

**WAIVERS GRANTED** 2-54-03W APPROVED 5/11/04

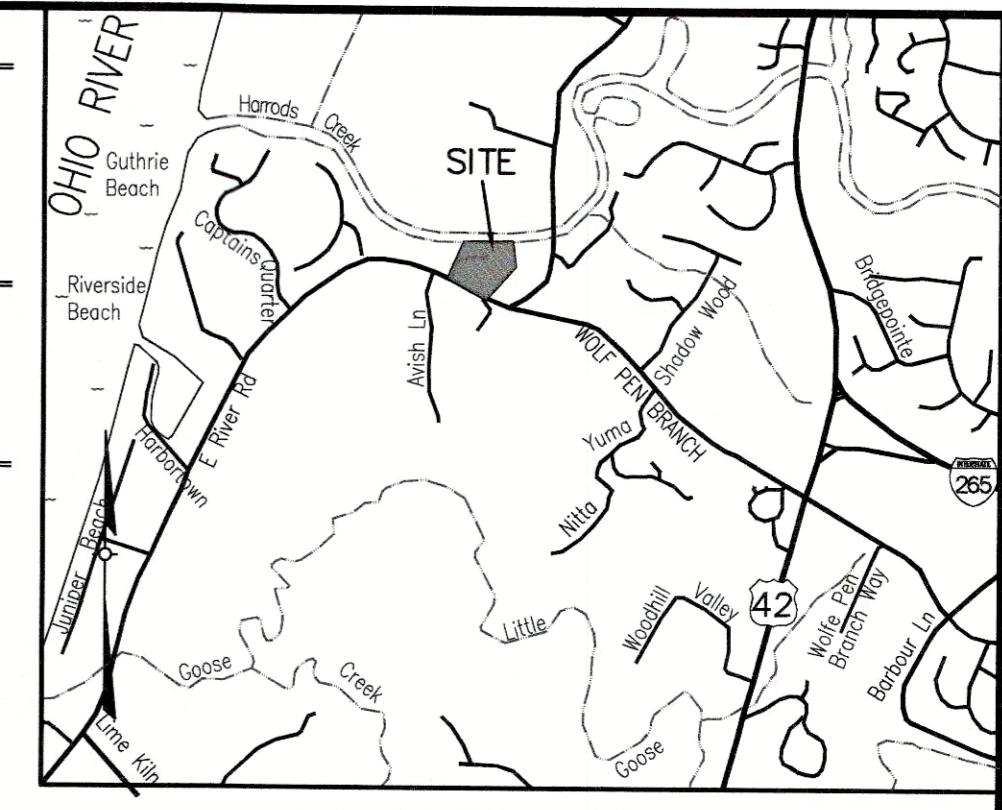
1. A WAIVER WAS GRANTED TO ENCRoACH INTO A PORTION OF THE REQUIRED 30' PARKWAY BUFFER IN FRONT OF THE EXISTING HISTORIC STRUCTURES (POST OFFICE AND RESTAURANT BUILDINGS)
2. A WAIVER WAS GRANTED TO REMOVE REQUIRED 25' LANDSCAPE BUFFER AREAS ALONG THE NORTH AND WEST PROPERTY LINES.

**WAIVER REQUESTED**

1. A WAIVER IS REQUESTED TO REMOVE REQUIRED 25' LANDSCAPE BUFFER AREAS ALONG THE NORTH AND WEST PROPERTY LINES, AS PREVIOUSLY GRANTED ON THE PREVIOUSLY APPROVED DEVELOPMENT PLAN 2-54-03W ON 5/11/04.

**PROJECT DATA**

TOTAL SITE AREA	= 3.31 ACRES (144,184 S.F.)
EXISTING ZONING	= C-2
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE TO REMAIN	= RESTAURANT & POST OFFICE
BUILDING AREA	= 2,450± S.F.
PROPOSED RESTAURANT ADDITION	= 6,034 S.F.
TOTAL RESTAURANT AREA	= 8,484 S.F.
EXISTING POST OFFICE	= 777± S.F.
FAR	= 0.03 (5.0 MAXIMUM ALLOWED)
PROPOSED RESTAURANT ADDITION HEIGHT	= 15' MAX. (25' MAXIMUM ALLOWED)
PARKING REQUIRED	MIN. 43 SPACES
RESTAURANT 3053/125 S.F.	24 SPACES
RESTAURANT 3053/50 S.F.	61 SPACES
POST OFFICE 777/300	3 SPACES
POST OFFICE 777/150	5 SPACES
TOTAL PARKING REQUIRED	= 27 SPACES
EXISTING PARKING	= 43 SPACES
TOTAL PARKING PROVIDED	= 62 (3 ACCESSIBLE SPACES INCLUDED)
BICYCLE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM/2 LONG TERM (PROVIDED INDOORS)
TOTAL VEHICULAR USE AREA	= 25,341 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 7.5% (1,068 S.F.)
INTERIOR LANDSCAPE AREA PROVIDED	= 2,485 S.F. (10%)
EX. IMPERVIOUS AREA	= 29,677 S.F. (21% OF SITE AREA)
PROPOSED IMPERVIOUS AREA	= 33,716 S.F. (23% OF SITE AREA)
NET IMPERVIOUS AREA	= +4,039 S.F. (2% INCREASE)



**GENERAL NOTES:**

1. PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE.
2. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
3. NO INCREASE IN DRAINAGE RUN OFF TO STATE ROADWAYS.
4. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT OF WAY.
5. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
6. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES IT SHALL BE RE-AIMED, SHIELDED, OR TURNED OFF.
7. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING 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. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
9. THIS SITE IS LOCATED WITHIN AN AREA OF POTENTIAL KARST ACTIVITY.
10. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH CHAPTER 8: SIGN REGULATIONS AND WITH ALL OTHER APPLICABLE PROVISIONS OF THE LAND DEVELOPMENT CODE.

**MSD NOTES:**

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AS WELL AS OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY CONNECTION AND SUBJECT TO APPLICABLE FEES.
3. A PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAN PER FIRM MAP NO. 21111C0006 DATED DECEMBER 5, 2006.
4. DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPTUAL PURPOSES. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
5. IF THE SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
6. A DOWNSTEAM FACILITIES CAPACITY REQUEST WAS APPROVED BY MSD ON DECEMBER 27, 2017.
7. THE PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN ONE ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN THE AREA OF DISTURBANCE IS AT 38,142 S.F.
8. EROSION & SILT CONTROL SHOWN IS CONCEPTUAL ONLY, AND FINAL DESIGN WILL BE DETERMINED ON CONSTRUCTION PLANS.
9. PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE A EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD FOR APPROVAL.
10. SITE IS SUBJECT TO REGIONAL FACILITIES FEE.
11. LOWEST FINISHED FLOOR TO BE AT OR ABOVE 452.5' AND MACHINERY SHALL BE AT OR ABOVE 453.5'.
12. FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5:1.
13. KENTUCKY DEPARTMENT OF WATER APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
14. MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
15. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS, AND GREASE POLICY.

**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.
2. 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.
3. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.
4. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKINGS OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
5. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
6. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
7. 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.
8. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN. ALL STORM DRAINAGE SHALL CONFORM TO MSD STANDARD SPECIFICATIONS.
9. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

**TREE CANOPY CALCULATIONS**

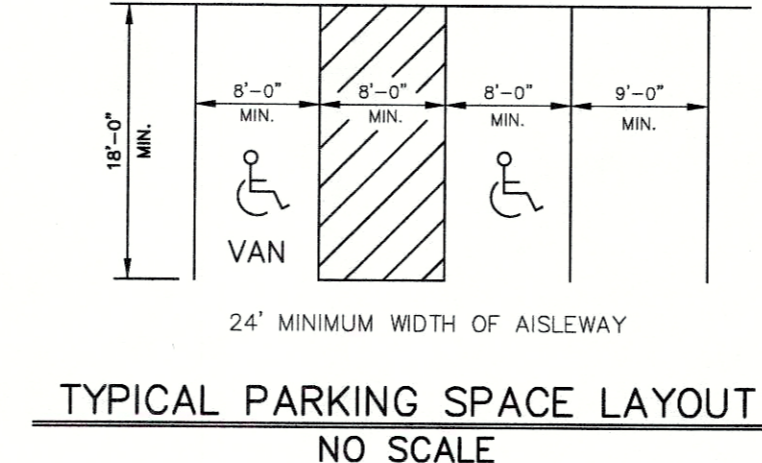
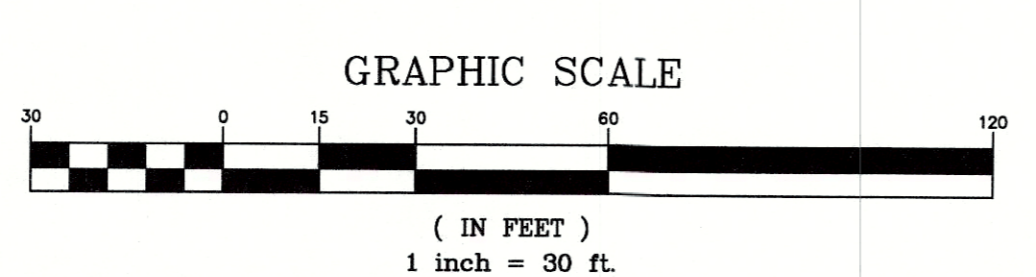
TOTAL SITE AREA	= 144,184 S.F.
EXISTING TREE CANOPY AREA	= 86,000 S.F. (60% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= 81,007 S.F. (56%)
TOTAL TREE CANOPY AREA REQUIRED	= 15% (21,627 S.F.)

**LEGEND**

- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = EXISTING SANITARY FORCE MAIN
- = EXISTING 4" GAS LINE
- = EXISTING 12" GAS LINE
- = EXISTING ELECTRIC LINE
- = EXISTING UTILITY POLE
- = EXISTING CONTOUR
- = EXISTING 100-YEAR FLOOD PLAIN
- = PROPOSED LIMITS OF DISTURBANCE

**MSD STANDARD EROSION CONTROLS**

▲	STONE BAG CHECK DAM
▲	WINGED HEADWALL INLET PROTECTION
SF	SILT FENCE



SITE ADDRESS:  
8329 RIVER ROAD  
LOUISVILLE, KY 40059  
TAX BLOCK W007, LOT 036  
D.B. 10470, PG. 338  
COUNCIL DISTRICT - 16  
FIRE PROTECTION DISTRICT - HARRODS CREEK

CASE: 17DEVPLAN1240  
RELATED CASES: 2-54-03W & L-213-03  
WM# 1847

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	7/31/18	AGENCY COMMENTS	SBS
2	8/21/18	COMMENTS/RELOCATE UTILITY POLE	SBS

**PROJECT DATA**

FILE NAME: FILE-NAME  
DATE: 7/8/2018  
SCALE: AS SHOWN  
CHECKED BY: SBS  
DRAWN BY: SBS

**PROFESSIONAL'S SEAL**

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
909 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202  
TEL: 502.636.4624 FAX: 502.636.4624

**THE PINE ROOM**  
15 CREEKSIDE COURT  
OWNER/DEVELOPER  
HARRODS CREEK 2014 INVESTMENT PARTNERS  
500 W JEFFERSON STREET  
SUITE 2800  
LOUISVILLE, KY 40202-2813

CATEGORY 2B DEVELOPMENT PLAN  
JOB NO. 03060 - 2  
SHEET 1 OF 1

