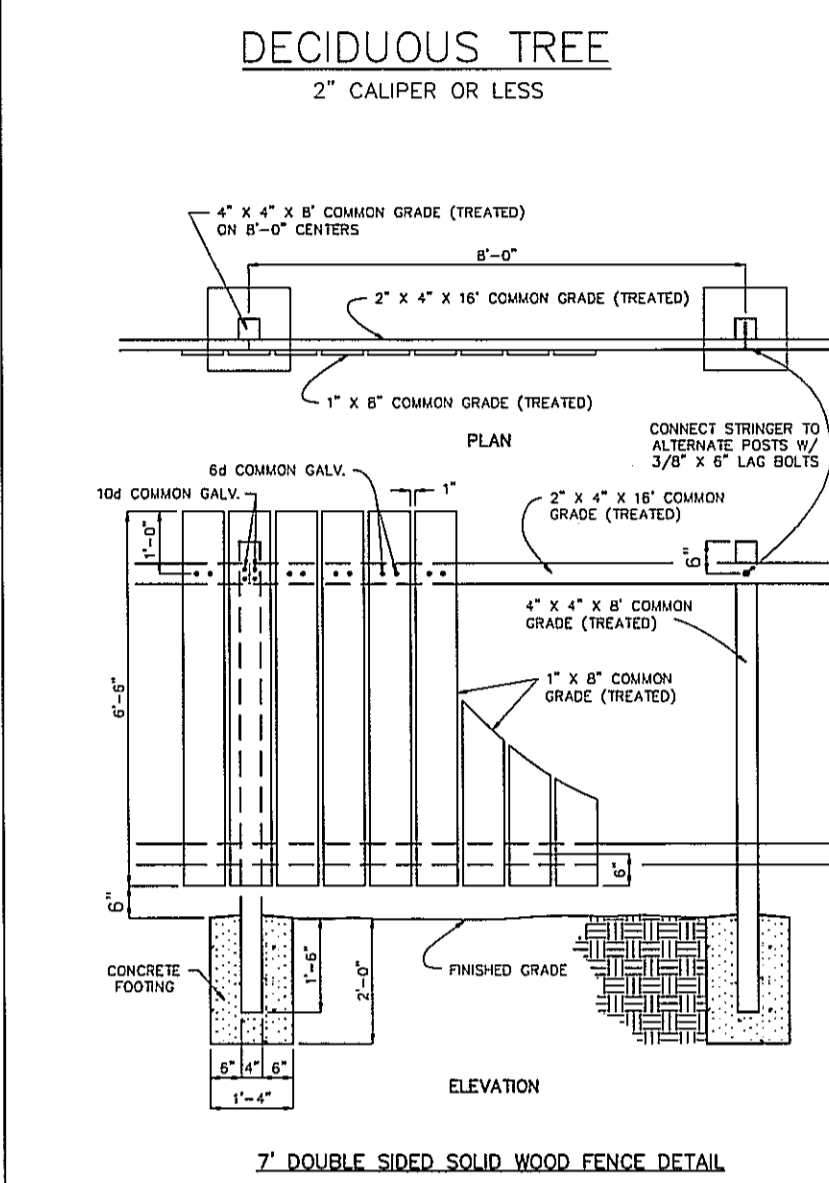


METRO WORKS AND KDOT NOTES:

- THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY.
- 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.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF. REFER TO LIGHTING NOTES.
- ACCESS EASEMENT AND MAINTENANCE AGREEMENT OF RECORD IN DEED BOOK 5905, PAGE 807, AFORESAID OFFICE. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.)
- DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
- STREET TREES (IF REQUIRED) SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.

LIGHTING NOTES:

ALL SITE LIGHTING SHALL BE FULLY SHIELDED AND ALL OTHER PROVISIONS SHALL BE FOLLOWED AS A MINIMUM. AT THE TIME A BUILDING PERMIT IS REQUESTED, THE APPLICANT SHALL SUBMIT A CERTIFICATION STATEMENT TO THE PERMIT ISSUING AGENCY, FROM AN ENGINEER, OR OTHER QUALIFIED PROFESSIONAL STATING THAT THE LIGHTING OF THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE AND SHALL BE MAINTAINED THEREAFTER. NO BUILDING PERMITS SHALL BE ISSUED UNLESS SUCH CERTIFICATION STATEMENT IS SUBMITTED. LIGHTING SHALL BE MAINTAINED ON THE PROPERTY IN ACCORDANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.



EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPC) PLAN, IF APPLICABLE, SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPC 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 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 LATELY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, 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.

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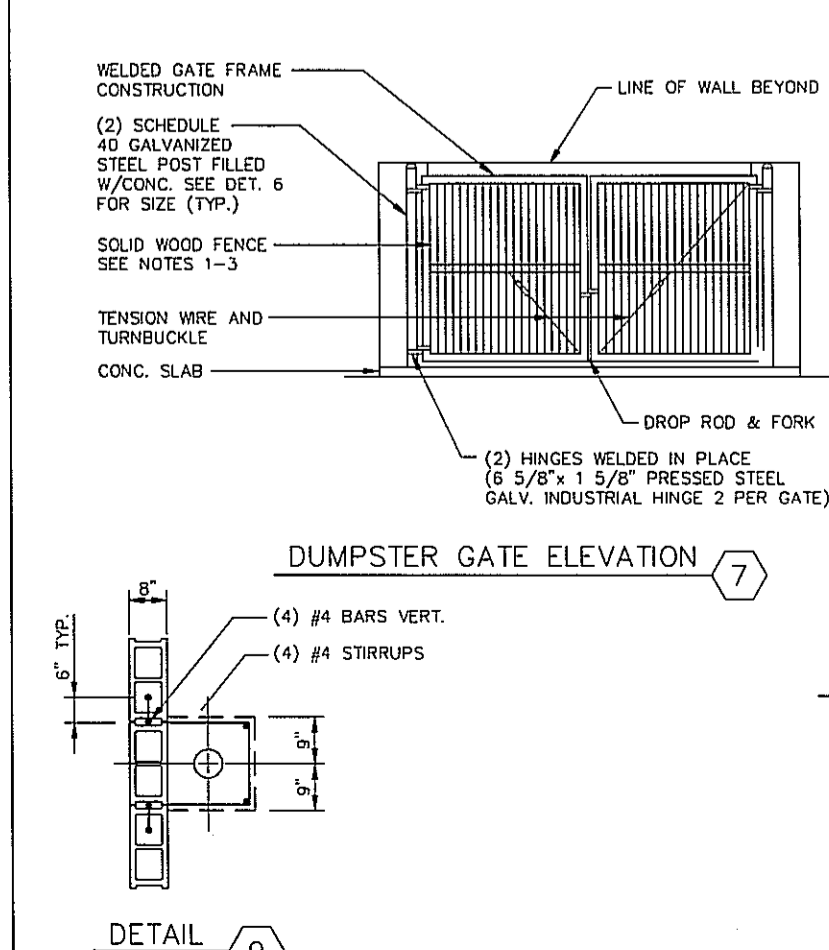
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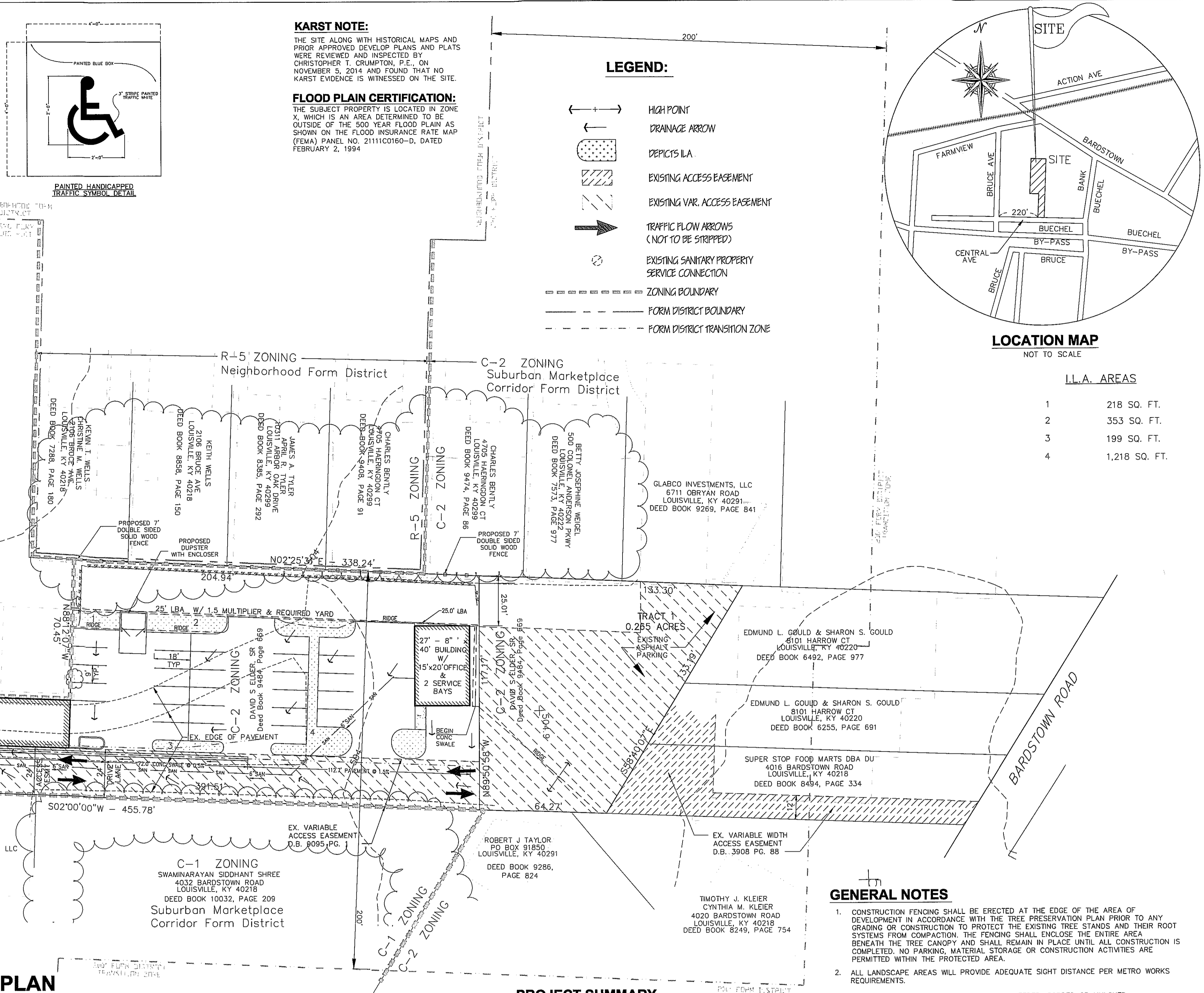
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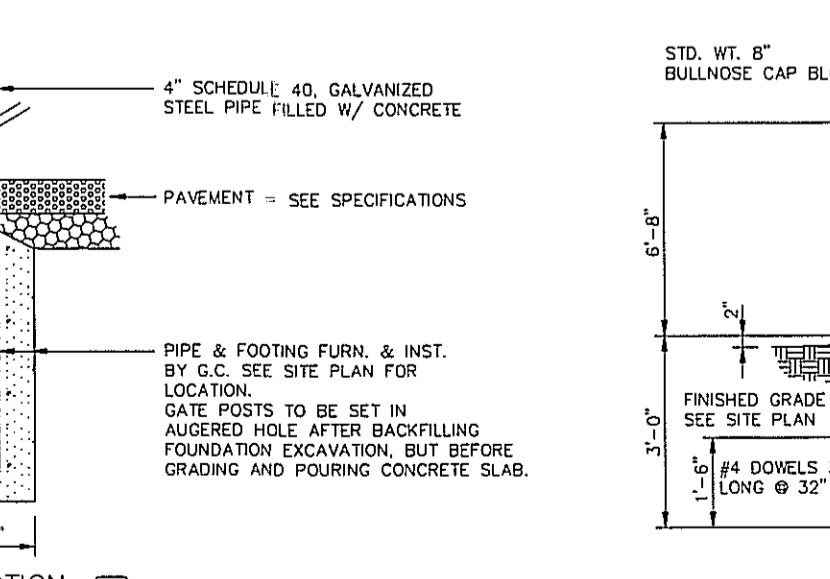


SITE PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 15' 30' 60'

SCALE: 1" = 30'



GATE NOTES

- CROSS MEMBERS 2" SCH. 40 GALVANIZED STEEL PIPE
- PROVIDE 2" MIN. (NOMINAL) WIDTH SOLID WOOD PRIVACY FENCE, FULL HEIGHT OF MASONRY ENCLOSURE.
- POSTS TOP AND BOTTOM RAILS OF FENCE AND GATES SHALL BE 2" O.D. GALVANIZED PIPE WITH 90° MALLEABLE BOX HINGES AND LOCKING DEVICE FOR GATES.
- FOR DUMPSTER LOCATION, SEE SITE PLAN.
- SUPPLY DROP ROD AND FORK ASSEMBLY WITH PADLOCK CAPABILITY FOR PAIRED GATES.

KARST NOTE:

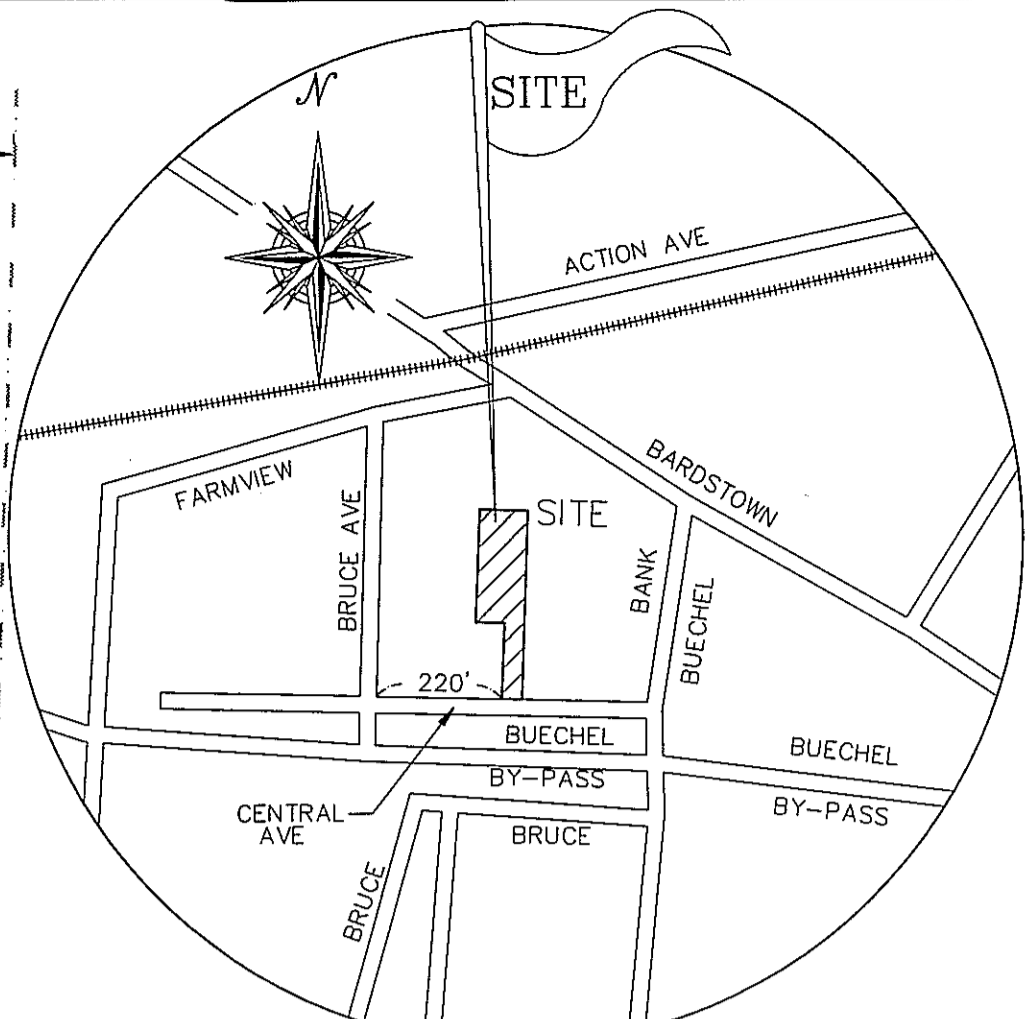
THE SITE ALONG WITH HISTORICAL MAPS AND PRIOR APPROVED DEVELOPMENT PLANS AND MAPS WERE REVIEWED AND INSPECTED BY CHRISTOPHER T. CRUMPTON, P.E., ON NOVEMBER 5, 2014 AND FOUND THAT NO KARST EVIDENCE IS WITNESSED ON THE SITE.

FLOOD PLAIN CERTIFICATION:

THE SUBJECT PROPERTY IS LOCATED IN ZONE X, WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FEMA) PANEL NO. 21111C0160-D, DATED FEBRUARY 2, 1994.

LEGEND:

- HIGH POINT
- DRAINAGE ARROW
- DEPICTS I.L.A.
- EXISTING ACCESS EASEMENT
- EXISTING VAR. ACCESS EASEMENT
- TRAFFIC FLOW ARROWS (NOT TO BE STRIPPED)
- EXISTING SANITARY PROPERTY SERVICE CONNECTION
- ZONING BOUNDARY
- FORM DISTRICT BOUNDARY
- FORM DISTRICT TRANSITION ZONE



LOCATION MAP
NOT TO SCALE

I.L.A. AREAS

1	218 SQ. FT.
2	353 SQ. FT.
3	199 SQ. FT.
4	1,218 SQ. FT.

PROJECT SUMMARY

SITE AREA	0.753 AC.
FORM DISTRICT	SMC
EX. ZONE	C-2
EX. USE	VACANT
PROP. USE	AUTOMOBILE REPAIR SERVICES
BUILDING AREA FOR BUILDING 1	3168 S.F.
TOTAL BUILDING AREA	3168 S.F.
SPACES REQUIRED FOR OFFICE/RETAIL AREA (720 SF)	2 MIN. 4 MAX.
SPACES REQUIRED FOR SERVICE BAYS (2448 SF)	10 MIN. 22 MAX.
SPACES PER BAY (4 BAYS WITH 2 EMPLOYEES)	PROPOSED BUILDING HEIGHT 1 STORY/17FT
BUILDING AREA FOR BUILDING 2	1107 S.F.
TOTAL BUILDING AREA	1107 S.F.
SPACES REQUIRED FOR OFFICE AREA (300 SF)	1 MIN. 2 MAX.
SPACES REQUIRED FOR SERVICE BAYS (807 SF)	6 MIN. 12 MAX.
SPACES PER BAY (2 BAYS WITH 2 EMPLOYEES)	19 MIN. 40 MAX.
TOTAL SPACES PROVIDED	35 SPACES INCLUDING 1 H/C SPACE & 6 BAY SPACES
PROPOSED BUILDING HEIGHT	1 STORY/22FT
V.U.A.	21,219 S.F.
I.L.A. REQUIRED	1,591 S.F. (7.5% of vuo)
I.L.A. PROVIDED	1,988 S.F.
GROSS SITE AREA	33,288 S.F.
TREE CANOPY REQUIRED	6,858 S.F. (20%)
EXISTING TREES CANOPY TO REMAIN	0 S.F.
TREES CANOPY PROVIDED	18,000 S.F.

GENERAL NOTES

- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT IN ACCORDANCE WITH THE TREE PRESERVATION PLAN PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR 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.
- ALL LANDSCAPE AREAS WILL PROVIDE ADEQUATE SIGHT DISTANCE PER METRO WORKS REQUIREMENTS.
- ALL UNPAVED DISTURBED AREAS SHALL BE SEED, SODDED OR MULCHED.
- DUMPSTER SHALL BE SCREENED WITH A BLOCK ENCLOSURE.
- MSD SANITARY SEWER AVAILABLE BY AN EXISTING CONNECTION, SUBJECT TO 1 AND 1 FEES.
- THERE ARE TREES TO BE PRESERVED ON THIS SITE.
- BOUNDARY DEPICTED IS FIELD VERIFIED BY BTM.
- EXISTING DRAINAGE STRUCTURES ON SITE WILL BE VERIFIED USABLE OR UPDATED DURING CONSTRUCTION PLAN PHASE TO BE UPDATED & UTILIZED FOR STORM DRAINAGE.
- CONSTRUCTION PLAN, BOND AND PERMIT ARE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- ACCESS TO THE SUBJECT PROPERTY IS FROM METRO ROADS ONLY, THEREFORE WE ARE PROVIDING THE FOLLOWING COMMENTS FOR THE BARSTOWN ROAD RIGHT-OF-WAY (SEE BELOW).
- 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 IF ANY OF THE CURRENT DRAINAGE STRUCTURES ARE ALTERED.
- 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.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
- SIDEWALK FEE-IN-LIEU HAD BEEN APPLIED TO THIS SITE.
- ALL ROOF DRAINS TO BE DIRECTED INTERNALLY.
- THE REGIONAL FACILITIES FEE HAS BEEN PAID ON THIS SITE ON 1-14-2008.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE ENTIRE SITE IS LAYING WITHIN A 200' FORM DISTRICT TRANSITION ZONE.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/23/14	REVISED PER AGENCY COMMENTS
2	11/7/14	REVISED PER AGENCY COMMENTS

RECEIVED

NOV 10 2014

PLANNING & DESIGN SERVICES

Site Design - Planning - Landscape Architecture - Project Management

ALPHA OMEGA INNOVATIONS, LLC

2425 Little Union Road, Q. Taylorville, KY 40071

Phone: 202.299.6678 Fax: 877.741.6213

chad@alphaomega.com www.alphaomega.com

3939 CENTRAL AVENUE

REVISED DETAIL DISTRICT DEVELOPMENT PLAN

PROPERTY ADDRESS: 3939 Central Avenue, Louisville, Kentucky 40218

Project: **3939 CENTRAL AVENUE**

Title: **REVISED DETAIL DISTRICT DEVELOPMENT PLAN**

OWNER: DAVID S. ELDER, SR. Deed Book 9484, Page 669 Tax Block 121, Lot 179 Louisville, Kentucky 40299

Draw By: CW

Checked By: CW

Scale: 1" = 30'

Drawing Date: 9-25-2014

Drawing Name: 2014-14-RDDDP

Sheet: **P1.00**