

SITE DATA:
 EXISTING ZONING DISTRICT: C-1
 EXISTING FORM DISTRICT: NEIGHBORHOOD
 CORRIDOR FORM DIST: 1.742 AC. (75,906 S.F.)
 LAND AREA: 1.742 AC. (75,906 S.F.)
 EXISTING USE: VACANT
 PROPOSED USE: RESTAURANT
 PROPOSED BLDG.: 3,149 S.F.
 OUTDOOR DINING: 625 S.F.
 EXISTING BLDG.: 1,709 S.F.
 FLOOR AREA RATIO: 0.064
 BUILDING HEIGHT: 20.83'
 MIN. FRONT & SIDE SETBACK: 10'
 MAX FRONT & SIDE SETBACK: 95'

PARKING SUMMARY:
 PARKING MINIMUM: 1 PER 125 S.F. BLDG.
 PARKING MAXIMUM: 1 PER 50 S.F. BLDG.
 POPEYES
 ESTIMATED EMPLOYEES: 8
 SEATING CAPACITY: 74 (62 INSIDE)
 BLDG. AREA: 3,774 S.F.
 PARKING REQUIRED (MIN): 30
 PARKING REQUIRED (MAX): 75
 PARKING PROVIDED: 31 (INCLUDES 2 ADA)
 QUEUE SPACES MINIMUM: 6 (120')
 QUEUE SPACING PROVIDED: 200'

WAFFLE HOUSE
 BLDG. AREA: 1,709 S.F.
 PARKING REQUIRED (MIN): 14
 PARKING REQUIRED (MAX): 34
 EXISTING PARKING: 42 (INCLUDES 2 ADA)

TOTAL
 PARKING REQUIRED (MIN): 44
 PARKING REQUIRED (MAX): 109
 PROPOSED PARKING: 73 (INCLUDES 42 EXISTING AND 4 ADA)

BICYCLE PARKING (POPEYES)
 SHORT TERM SPACES REQUIRED: 4
 SHORT TERM SPACES PROVIDED: 4
 LONG TERM SPACES REQUIRED: 2
 LONG TERM SPACES PROVIDED: 2 (LOCATED IN OUTSIDE STORAGE BLDG.)

VEHICULAR USAGE AREA
 EXISTING SITE V.U.A. 47,356 S.F.
 PROPOSED SITE V.U.A. 40,675 S.F.
 REDEVELOPED V.U.A. 22,263 S.F. (47%)
 I.L.A. REQUIRED (7.5%) 3,051 S.F.
 I.L.A. PROVIDED 3,841 S.F.

INTERNAL LANDSCAPE AREA

ILA		NON-CONFORMING ILA	
No.	AREA (IN S.F.)	No.	AREA (IN S.F.)
1	297	7	206
2	295	8	164
3	359	TOTAL	370
4	321		
5	299		
6	355		
9	384		
10	442		
11	523		
12	566		
TOTAL	3,841		

TREE CANOPY CALCULATION:

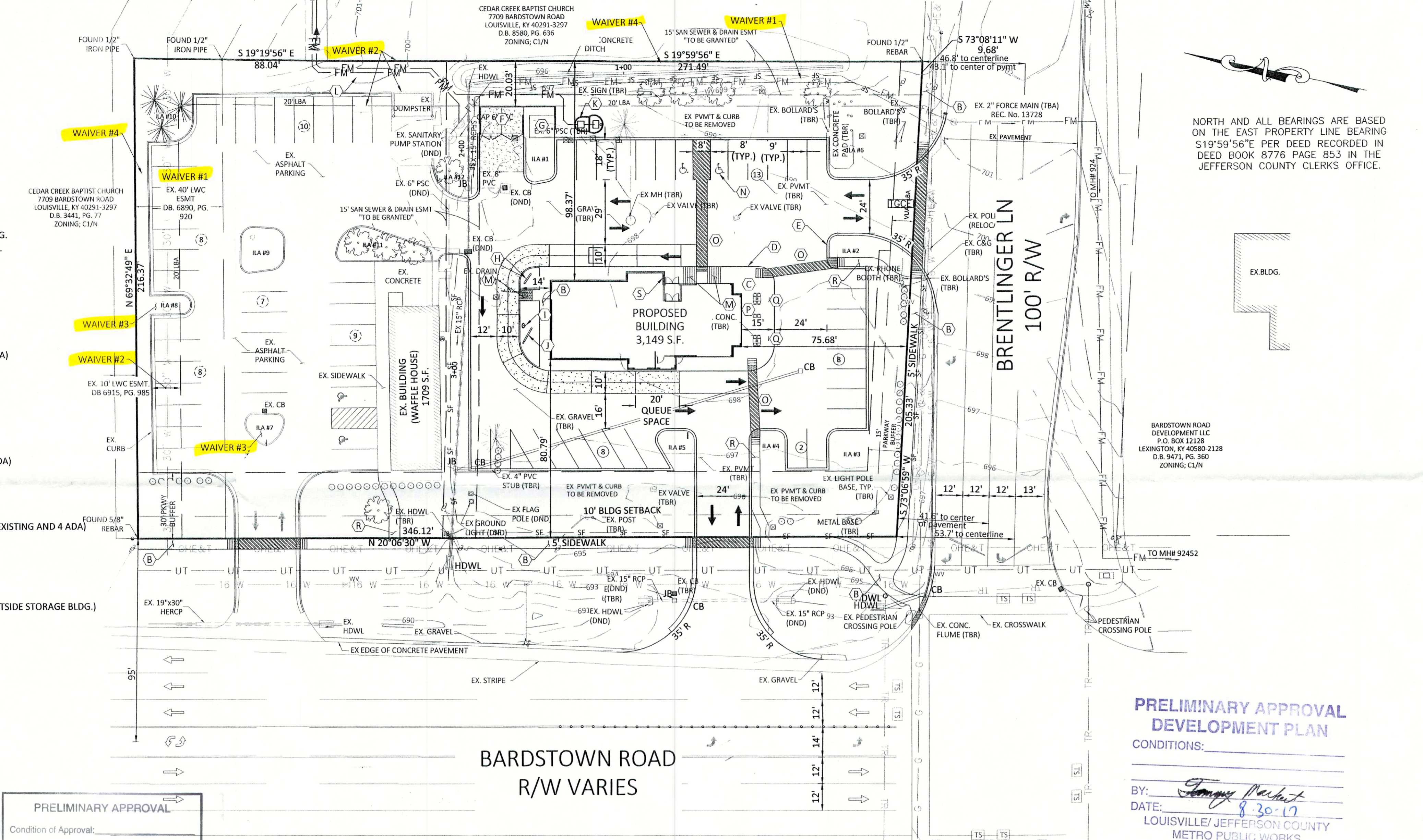
CANOPY CLASS	CLASS C
LAND AREA	1.742 ACRES (75,906 S.F.)
EX. TREE CANOPY	11,403 S.F. (15.0%)
EX. TREE CANOPY PRESEVED	10,203 S.F. (13.4%)
TREE CANOPY AREA % REQUIRED	15%
TREE CANOPY AREA REQUIRED	11,386 S.F.
NEW TREE CANOPY AREA PROVIDED	8,286 S.F.
TOTAL TREE CANOPY AREA / % PROVIDED	18,489 S.F. (24.4%)

APPLICABLE MSD STANDARD DRAWINGS:
 STABILIZED CONSTRUCTION ENTRANCE ER-01-03
 SILT FENCE EF-09-02
 STONE BAG INLET PROTECTION EF-03-02

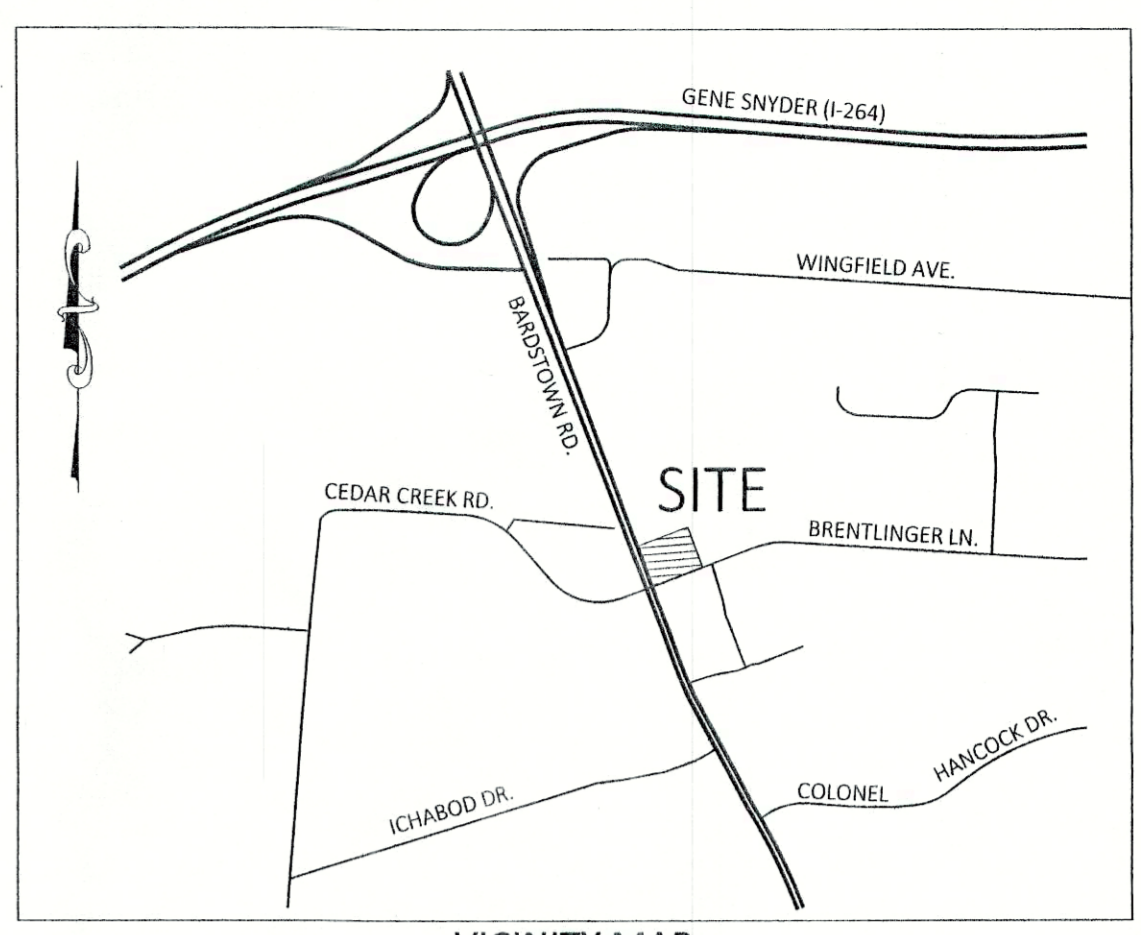
DRAINAGE CALCULATIONS:
 RUN OFF AREAS:
 SITE AREA = 1.742 ACRES (75,906 S.F.)
 EXISTING PERVIOUS AREA = 20,540 S.F.
 EXISTING IMPERVIOUS AREA = 55,366 S.F.
 PROPOSED PERVIOUS AREA = 25,354 S.F.
 PROPOSED IMPERVIOUS AREA = 50,552 S.F.
 DECREASE IMPERVIOUS AREA = 4,810 S.F.

SOIL DESCRIPTION:
 ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE ENTIRETY OF THE SITE CONSISTS OF URBAN LAND - UDOTHENTS COMPLEX (Uahc).

FLOOD NOTE:
 ALL OF THE SUBJECT PROPERTY DOES LIE IN ZONE 'X' WHICH IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN HAZARD AREA AS PER FEMA'S FIRM MAPPING, (21111C0097E), DATED DECEMBER 5, 2006.



PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: *Tommy Kelly*
 DATE: 8-30-17
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



DEVELOPMENT PLAN KEY

KEY	DESCRIPTION
(A)	RAISED CONCRETE MEDIAN
(B)	5' SIDEWALK
(C)	PATIO (OUTDOOR DINING AREA)
(D)	6" INTEGRAL CURB & SIDEWALK
(E)	1' MEDIAN CURB
(F)	DUMPSTER W/ ENCLOSURE
(G)	STORAGE BUILDING
(H)	PREVIEW BOARD
(I)	SPEAKER POST
(J)	MENU BOARD
(K)	PROPOSED SANITARY PUMP STATION
(L)	PROPOSED SANITARY FORCE MAIN
(M)	PROPOSED SIDEWALK RAMP
(N)	PROPOSED HANDICAP SYMBOL
(O)	STRIPED CROSSWALK
(P)	OUTDOOR TABLE
(Q)	2 SPACE BICYCLE RACK
(R)	4' SIDEWALK
(S)	KNOX BOX

LEGEND

(13)	PROPOSED PARKING SPACES
DND	DO NOT DISTURB
(TS)	EXISTING TRAFFIC SIGNAL
---	EXISTING DITCH
OHE&T	EXISTING OVERHEAD ELECTRIC AND TELECOM
---	EXISTING POWER POLE
---	EXISTING GUY
FM	EXISTING FORCE MAIN
701	EXISTING CONTOUR
W	EXISTING WATER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
CB	CATCH BASIN
HDWL	HEADWALL
●	FOUND MONUMENT AS NOTED
→	DRAINAGE ARROW
TBR	TO BE REMOVED
SF	SILT FENCE
FM	PROPOSED STORM SEWER
FM	PROPOSED FORCE MAIN
→	TRAFFIC FLOW ARROW
→	PROPOSED CONCRETE
	EXISTING TREES
→	EXISTING TRAFFIC FLOW
→	EXISTING TRAFFIC ARROW

PRELIMINARY APPROVAL
 Condition of Approval:
Tommy Kelly 8-30-17
 Development Review Date
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

NOTES:

- WASTEWATER: LATERAL EXTENSION REQUIRED. WASTEWATER TREATMENT PLANT: CEDAR CREEK
- MSD SEWERS ARE AVAILABLE BY AN PROPOSED PROPERTY SERVICE CONNECTION. SANITARY SEWER FEES AND CHARGES WILL APPLY.
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- DRAINAGE / STORM WATER DETENTION: STORM DRAINAGE SHALL BE ROUTED TO EXISTING STORM SEWERS THAT TRAVERSES THE SITE AS SHOWN ON THIS PLAN, AND IS SUBJECT TO MSD APPROVAL. DRAINAGE PATTERNS DEPICTED BY ARROWS ARE FOR CONCEPT PURPOSES ONLY. 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.
- SITE IS SUBJECT TO REGIONAL FACILITY FEE
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- PROTECTION OF TREES TO BE PRESERVED: "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."
- THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
- ALL RADII TO BE 5' UNLESS OTHERWISE INDICATED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL SERVICE STRUCTURES WILL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.

- CONTOURS ARE BASED ON A RECENT TOPOGRAPHY SURVEY BY THE GPS METHOD.
 - BOUNDARY IS BASED ON DEED OF RECORD.
 - CONSTRUCTION PLAN APPROVAL AND BOND IS REQUIRED BY KY TRANSPORTATION CABINET AND METRO PUBLIC WORKS PRIOR TO CONSTRUCTION PLAN IN RIGHT OF WAY.
 - THIS PROJECT IS SUBJECT TO MSA WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN THE AREA OF DISTURBANCE IS AT 42,253 S.F.
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
 - KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- WAIVERS REQUESTED**
- CHAPTER 10.2.4.B.3 - UTILITY EASEMENT
 -REQUEST WAIVER OF THE EXISTING LWC EASEMENT TO ENCRORACH 100% OF THE 20' LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE AND FOR THE PROPOSED 15' SAN SEWER AND DRAIN EASEMENT TO ENCRORACH 75% OF THE 20' LANDSCAPE BUFFER AREA ALONG THE EAST PROPERTY LINE.
 - CHAPTER 10.2.4.B.1 - PROPERTY PERIMETER LBA
 -REQUEST WAIVER TO ALLOW THE EXISTING PAVEMENT, PARKING AND DUMPSTER TO REMAIN IN THE 20' LANDSCAPE BUFFER WIDTH ALONG THE NORTH AND EAST PROPERTY LINE.
 - CHAPTER 10.2.12 - VEHICULAR USE AREA INTERIOR LANDSCAPE AREAS
 -REQUEST WAIVER OF 84 S.F. (ILA #7) TO ALLOW EXISTING INTERIOR LANDSCAPE AREA AT END OF PARKING ROW AND A WAIVER OF 126 S.F. (ILA#8) FOR THE INTERIOR LANDSCAPE AREA.
 - CHAPTER 10.2.4.B.7 - SCREEN
 - REQUEST WAIVER TO ELIMINATE 8' SCREEN ALONG C-1 ZONED PROPERTY TO THE NORTH AND EAST AND ELIMINATE THE TREE REQUIREMENT ALONG THE NORTH AND EAST PROPERTY LINES WHEN IN THE EXISTING 40' LWC EASEMENT.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:
 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 (BEST MANAGEMENT PRACTICES) 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 SEEDD AND STABILIZED.

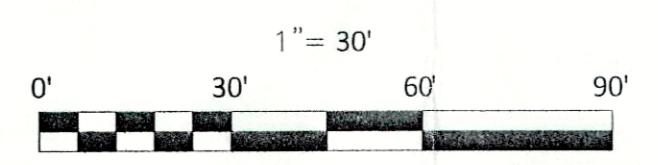
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDD, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.



RECEIVED
 AUG 28 2017
 DESIGN SERVICES

17DEVPLAN1133
 WM# 6776

POD
 POWER OF DESIGN
 11486 BUCKLEY BLVD
 LOUISVILLE, KY 40299
 502-437-5252

DEVELOPER
 FERN CREEK POP, LLC.
 2509 PLANTSIDE DRIVE
 LOUISVILLE, KY. 40299
 PH. 502.523.2065

OWNER
 LAINNERT STATION LLC &
 LW PROPERTIES
 523 COUNTRY LN.
 LOUISVILLE, KY 40207
 D.B. 8776, PG. 853

PROJECT
 POPEYES
 7723 BARDSTOWN ROAD
 LOUISVILLE, KY
 PVA# 005601060000

CATEGORY 2B DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION	MEP	BY
1	8/28/17	PER KYTC/PUBLIC WORKS		

DATE
 08/04/2017

SHEET NO.
 1 of 1