

**GENERAL NOTES:**

- 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.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTON 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 WORTHINGTON/MIDLETOWN FIRE DISTRICT.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARIES TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO GREATLY GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 4' WIDE MINIMUM, AND 5' WIDE IF CONNECTING A HANDICAP PARKING SPACE TO A BUILDING ENTRANCE. ALL WALKWAYS SHALL BE ADA COMPLIANT.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- ALL EXISTING STRUCTURES AND DRIVEWAYS NOT OTHERWISE PROPOSED TO BE IMPROVED ON SITE TO BE REMOVED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- A KARST SURVEY MAY BE REQUIRED WHICH IDENTIFIES ALL KARST TERRAIN FEATURES FOUND BY SITE INSPECTION GEOLOGICAL MAP, SOIL MAPS, ETC. PER LDC 4.9.3.

**DETENTION CALCULATIONS**

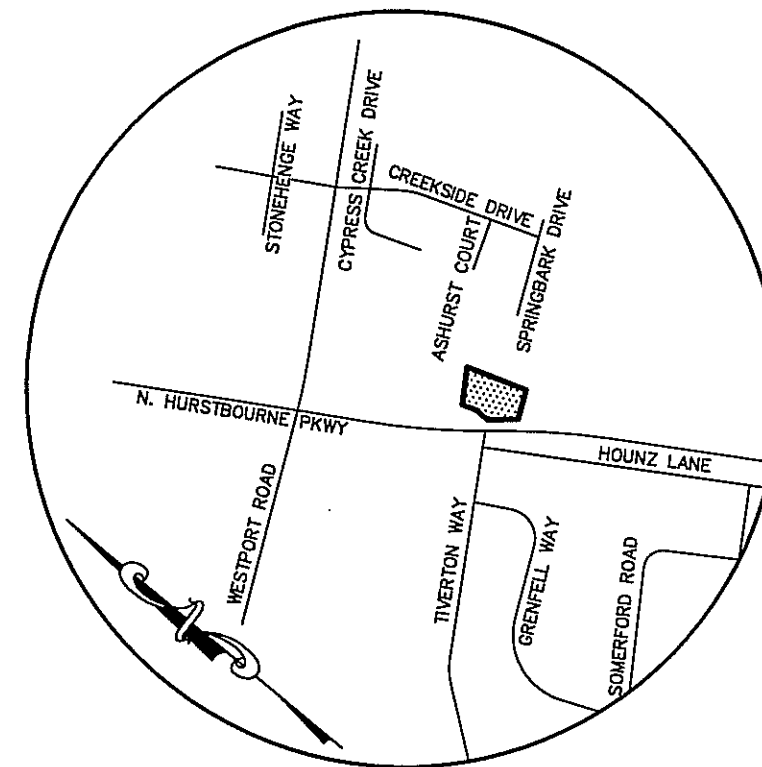
2.8/12 (0.7-0.25) 1.43 ACRES = .15 AC/FT

**MSD NOTES:**

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FORMAN WASTEWATER TREATMENT PLANT BY PROPERTY SERVICE CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION: DETENTION WILL BE PROVIDED IN THE EP TOM SAWYER PARK BASIN, ONLY WITH APPROVAL BY THE COMMONWEALTH OF KY. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNING SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN MSD DRAINAGE BOND WILL BE REQUIRED; AND SITE SUBJECT TO MSD'S REGIONAL FACILITY FEE.
- AN EASEMENT PLAT FOR THE THROUGH DRAINAGE SYSTEMS MUST BE SUBMITTED TO MSD PRIOR TO CONSTRUCTION APPROVAL.
- FOR CONSTRUCTION APPROVAL, MSD WILL REQUIRE A LETTER FROM THE COMMONWEALTH OF KENTUCKY TO ALLOW OFF-SITE DRAINAGE FROM SUBJECT PROPERTY INTO THE EXISTING TOM SAWYER PARK DETENTION BASIN. NEITHER AN OFF-SITE EASEMENT, NOR A DETENTION BASIN ANALYSIS WILL BE REQUIRED BY MSD.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH 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.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM-MAPPING, (211100018E).
- MSD'S WATER QUALITY STANDARDS FOR STORMWATER DESIGN WILL NOT BE REQUIRED FOR THIS PROJECT SUBSEQUENT TO ITS FILING BEFORE THE JULY 30TH DEADLINE FOR THESE CURRENT STANDARDS.

**PUBLIC WORKS AND KTC NOTES:**

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
- CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
- UPON DEVELOPMENT OR REDEVELOPMENT OF THE PROPERTY TO THE EAST, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO THE NORTH.
- A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO THE NORTH.



LOCATION MAP NO SCALE

**PROJECT DATA:**

EXISTING FORM DISTRICT	N
EXISTING ZONING	R-4 VACANT
EXISTING USE	C-2
PROPOSED ZONE	RETAIL & AUTO CARE CENTER
PROPOSED USE	
SITE AREA	1.43 ± AC.
BUILDING AREA:	
DAYCARE CENTER (1 STORY)	8,450 ± S.F.
AUTO CARE CENTER (1 STORY)	4,240 ± S.F.
TOTAL	12,690 ± S.F.
FLOOR AREA RATIO	0.20
BUILDING HEIGHT	MAX. 30' HT.
PARKING REQUIRED:	
RETAIL CENTER (1/250 S.F.- MAX., 1/150 S.F.-MIN.)	34-56 SPACES
AUTO CARE CENTER (MIN. 1/EMPLOYEE, PLUS 2 SP./BAY MAX. 1/EMPLOYEE, PLUS 5 SP./BAY)	20-40 SPACES
	54-96 SPACES
PARKING PROVIDED (INCLUDING 3 HOCP SPACES AND BAY PARKING)	55 SPACES
BICYCLE PARKING PROVIDED (LONG TERM=2 SPACE, SHORT TERM=2 SPACES)	
*ONE LONG TERM PARKING SPACE IS PROVIDED WITHIN EACH BUILDING.	

**LANDSCAPE DATA:**

VEHICLE USE AREA	24,925± S.F.
I.L.A. REQUIRED (7.5% X VUA)	1,869± S.F.
I.L.A. PROVIDED	2,424± S.F.

**TREE CANOPY DATA:**

TREE CANOPY CATEGORY	CLASS C (0%-40%)
GROSS SITE AREA	62,291± S.F.
EXISTING TREE CANOPY	(12%) 7,506 ± S.F.
PRESERVED TREE CANOPY	(0%) 0 ± S.F.
NEW TREE CANOPY COVERAGE AREA	(20%) 12,458 ± S.F.
TOTAL TREE CANOPY COVERAGE REQUIRED	(20%) 12,458 ± S.F.

\*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LOIC, FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

**LEGEND**

	EXISTING CONTOUR
	EXISTING TREE MASS
	EXISTING TREE
	EXISTING FENCE
	EXISTING WATER LINE W/ SIZE
	EXISTING OVERHEAD UTILITIES
	EXISTING GAS W/ SIZE
	EXISTING UNDERGROUND UTILITIES
	EXISTING UTILITY POLE
	EXISTING DOWN GULLY
	EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
	EXISTING HEADWALL W/ PIPE
	EXISTING DITCH
	EXISTING SANITARY MANHOLE W/PIPE
	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
	PROPOSED SLOPED & FLARED HEADWALL W/PIPE
	PROPOSED DITCH/SWALE
	PROPOSED SANITARY MANHOLE W/PIPE
	PROPOSED FLOW ARROW
	PROPOSED REQUIRED YARD
	PROPOSED LANDSCAPE BUFFER AREA
	PROPOSED INTERIOR LANDSCAPE AREA

**VARIANCE REQUEST**

A VARIANCE IS REQUESTED FOR THE RETAIL BUILDING TO EXCEED THE MAXIMUM FRONT YARD SETBACK OF EIGHTY (80) FEET PER LDC 5.3.1.C.5

**STORMWATER POLLUTION PREVENTION PLAN NOTE: (LOUISVILLE METRO)**

THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND- DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP 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.

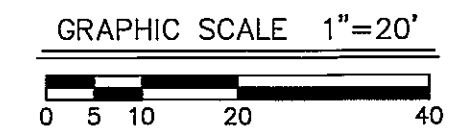
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

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



CASE # 13ZONE1013  
09-057-03  
MSD WM #10239

**PRELIMINARY APPROVAL**  
 Condition of Approval:  
 Development Review Date:  
 LOUISVILLE & JEFFERSON COUNTY  
 METROPOLITAN SEWER DISTRICT  
 EXIST. DUMPSTER W/ ENCLOSURE

SAWYER SHOPS, LLC  
 12949 SHELBYVILLE ROAD  
 LOUISVILLE, KY  
 T.B. 13, LOT 83  
 D.B. 8367, PG. 415  
 C-1  
 SMC

EXIST. UTILITY CABINET  
 EXIST. PARKING LOT  
 EXIST. DUMPSTER W/ ENCLOSURE  
 EXIST. BUILDING

PROPOSED RETAIL 1 STORY-8,450 S.F.  
 PROPOSED PAVEMENT CONNECTION TO ADJACENT (NORTH) PROPERTY DEVELOPMENT. (SEE NOTE 9)

PROPOSED AUTO CARE CENTER 1 STORY-4,240 S.F.  
 PROPOSED 15' SAN. SEWER & DRAIN. ESMT.

PROPOSED 5' SIDEWALK  
 PROPOSED RAMP (TYP. SIDEWALK)  
 PROPOSED CURB INTO EXIST. CURB AND GUTTER

PROPOSED 5' SIDEWALK  
 PROPOSED 5' SIDEWALK  
 PROPOSED 5' SIDEWALK

PROPOSED 5' SIDEWALK  
 PROPOSED 5' SIDEWALK  
 PROPOSED 5' SIDEWALK

**RECEIVED**  
 JAN 28 2014  
 Planning & DESIGN SERVICES

**Mindel, Scott & Associates, Inc.**  
 Planning - Urban Design - Surveying - Landscape Architecture  
 Utility Consulting - Property Management  
 515 Jefferson Boulevard, Louisville, KY 40219  
 Phone (502) 485-5555 Fax (502) 485-1008 Email: msa@mindelmsa.com

**OWNER/DEVELOPER**  
 S&L VENTURES, LLC  
 4016 SPRING MILL PLACE  
 LOUISVILLE, KY. 40245

**DETAILED DISTRICT DEVELOPMENT PLAN**  
**HONEST-1 AUTOCARE**  
 2801 NORTH HURSTBOURNE PARKWAY  
 LOUISVILLE KY 40223  
 TAX BLOCK 13 LOT 77  
 DEED BOOK 10135 PAGE 537

12/22/13	METRO DPSS COMMENTS	
12/22/13	AGENCY COMMENTS	
07/24/14	perm. assessment/submit/submit	

Vertical Scale: N/A  
 Horizontal Scale: 1"=20'  
 Date: 9/10/13  
 Job Number: 3145  
 Sheet  
 1  
 of 1

13ZONE1013