

IMPERVIOUS AREA (FOR MSD USE ONLY)

EXISTING IMPERVIOUS AREA: 21,098 SF (.48 AC)
PROPOSED IMPERVIOUS AREA: 23,908 SF (.55 AC)
TOTAL AREA OF SITE: 25,265 SF

SURVEY PROVIDED BY

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
"Serving the Bluegrass and Beyond"
3001 Taylor Springs Drive Louisville, Kentucky 40220
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APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 15DEVPLAN1148
APPROVAL DATE: 10/22/2015
EXPIRATION DATE: 10/22/2021
SIGNATURE OF PLANNING COMMISSION
SURVEY DATE: 7-20-15

GENERAL SURVEY NOTES

- 1. The reference meridian, being the bearing of South 35 degrees 12 minutes 32 seconds East, is the southwesterly line of Lyndon Lane, as determined by GPS observation.
- 2. Underground utilities, as depicted hereon, are based upon surface evidence observed during the survey, and no information provided by the respective utility companies. BTM Engineering, Inc. makes no guarantee that the underground utilities, as shown, comprise all such utilities in the area, either in service or abandoned.
- 3. The current Zoning / Form District of the subject property is C2 (Commercial) / TC (Town Center).
- 4. There are 21 regular parking spaces on the subject property.
- 5. This survey was made on the ground, as per the field notes shown on this survey, and correctly shows (i) the boundaries and areas of the subject property, the size, location, and type of buildings and improvements thereon, and the distance therefrom to the nearest facing exterior property lines of the subject property, (ii) the location of all rights-of-way, easements, and any other matters of record affecting or benefiting the subject property, as indicated in First American Title Insurance Company, Commitment Number NC5-729807-ATL, dated July 13, 2015, (of which I have knowledge or have been advised, whether or not of record), (iii) the location of the parking areas on the subject property showing the number of parking spaces provided thereby, (iv) all abutting dedicated public streets providing access to the subject property, together with the width and name thereof, and (v) all other significant items on the subject property.
- 6. All matters shown on recorded plots are shown on survey, if applicable.
- 7. There was no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.
- 8. There was no observed evidence of current earth moving work, building construction or building additions.
- 9. Adequate ingress to and egress from the subject property is provided by Lyndon Lane and Catherine Lane, the same being paved, dedicated, public rights-of-way.
- 10. The property as described on the survey complies with all applicable subdivision regulations and can be conveyed as a separate lot, without further approval from any applicable governmental authority.

TOWN CENTER (TC) FORM DISTRICT REQUIREMENTS

Setbacks

Front Setback/Built-to line and Street Side Yards. There is no minimum front setback/build-to-line or street side yard. The maximum front setback/build-to-line and street side yard shall be no greater than 15 feet from the edge of right-of-way.

Front Setback/Built-to line and Street Side Yard - Infill Context. Where at least 50% of the street frontage (linear distance) within the same block face is occupied by principal structures, the setback/build-to-line shall fall within the range of setbacks of the nearest two constructed properties or 15 feet, whichever is less.

Corner Lots. On corner lots, the building shall be constructed at the right-of-way line along both of the streets. Lots with more than one street corner shall build to the corner that contains frontage on the primary street. Additional buildings on the multi-corner lot shall be built to the secondary corner. The intersection of a street with an alley shall not be considered a street corner. Exceptions: 1) if a principal building or tenant entrance is at the corner, the angular facade containing the entrance may be recessed a maximum of 15 feet from the intersection of the two right-of-ways lines; 2) if the sidewalk abutting the corner property is less than the sidewalk width required by the applicable form district, the building may set back to permit the construction of the required sidewalk.

Side Yard Setback. The minimum setback shall be either of the following:

- i. There are no side yard setbacks except where adjacent to a residential use or zoning district, in which case a minimum side yard setback of 5 feet shall be maintained.
- ii. If the site is located at the edge of the TCFD, the depth of the required form district transition area/buffer yard must be maintained.

Rear Yard Setback. Minimum 5 feet from rear property line. The rear setback shall be the depth of the required form district transition area buffer yard if the site is located in the Form District Edge/Transition Zone.

Building Height

- i. Except as limited within the Form District Transition Zone, the maximum permitted building height is 120 feet.
- ii. Infill Context. Where 50 percent or more of the linear street frontage within the same or opposing block face is occupied by the principal structures exhibiting site design consistent with a traditional development pattern, the following additional standards shall apply:

- (a) Where there are highly uniform building heights (at least 50 percent of the structures on the block face have building heights that vary by 10 percent or less), the building height of the new structure shall fall within 10 percent of the average height.
- (b) Where there is more than 10 percent variation in building heights within the block face, the building heights of new buildings shall fall within the range of the building heights of the two nearest constructed properties.

FLOOD CERTIFICATION

According to Flood Insurance Rate Map (FIRM) Number 21111C0030E, dated December 5, 2006, the subject property is situated in Zone X and does not appear to be in any Special Flood Hazard Area.

NOTICE OF CONSTRUCTION (NOC) NOTE

THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING A NOTICE OF CONSTRUCTION TO MSD PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

METROPOLITAN SEWER DISTRICT NOTE

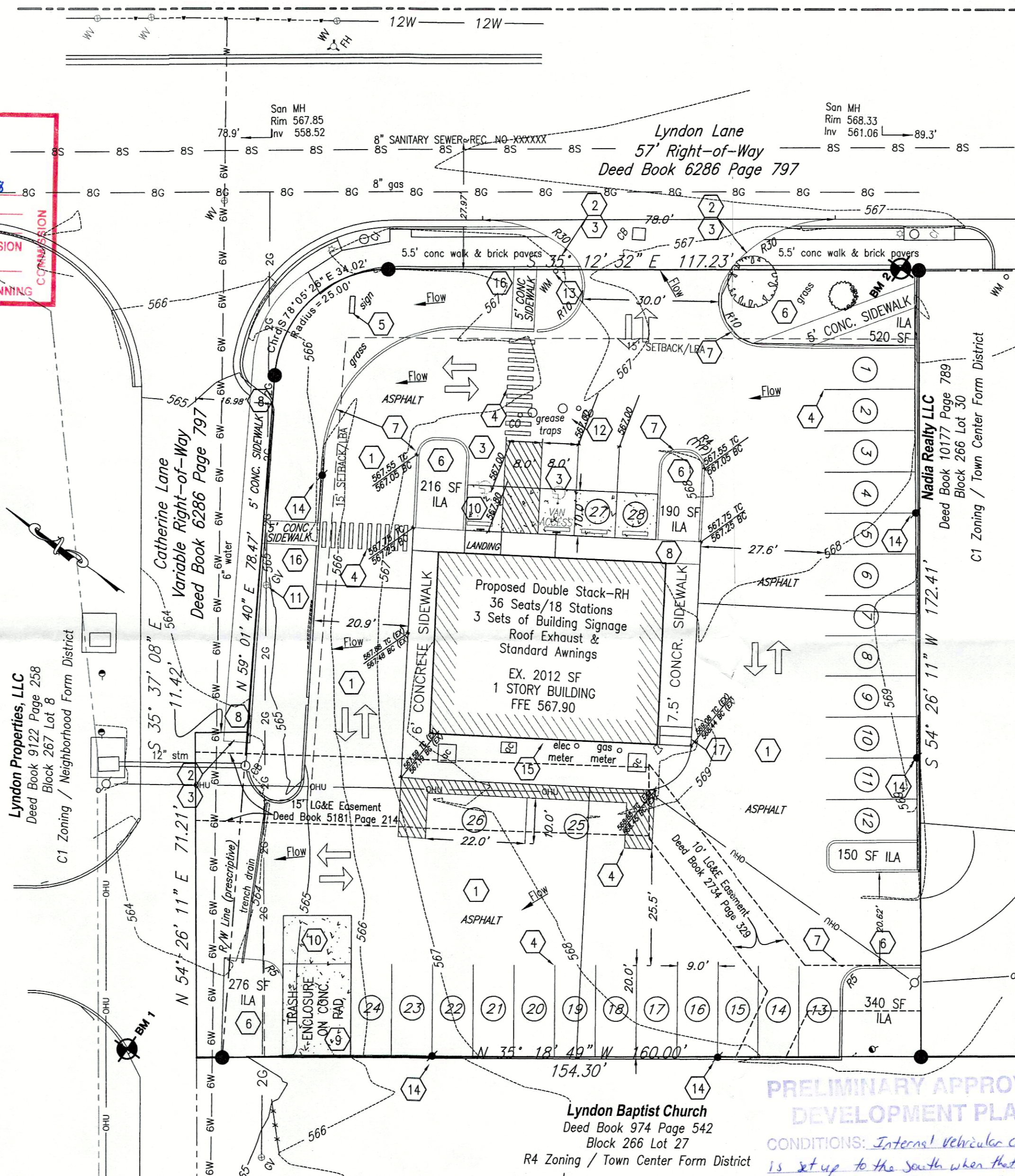
MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTNESS OR ACCURACY OF ALL ENGINEERING COMPUTATIONS REMAIN THE SOLE RESPONSIBILITY OF THE APPLICANT'S DESIGN PROFESSIONALS. MSD'S APPROVAL TO PROCEED WITH CONSTRUCTION IS BASED SOLELY ON THAT DESIGN PROFESSIONAL'S SEAL AND SIGNATURE. ALL STORM DRAINAGE SHALL CONFORM TO MSD STANDARD SPECIFICATIONS.

PROJECT ENGINEER'S NOTES

- 1. ENGINEER ASSUMES NO LIABILITY FOR DISCOVERY OF UNSUITABLE MATERIALS AND/OR ROCK.
- 2. THE UNDERSIGNED ENGINEER AND SURVEYOR HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN SET. CONSTRUCTION MEANS AND METHODS ARE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR.
- 3. THE UNDERSIGNED ENGINEER AND SURVEYOR HAVE NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

NOTICE OF INTENT (NOI) NOTE

THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT (NOI) TO OBTAIN COVERAGE UNDER THE KENTUCKY POLLUTANT DISCHARGE ELIMINATION SYSTEM (KPDES), STORM WATER GENERAL PERMIT, TO THE INVENTORY OF GENERAL MANAGEMENT SECTION, KENTUCKY DIVISION OF WATER, IF MORE THAN 1 AC. DISTURBED PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.



PLAN VIEW

SCALE: 1" = 20'
CONTOUR INTERVAL: 1'

SITE PERTINENT DATA

- 1. OWNER(S): WAFFLE HOUSE, INC. & MIDWEST WAFFLES, INC. 5986 FINANCIAL DRIVE NORCROSS, GEORGIA 30091 PHONE - (770) 729-5700 CONTACT: DENNY MUYERS
- 2. ENGINEER: ADVANCED CIVIL SOLUTIONS, PLLC 128 SHELTON ROAD RADCLIFF, KY 40160 PHONE - (270) 351-3605 CONTACT: MELISSA TOWNSEND SITE ADDRESS: 612 LYNDON LANE LOUISVILLE, KY 40222
- 3. TOTAL SITE ACREAGE: .58 AC
- 4. ZONE/FORM DISTRICT: C-2/TOWN CENTER
- 5. EXISTING LAND USE: COMMERCIAL-VACANT
- 6. PROPOSED LAND USE: COMMERCIAL-RESTAURANT 21111C0030E
- 7. FLOOD MAP PANEL: 21111C0030E
- 8. EXISTING PERVIOUS = 4,167 SF
- 9. EXISTING IMPERVIOUS = 21,098 SF
- 10. PROPOSED PERVIOUS = 1,357 SF
- 11. PROPOSED IMPERVIOUS = 23,908 SF
- 12. EX. BLDG AREA = 2012 SF
- 13. TRAFFIC STUDY REQUIREMENT CALCULATION: (2,012*14.12)/1000 = 28.41 TRIPS<200 TRIP. NOT REQUIRED.
- 14. VUA = 19,296 SF
- 15. ILA REQUIRED = 7.5% (19,296) = 1,448 SF ILA PROVIDED = 1,711 SF
- 16. PARKING CALCULATIONS: REQUIRED MIN. = 16 STALLS MAX = 40 STALLS SPACES PROVIDED = 28 STALLS & 2 HC STALL

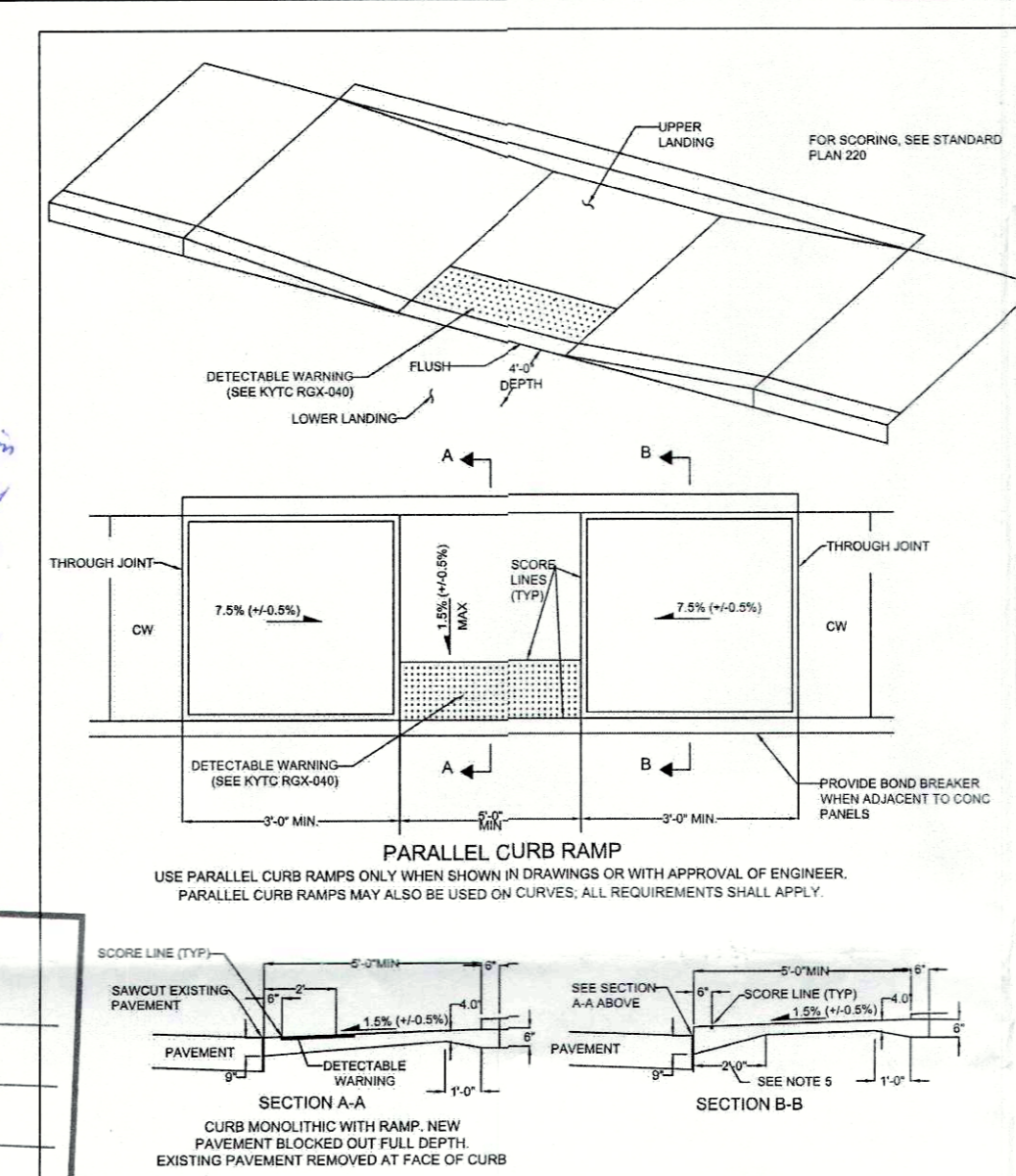
PRELIMINARY APPROVAL
Condition of Approval:
Tony Kelly 10/21/15
Development Engineer Date

GENERAL NOTES

- 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE INDICATED.
- 2. RIGHT OF WAY AND/OR UTILITY MARKERS DISTURBED BY CONTRACTOR SHALL BE RESTORED, AT CONTRACTOR'S EXPENSE.
- 3. TRAFFIC ACCESSIBILITY FOR HIGHWAYS SHALL NOT BE ALTERED OR IMPACTED BY CONSTRUCTION OR CONSTRUCTION ACTIVITIES.
- 4. CONTRACTOR SHALL MINIMIZE TRAFFIC DISRUPTION AND MAINTAIN TRAFFIC ACCESSIBILITY. TRAFFIC CONTROL SIGNAGE M.U.T.C.D. COMPLIANT SHALL BE PROVIDED DURING ALL CONSTRUCTION ACTIVITIES WITHIN RIGHT OF WAY.
- 5. DUST CONTROL MEASURES SHALL BE IN PLACE DURING CONSTRUCTION TO MINIMIZE PARTICULATE FROM REACHING ROADS AND NEIGHBORING PROPERTIES.
- 6. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, A JEFFERSON COUNTY PUBLIC WORKS & KYTC ENCROACHMENT PERMIT MUST BE OBTAINED BY ENGINEER. CONSTRUCTION PLANS AND BOND REQUIRED PRIOR TO CONSTRUCTION APPROVAL. CONTRACTOR SHALL VERIFY PERMIT PRIOR TO ANY ACTIVITIES.
- 7. ALL SIDEWALKS, EQUIPMENT PADS & CURBS ARE 4000 PSA CONCRETE UNLESS OTHERWISE NOTED.
- 8. ALL SAFETY PROCEDURES, MATERIALS AND METHODS OF CONSTRUCTION TO MEET CURRENT STANDARDS AND SPECIFICATIONS FOR FEDERAL, STATE AND LOCAL AGENCIES. STRICTEST REQUIREMENT SHALL GOVERN.
- 9. CRUSHED STONE BACKFILL TO BE INSTALLED IN 6" LIFTS COMPACTED TO 95% PROCTOR.
- 10. THERE SHALL BE NO OVERNIGHT OPEN TRENCHES.
- 11. CONSTRUCTION ACTIVITIES SHALL NOT CAUSE OR CREATE ANY HEALTH HAZARDS.
- 12. CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 13. REFER TO SHEET C-2 FOR EROSION CONTROL MEASURES
- 14. REFER TO LANDSCAPE PLAN FOR PLANTING SCHEDULE AND DETAILS.
- 15. THE OWNER/DEVELOPER WILL MAINTAIN TARC TRANSIT STOP ON AN AS NEEDED BASIS.
- 16. PROPOSED SIGN IS WITHIN 75' OF BUILDING.
- 17. PARKING STALLS IN FRONT OF BUILDING SHALL HAVE WHEEL STOPS INSTALLED.
- 18. UTILITY SERVICE CONNECTIONS NOTED BASED ON EVIDENCE FOUND IN THE FIELD. TRUE LOCATION NOT KNOWN.
- 19. DOWNSPOUTS SHALL SPLASH ON GRADE.

CLEARING AND GRADING

- 1. PROPOSED ELEVATIONS/CONTOURS WILL ADD 1" ASPHALT FINISH COAT TO EXISTING CONTOURS IN PAVED AREAS. THERE ARE NO PROPOSED MODIFICATIONS TO ELEVATIONS.
- 2. ALL FILLS AND BACKFILLS UNDER PAVED AREAS SHALL BE DGA. ALL FILLS AND BACKFILLS NOT IN PAVED AREA SHALL BE SELECT EARTH MATERIAL, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS UNLESS DGA IS INDICATED.
- 3. CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- 4. ALL DISTURBED AREAS SHALL BE PROTECTED FROM EROSION. CONTRACTOR SHALL RESTORE TO ORIGINAL CONDITION. PROPERTY DISTURBED BY HIS OPERATIONS.
- 5. CONTRACTOR SHALL INSTALL SILTATION CONTROL MEASURES PRIOR TO STARTING GRADING/CLEARING ACTIVITIES.
- 6. STOCKPILES MUST BE STABILIZED OR COVERED AT THE END OF EACH WORK DAY. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CONSTRUCTION EQUIPMENT CLEARANCE UNDER OHU LINES.
- 7. INSTALLATION OF SHORING AND BRACING ON TRENCH SIDE WALLS, WHERE NECESSARY, SHALL BE USED TO PREVENT CAVING AND LIMIT TRENCH WIDTH. NO GRADE SHALL EXCEED 3:1.
- 8. CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.



HC RAMP (STD DWG NO. 225D)

NO SCALE

SITE DRAINAGE DATA

- 1. TOTAL SITE ACREAGE: 0.58 ACRES
- 2. AREA DISTURBED: 0.07 ACRES
- 3. PRE FLOWS TO LYNDON LANE: Q(10) = 95(5.35)(.48)=2.44 CFS Q(100) = 95(7.35)(.48)=3.35 CFS
- 4. POST FLOWS TO LYNDON LANE: Q(10) = 95(5.35)(.55)=2.80 CFS Q(100) = 95(7.35)(.55)=3.84 CFS
- 5. INCREASES IN IMPERVIOUS AREA RESULT IN INCREASED FLOWS THAT ARE NEGLIGIBLE. NO DETENTION OR WATER QUALITY MEASURES NECESSARY.

EXISTING UTILITIES NOTE

THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. LOCATION, SIZE AND MATERIAL SHOWN ON UTILITIES ARE FROM AVAILABLE RECORDS, SUPPLIED BY THE RESPECTIVE UTILITY COMPANY. B.U.D. MUST BE NOTIFIED 48 HOURS PRIOR TO ANY EXCAVATION FOR VERIFICATION OF LOCATION, SIZE AND MATERIAL, CALL 811.



LEGEND

- Boundary
- Right of Way
- Adjacent Property
- Easement
- Storm Sewer
- Water
- Gas
- Overhead Utilities
- Utility Pole
- Guy
- Light Pole
- Catch Basin
- Water Meter
- Telephone Pedestal
- Electric Transformer
- Water Valve
- Fire Hydrant
- Gas Valve
- Indicates Direction of Traffic Flow
- Flow Arrow

KEYNOTES:

- 1. ASPHALT PAVEMENT-INSTALL SURFACE COAT.
- 2. TRUNCATED DOME ADA WARNING DEVICE (ARMOR TILE OR EQUIVALENT).
- 3. HANDICAP ACCESSIBLE RAMP.
- 4. PAVEMENT STRIPING/MARKING AND IN ACCORDANCE WITH KENTUCKY TRANSPORTATION CABINET/DEPARTMENT OF HIGHWAYS "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND M.U.T.C.D. LATEST EDITION. HANDICAP STALL SHALL HAVE SIGN INSTALLED AS SHOWN.
- 5. PROPOSED SIGN LOCATION. (SAME LOCATION AS EX. SIGN)
- 6. LANDSCAPE AREA. COORDINATE LOCATION, SPECIE AND QUANTITY WITH LANDSCAPE PLAN.
- 7. CURB.
- 8. CONCRETE SIDEWALK WITH TURNDOWN.
- 9. TRASH ENCLOSURE.
- 10. CONCRETE APRON.
- 11. GAS VALVE-ASSUMED SERVICE TIE.
- 12. SANITARY CLEANOUT & GREASE TRAP-ASSUMED 6" SERVICE TIE.
- 13. WATER METER-ASSUMED SERVICE TIE TO 1 1/2" SERVICE LINE.
- 14. LIGHT POLE. LIGHT SHALL BE DIRECTED TO PAVEMENT.
- 15. WALL MOUNTED LIGHT DIRECTED TO PAVEMENT.
- 16. CONCRETE SIDEWALK.
- 17. 2'-2'X6" BICYCLE PARKING SPOTS.

BENCHMARKS (NAVD 88)

- BM 1 Chiseled square on top of concrete curb, approximately 10' north of centerline of Catherine Lane. Elev. 664.74
- BM 2 Chiseled square on concrete sidewalk, approximately 2.5' northwest of southeast property corner. Elev. 667.62

SHEET INDEX

- C-1 DEVELOPMENT PLAN
- C-2 EX. CONDITIONS, DEMOLITION & EPSC
- L-1 LANDSCAPE PLAN & STANDARD DETAILS

WM# 7887

PLAN CERTAIN DP CASE NO.: 15DEVPLAN1148

WAFFLE HOUSE, INC. APPROVALS

SIGNATURE _____ DATE _____
SIGNATURE _____ DATE _____
SIGNATURE _____ DATE _____
SIGNATURE _____ DATE _____

Advanced Civil Solutions, PLLC
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Radcliff, Kentucky 40160
Tel: (270) 351-3605
Fax: (270) 877-2815
email: mtownsend@bcwcc.com



DEVELOPMENT PLAN for WAFFLE HOUSE

Table with columns: DATE, REVISION DESCRIPTION, PER PLANNING COMMENTS. Includes revision 1 dated 10/9/15.

PROJECT NAME: **WAFFLE HOUSE**
UNIT #: 612 LYNDON LN LOUISVILLE, KY 40222 JEFFERSON COUNTY TAX BLOCK 266, LOT 1

SHEET TITLE: **DEVELOPMENT PLAN**
PROJECT No. 729807 SHEET No. C-1
DATE: 8/10/15 ISSUE No. 3 of 2

