

GENERAL NOTES

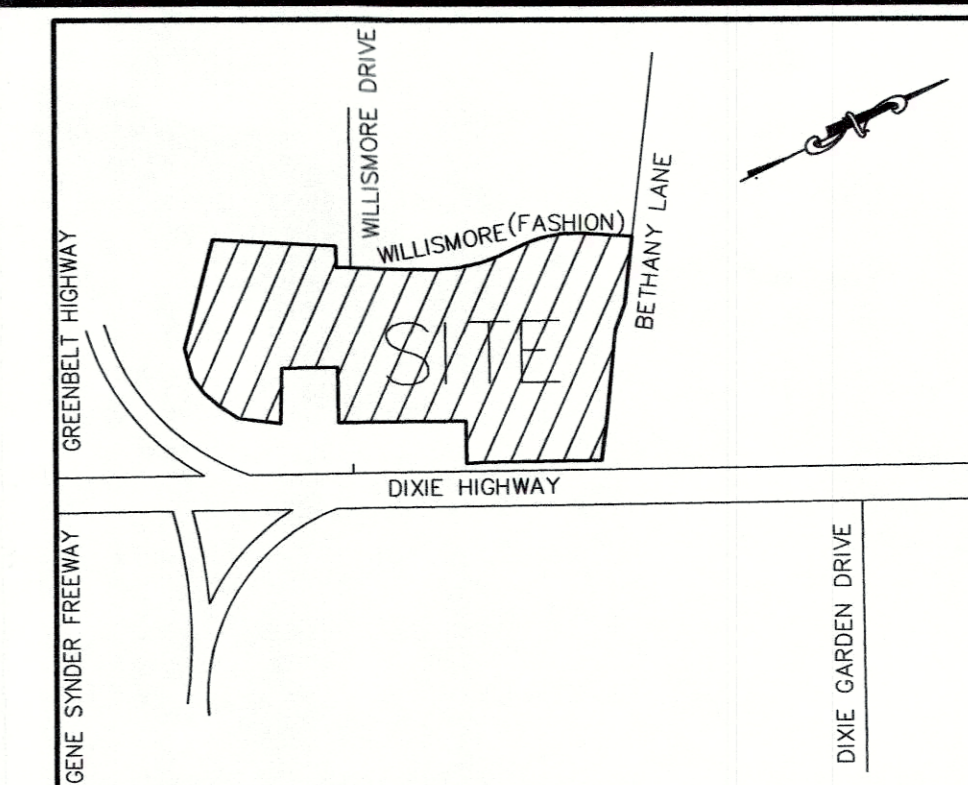
- Parking areas and drive lanes to be a hard and durable surface.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0104 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- 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.
- A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
- All dumpsters and service structures are to be screened per Chapter 10 of the LDC.
- 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 off-site and height of the light standard shall be set so that no light source is visible off-site.

- Sanitary sewers will connect to the Derek Guthrie Waste Water Treatment plant by existing property service connections and subject to applicable fees.
- KY Transportation Cabinet (KTC) approval required prior to construction approval.
- There should be no increase in drainage runoff to the right-of-way. Calculations will be required for any runoff to the state right-of-way.
- Construction plans, bond and Kentucky Transportation Cabinet permit will be required prior to construction approval by Metro Public Works.
- Right-of-way dedication will be required and recorded prior to construction approval.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- An Access Agreement with the Jones property shall be recorded prior to Metro Public Works granting construction plan approval.
- The portion of Willamore Drive R/W crossing the subject site was closed by Ordinance 50, Series 2004 dated April 9, 2004.
- Approval from MSD's Industrial Waste Department will be required prior to construction approval.
- There should be no commercial signs on the right of way.
- There should be no landscaping in the Right of Way without an encroachment permit. Landscaping on plans will need to be reviewed for site distance.

- Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
- All drainage structures within state Right of Way shall be state design.
- All existing curb cuts are to be removed and the verge to be constructed per Metro Public Works standards.
- Metro Public Works encroachment permit and bond are required for all work done in the Willamore Drive (Fashion Way) and Bethany Lane right-of-ways.
- A shared parking and crossover access agreement will be recorded between Tracts 1, 2 and 3 prior to construction approval for Tract 3.
- Sidewalk easement shall be recorded prior to construction approval.
- On-site detention will be provided. Post-developed peak flows will be limited to at or below pre-developed rates.
- The proposed retail/restaurant building on Tract 3 will require individual sanitary sewer connections per MSD's FOG policy.
- No certificate of occupancy will be issued for Tract 2 until adequate on-site and off-site parking is provided.
- No entrances will be permitted to Dixie Highway (US 31W).

WAIVERS GRANTED:

- A Landscape Waiver has been granted on January 12, 2011 Case #14971 for Tract 1 from Section 10.3.5.B and Section 10.2.4.B of the Louisville Metro Land Development Code for an encroachment of more than 50% into the Greenbelt Buffer Area by the proposed detention basin and its associated Variable Sewer & Drainage Easement. The required landscape materials will be provided.
- A Landscape Waiver has been granted on January 12, 2011 Case #14971 from Section 10.2.4.B of the Louisville Metro Land Development Code to allow the proposed Sewer & Drainage Easements on Tract 1 to encroach more than 50% into the 5 ft Landscape Buffer Area required adjacent to the Jones' property. The property is zoned C-1 and is a residential use. The required landscape materials and screening will be provided.
- A Waiver has been granted on January 12, 2011 Case #14971 from Section 5.9.2.A.1.b.i of the Louisville Metro Land Development Code to allow the proposed pedestrian connection to the development to be more than 50 ft from the existing Dixie Highway TARC stop.
- A Sidewalk Waiver has been granted on January 12, 2011 Case #14971 from Section 5.8.1.B of the Louisville Metro Land Development Code to waive a sidewalk along the Greenbelt Highway access ramp property frontage and a portion of the Dixie Highway property frontage. A portion of the Dixie Highway frontage walk will be provided.



PRELIMINARY APPROVAL
 Condition of Approval:
 Development Review Date: 8/31/11
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN

BY: *Jane Casner*
 DATE: 8/31/11
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

R-6/N
 Richardson Survivors Trust
 108 Amy Court
 New Albany, IN 47150-6500
 D.B. 9260. PG. 0195

TRACT 1 DATA

TOTAL TRACT 2 AREA	= 2.69 Ac.
R/W DEDICATION AREA	= 0.44 Ac.
NET TRACT 2 AREA	= 2.25 Ac.
EXISTING ZONING	= C-1
EXISTING FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= VACANT
PROPOSED USE	= RESTAURANT
BUILDING AREA	= 8,960 SF
COVERED PORCH	= 1,284 SF
TOTAL	= 10,244 SF
FLOOR AREA RATIO	= 0.1 (1.0 MAX ALLOWED)
BUILDING HEIGHT	= 25 FT. BLDG., 30 FT. CHIMNEY 45 FT. TRANSITION ZONE MAX

PARKING REQUIRED	= MIN MAX
RESTAURANT (8960/125 MIN.; 8960/50 MAX.)	= 72 179
-10% TARC CREDIT	= 65 161
TOTAL PARKING PROVIDED	= 126 SP (INCLUDES 6 HC)
BIKE PARKING	= 2 SP REQ'D 4 SP PRV'D
VEHICULAR USE AREA	= 56,070 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 4,205 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 4,477 SF

TRACT 2 DATA

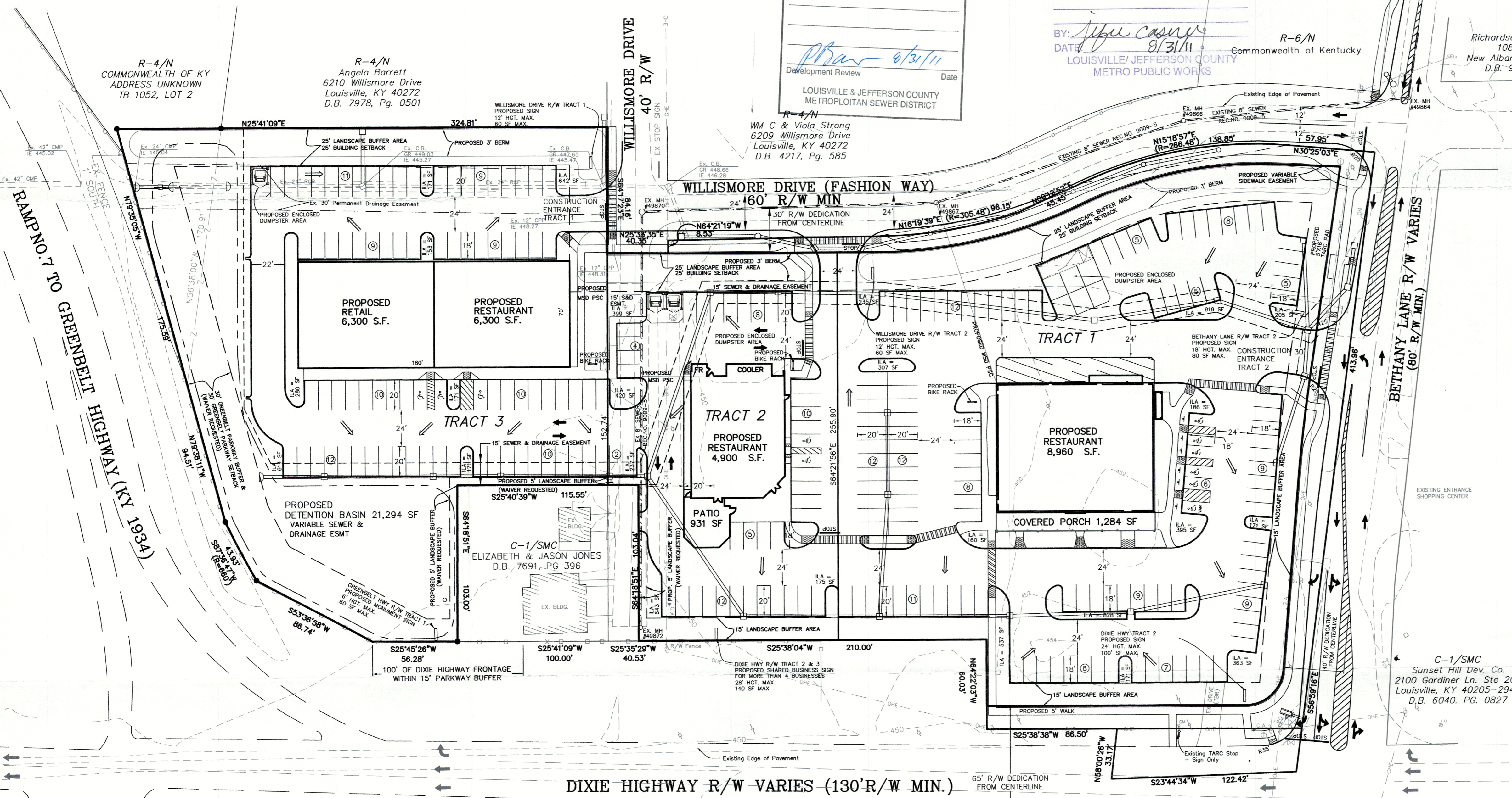
TOTAL TRACT 2 AREA	= 0.87 Ac.
R/W DEDICATION AREA	= 0.02 Ac.
NET TRACT 1 AREA	= 0.85 Ac.
EXISTING ZONING	= C-1
EXISTING FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= VACANT
PROPOSED USE	= RESTAURANT
RESTAURANT	= 4,900 SF
PATIO	= 931 SF
TOTAL BUILDING AREA	= 5,831 SF
FLOOR AREA RATIO	= 0.2 (1.0 MAX ALLOWED)
BUILDING HEIGHT	= 25 FT. (45 FT. TRANSITION ZONE MAX)

PARKING REQUIRED	= MIN MAX
RESTAURANT (4900/125 MIN.; 4900/50 MAX.)	= 40 98
PATIO (931/125 MIN.; 931/50 MAX.)	= 8 19
TOTAL PARKING REQUIRED	= 48 MIN 117 MAX
-10% TARC CREDIT	= 43 MIN 105 MAX
TOTAL PARKING PROVIDED	= 41 SP (INCLUDES 2 HC) (SEE NOTE 25)
BIKE PARKING	= 2 SP REQ'D 3 SP PRV'D
VEHICULAR USE AREA	= 19,431 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 1,457 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 1,874 SF

TRACT 3 DATA

TOTAL TRACT 1 AREA	= 1.89 Ac.
EXISTING ZONING	= C-1
EXISTING FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= VACANT
PROPOSED USE	= RETAIL
RESTAURANT	= 6,300 SF
TOTAL BUILDING AREA	= 12,600 SF
FLOOR AREA RATIO	= 0.2 (1.0 MAX ALLOWED)
BUILDING HEIGHT	= 25 FT. (45 FT. TRANSITION ZONE MAX)

PARKING REQUIRED	= MIN MAX
RESTAURANT (6300/125 MIN.; 6300/50 MAX.)	= 50 126
RETAIL (6300/250 MIN.; 6300/150 MAX.)	= 25 42
TOTAL PARKING REQUIRED	= 75 MIN 168 MAX
-10% TARC CREDIT	= 68 MIN 151 MAX
TOTAL PARKING PROVIDED	= 80 SP (INCLUDES 3 HC)
BIKE PARKING	= 2 SP REQ'D 3 SP PRV'D
VEHICULAR USE AREA	= 28,591 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 2,144 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 2,202 SF



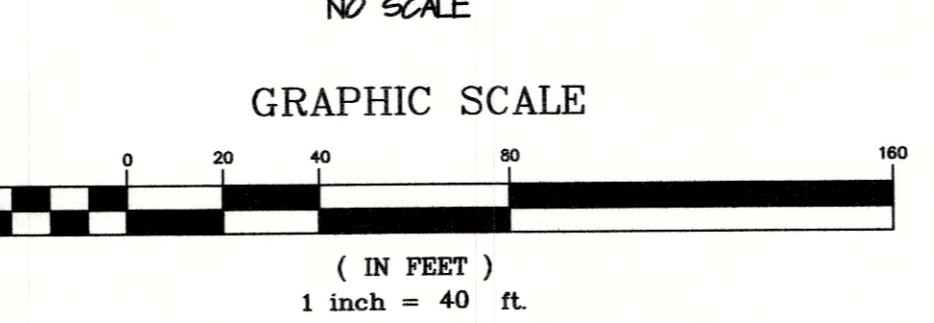
DETENTION BASIN CALCULATIONS

$X = \Delta C R A / 12$
 $\Delta C = 0.69 - 0.37 = 0.32$
 $A = 5.3 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.32)(5.3)(2.8) / 12 = 0.40 \text{ AC.} - \text{FT.}$
 REQUIRED X = 17,424 CU. FT.
 PROVIDED BASIN = 21,294 SQ. FT.
 TOTAL = 21,294 SQ. FT. @ APPROX. 1 FT. DEPTH
 = 21,294 CU. FT. > 17,424 CU. FT.

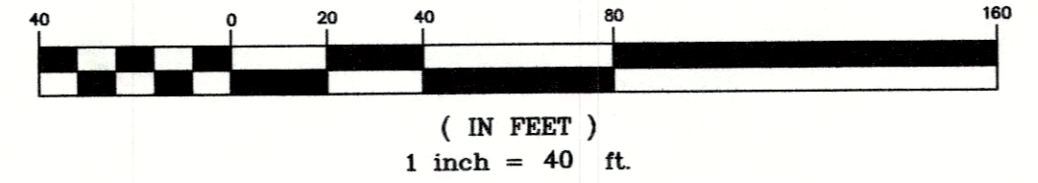
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 217,065 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (43,413 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (S.F.)
64 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH)	= 46,080 S.F.
TOTAL TREE CANOPY PROVIDED	= 21% (46,080 S.F.)

TYPICAL PARKING SPACE LAYOUT



GRAPHIC SCALE



APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 16321
 APPROVAL DATE 9/14/11
 EXPIRATION DATE 9/14/13
 SIGNATURE OF PLANNING COMMISSION
Jane Rowan

NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

OWNER: 7410 DIXIE LLC, 4901 FERN VALLEY ROAD, LOUISVILLE, KY 40219
 SITE ADDRESSES: UNASSIGNED ADDRESS, T.B. 1052 LOT 831, T.B. 1052 LOT 35, T.B. 1052 LOT 35, D.B. 8413, PG. 457
 11000 DIXIE HIGHWAY, LOUISVILLE, KY 40272
 6202 WILLAMORE DRIVE, LOUISVILLE, KY 40272
 CASE: 14971
 RELATED CASE: 9-51-03, 1-12-03
 W.M. # 7543
 COUNCIL DISTRICT - 14
 FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS
 509 WARDEN AVENUE, SUITE 101
 LOUISVILLE, KY 40204-2716
 PHONE: (602) 444-2716
 FAX: (602) 444-2714

THIENEMAN COMMERCIAL
 DEVELOPER:
 7410 DIXIE LLC
 P.O. BOX 991064
 LOUISVILLE, KENTUCKY 40269

REVISIONS
 NO. DATE DESCRIPTION BY

PROJECT DATA
 FILE NAME: 01143 RDDDP OCT 2010.DWG
 DATE: 8-8-11
 SCALE: 1"=40'
 CHECKED BY: AER
 DRAWN BY: JAC

RECEIVED
 AUG 29 2011
 PLANNING & DESIGN SERVICES

REVISOR'S SEAL
 ENGINEER'S SEAL
 SURVEYOR'S SEAL

JOB NO. 01143
 SHEET 1 OF 1