

BENCHMARK : CENTERLINE IE OF EXISTING MANHOLE # 27370, STA 213+10.45
HITE CREEK TRUNK SANITARY SEWER - SECTION "E" RECORD NO. 7015
ELEV. = 717.48 (NGVD 1929)

CALL 2 WORKING DAYS BEFORE YOU DIG!!!
1-800-752-6007
KENTUCKY UNDERGROUND PROTECTION

UTILITY NOTE
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDED ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. cables, electrical wires, gas, and waterlines). WHEN CONTACTING THE "KENTUCKY 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATION AND SPECIAL PROVISIONS.

REVISIONS:
4/4/08

DRWN BY: **DLL/KAL**

DRAWING NAME:
2-28DDDP.DWG

PLOT NAME:
2-28DDDP.PLT

VICINITY MAP
NOT TO SCALE

PRELIMINARY APPROVAL
Conditions of Approval

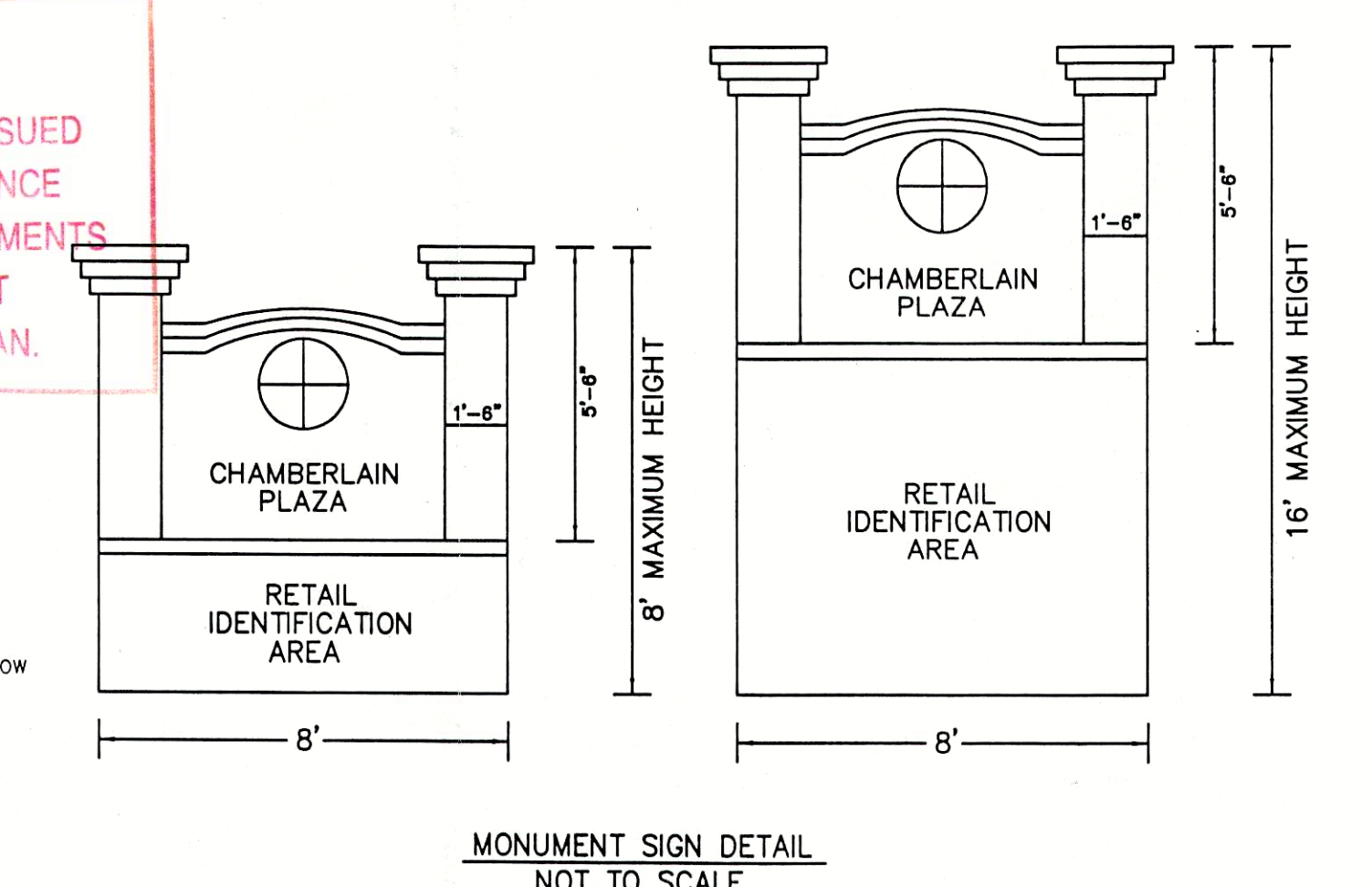
Development Review
Date: 4/30/08

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

TRANSPORTATION APPROVAL
PRELIMINARY DEVELOPMENT PLAN
CATEGORY: 2 3 4
CONDITIONS:
BY: [Signature]
DATE: 4/29/08

LOUISVILLE METRO PLANNING COMMISSION
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 10907
APPROVAL DATE: 5/8/08
EXPIRATION DATE: 5/8/09
SIGNATURE OF PLANNING COMMISSION: [Signature]

- LEGEND**
- M.H. EX. 8" SEWER
 - EXISTING SEWER LINE AND MANHOLE
 - EXISTING WATER VALVE
 - EXISTING GUY WIRE
 - EXISTING GUY POLE
 - EXISTING CATCH BASIN
 - FIRE HYDRANT
 - EXISTING TREELINE
 - WATER METER
 - SERVICE POLE
 - EXISTING LIGHT POLE
 - EXISTING POWER POLE
 - EXISTING CONTOUR LINE
 - EXISTING SPOT ELEVATION
 - SILT FENCE
 - EXISTING GAS LINE WITH PIPE SIZE
 - EXISTING WATER LINE WITH PIPE SIZE
 - EXISTING OVERHEAD ELEC. WIRE
 - PROPOSED DRAINAGE FLOW DIRECTION
 - PROPOSED STORM DRAINAGE PIPE, CATCH BASIN AND HEADWALL
 - PROPOSED SANITARY SEWER LINE, MANHOLE AND DIRECTION OF FLOW
 - 4" DENOTES 4" PROPERTY SERVICE CONNECTION TO BE CONSTRUCTED TO PROPERTY OR EASEMENT LINE AS DIRECTED.
 - PROPOSED DRAINAGE FLOW DIRECTION
 - PROPOSED DRAINAGE DIVIDE LINE
 - PROPOSED CONTOUR LINE
 - PROPOSED SPOT ELEVATION



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. 91-54). During all phases of this project (including excavations or trenching) the Contractor shall be responsible for safety at all times.

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 DESIGNED DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING 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 ADEQUATELY 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 DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

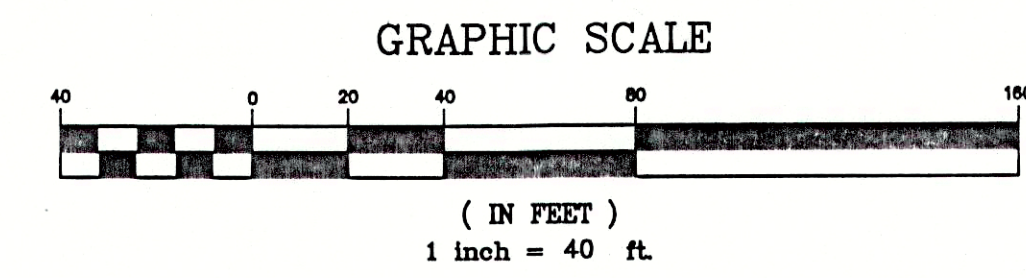
- NOTES**
1. PARKING AREAS AND DRIVE LANES TO BE HARD AND DURABLE SURFACE.
 2. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 211100020E DATED DECEMBER 5, 2006.
 3. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
 4. EROSION AND SILT CONTROL: PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE A EROSION AND SILT CONTROL PLAN SHALL CONFORM TO MSD REQUIREMENTS.
 5. CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTON OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DROPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 6. ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
 7. OUTDOOR LIGHTING SHALL BE DIRECTED DOWN AND AWAY FROM SURROUNDING RESIDENTIAL PROPERTIES. LIGHTING FIXTURES SHALL HAVE A 90 DEGREE CUTOFF AND HEIGHT OF THE LIGHT STANDARD SHALL BE SET SO THAT NO LIGHT SOURCE IS VISIBLE OFF-SITE.
 8. SANITARY SEWER SERVICE WILL BE PROVIDED BY L.E. AND SUBJECT TO APPLICABLE FEES.
 9. ALL PROPOSED INTERNAL WALKS ARE 5' MINIMUM UNLESS OTHERWISE NOTED.
 10. CROSS-OVER AGREEMENTS FOR PARKING ARE REQUIRED.

TRACT	AREA	BUILDING	USE	MIN.	MAX.
1	0.87 AC.	5,400 SQ.FT.	RETAIL	22 SPACES	36 SPACES
2	1.12 AC.	4,200 SQ.FT.	RETAIL	34 SPACES	84 SPACES
3	1.83 AC.	21,000 SQ.FT.	RESTAURANT	91 SPACES	227 SPACES
		1,260 SQ.FT.	BARBOR	5 SPACES	13 SPACES
		2,100 SQ.FT.	RETAIL	8 SPACES	14 SPACES
		6 EMP.	DAY CARE	12 SPACES	24 SPACES
4	0.87 AC.	6,000 SQ.FT.	RESTAURANT	116 SPACES	278 SPACES
5	1.11 AC.	3,825 SQ.FT.	GAS STA./MART	48 SPACES	120 SPACES
				19 SPACES	38 SPACES

EXISTING IMPERVIOUS AREA 11,363 SQ.FT.
INCREASE IMPERVIOUS AREA 183,562 SQ.FT.
TOTAL IMPERVIOUS AREA 194,925 SQ.FT.

RECAPITULATION

1. EXISTING ZONING	C-M AND C-1
2. LAND AREA	5.80 ACRES
3. BUILDING DATA	
4. F.A.R.	0.16
5. PARKING	
A. REQUIRED	239 (MIN.) 556 (MAX.)
B. PROVIDED	244 SPACES (INCLUDES 15 HANDICAP SPACES)
6. VEHICULAR USE AREA	145,616 SQ. FT.
7. INTERIOR LANDSCAPE AREA	
A. REQUIRED	7,260 SQ. FT.
B. PROVIDED	9,750 SQ. FT.



OWNER/DEVELOPER
GHASEM PROPERTIES, INC.
12907 FACTORY LANE, SUITE A
LOUISVILLE, KY. 40245
D.B. 8451, PG. 598
TAX BLOCK 15, LOTS 595 thru 599

Professional's Seal

EVANS/GRIFFIN, INC.
Engineers & Land Surveyors
4010 DuPont Circle
Suite 478
Louisville, Kentucky 40207
fax:(502) 899-9612
(502) 899-9611

CHAMBERLAIN PLAZA
2600 CHAMBERLAIN LANE 40245
REVISED DETAILED DISTRICT DEVELOPMENT PLAN

RECEIVED
APR 07 2008
PLANNING & DESIGN SERVICES

DATE: 6/4/03
PROJECT NO.: 2002-28
10907
Sheet 1 of 1
WM # 7780

BINDING ELEMENTS

CASE NO. 10907
DOCKET # 9-04-02

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 18,275 square feet of gross retail and day care floor area and 21,543 square feet of gross restaurant floor area.
3. The only permitted freestanding signs shall be monument style signs, located as shown on the approved development plan/sign plan. No portion of the sign, including the leading edge of the sign frame, shall be closer than 5 feet to front property line. The signs shall not exceed 64 and 128 square feet in area per side and 8 and 16 feet in height. No sign shall have more than two sides.
4. No outdoor advertising signs, small free-standing signs, pennants, balloons, or banners shall be permitted on the site.
5. There shall be no outdoor storage, display or sales permitted on the site.
6. Outdoor lighting (for parking lot illumination and security) shall be directed down and away from surrounding residential properties. The site shall utilize shoebox lighting fixtures and shall have a 90-degree cutoff and height of the light standard shall be set so that no light source is visible off-site, with a 20 foot maximum height. Light levels due to lighting on the subject site shall not exceed 0.5 foot candles measured at the property line. The applicant shall obtain certification by a qualified expert in measurement of lighting levels prior to requesting a certificate of occupancy. Such certification shall be maintained on site at all times thereafter.
7. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
8. A Tree Preservation Plan (TPP) shall be approved by Planning Commission staff prior to transmittal to the office responsible for permit issuance. No clearing and/or grading activities may take place until a Tree Preservation Plan has been approved. The Tree Preservation Plan shall identify and submit for approval by designated DPDS staff, a plan showing the location of Tree Preservation Areas on site (exclusive of areas dedicated as public right-of-way) prior to beginning any construction procedure (i.e., clearing, grading, demolition). All construction shall be conducted in accordance with the approved Tree Preservation Plan. A partial plan may be submitted to delineate clearing necessary for preliminary site investigation. All Tree Preservation Plans must be prepared in accordance with the standards set forth by DPDS.
9. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
 - a. The development plan must receive full construction approval from the Jefferson county Department of Public Works and Transportation (400 Fiscal Court Building) and the Metropolitan Sewer District (700 West Liberty).
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Development Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - e. The property owner, applicant, or developer shall submit to the Planning Commission and the Natural Resources and Environmental Protection Cabinet written procedures for tire/oil disposal that comply with applicable state and federal regulations. Said procedures shall be submitted prior to requesting a building permit and shall be followed for the duration of the use unless otherwise approved by the Planning Commission.
10. If a building permit is not issued within one year of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
11. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
12. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
13. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
14. If work is required within the easements causing removal or damage of landscape materials, the property owner shall be responsible for replacement of materials according to the approved landscape plan.
15. The dumpster shall not be emptied between the hours of 10 p.m. and 7 a.m.
16. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the March 7th, 2002 Planning Commission meeting. Canopy treatments for the gas station shall be submitted to the Planning Commission staff for review and approval.
17. The landscape plan shall be developed in consultation with Mr. Cain (12515 Old Lagrange Rd. Louisville, KY 40245) and Mr. Rick Wardlow, for specific landscape materials and placement of landscaping.

