2355, PG. 299
A PORTION OF D.B. 3769, PG. 386
BEING TRACT # 1 PER PLAT ATTACHED TO D.B. 8910, PG. 188
PARCEL ID: 103000780000

REVISIONS:

8/11/16	
9/6/16	
9/30/16	
11/16/16	ADD ZONING LINE

DRWN BY: KAL
CHKD BY: JLG
DRAWING NAME: 16-5NEW3.DWG
FIELD BOOK: ##

EVANS/GRIFFIN, INC.
Engineer & Land Surveyor
4010 Dupont Circle
SUITE 478
Louisville, Kentucky 40207
egengr@bellsouth.net
(502) 899-9611

GREENWOOD PLAZA
6300 GREENWOOD ROAD
LOUISVILLE, KY. 40258

DETAILED DISTRICT DEVELOPMENT PLAN

PROJECT # 16ZONET033

DATE: 5/11/16
PROJECT NO.: 2016-5
Sheet 1 of 1

COUNCIL DISTRICT - 12
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
WM#11240