

GENERAL NOTES

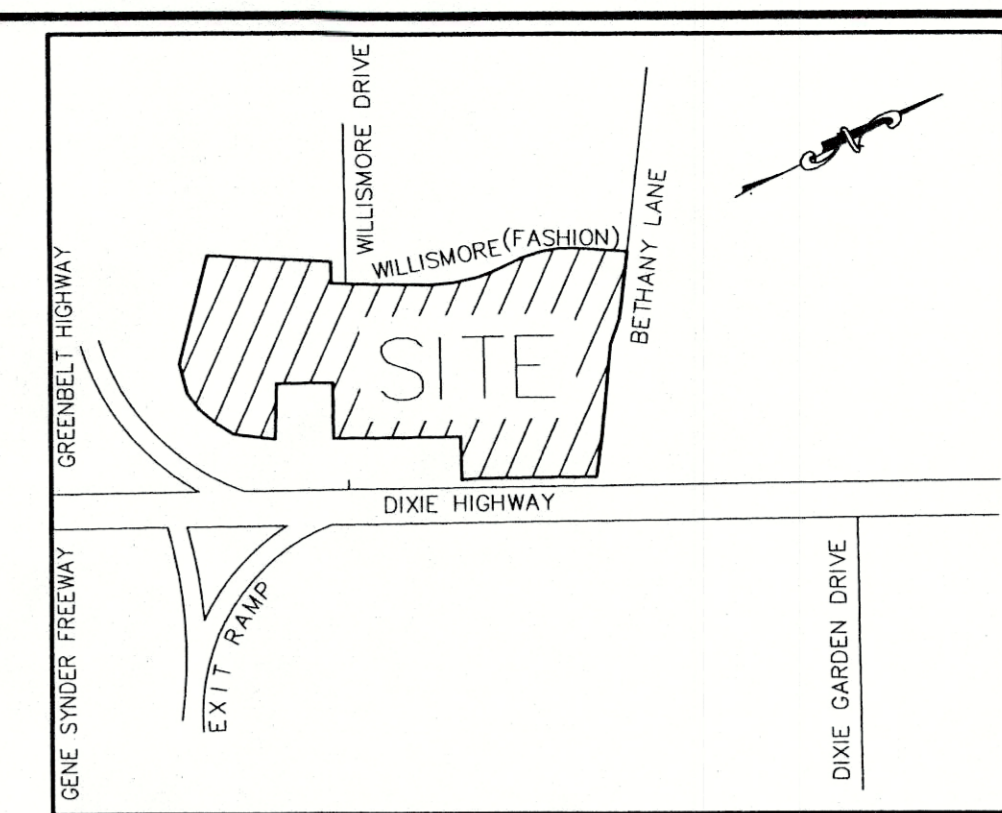
- Parking areas and drive lanes to be a hard and durable surface.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0104 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
- All dumpsters and service structures are to be screened per Chapter 10 of the LDC.
- The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
- 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.

- Sanitary sewers will connect to the Derek Guthrie Waste Water Treatment plant by existing property service connections and subject to applicable fees.
- KY Transportation Cabinet (KTC) approval required prior to construction approval.
- 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.
- Construction plans, bond and Kentucky Transportation Cabinet permit will be required prior to construction approval by Metro Public Works.
- Right-of-way dedication will be required and recorded prior to construction approval.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- An Access Agreement with the Jones property shall be recorded prior to Metro Public Works granting construction plan approval.
- The portion of Willismore Drive R/W crossing the subject site was closed by Ordinance 50, Series 2004 dated April 9, 2004.
- Approval from MSD's Industrial Waste Department will be required prior to construction approval.
- 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. Landscaping on plans will need to be reviewed for a sign.

- Site lighting should not shine in the eyes of drivers. If it does, it should be re-directed, shielded or turned off.
- All drainage structures within state Right of Way shall be state design.
- All existing curb cuts are to be removed and the verge to be constructed per Metro Public Works standards.
- Metro Public Works encroachment permit and bond are required for all work done in the Willismore Drive (Fashion Way) and Bethany Lane right-of-ways.
- A shared parking and crossover access agreement will be recorded between Tracts 1 and 2 prior to construction approval for Tract 1.
- The proposed retail/restaurant building on Tract 1 will require individual sanitary sewer connections per MSD's FOG policy.

WAIVER REQUESTS:

- A Landscape Waiver is requested for Tract 1 from Section 10.3.5.8 and Section 10.2.4.B of the Louisville Metro Land Development Code for an encroachment of more than 50% into the Greenbelt Highway Buffer Area by the proposed detention basin and its associated Variable Sewer & Drainage Easement. The required landscape materials will be provided.
- A Landscape Waiver is requested from Section 10.2.4.B of the Louisville Metro Land Development Code to allow the proposed Sewer & Drainage Easements on Tract 1 to encroach more than 50% into the 5 ft Landscape Buffer Area required adjacent to the Jones' property. The property is zoned C-1 and is a residential use. The required landscape materials and screening will be provided.
- A Waiver is requested from Section 5.9.2.A.1.b.i of the Louisville Metro Land Development Code to allow the proposed pedestrian connection to the development to be more than 50 ft from the existing Dixie Highway YARC stop.
- A Sidewalk Waiver is requested from Section 5.8.1.B of the Louisville Metro Land Development Code to waive a sidewalk along the Greenbelt Highway access ramp property frontage and a portion of the Dixie Highway property frontage. A portion of the Dixie Highway frontage walk will be provided.



PRELIMINARY APPROVAL
 Condition of Approval:
 Development Review
 Date: 12/29/10
 Louisville & Jefferson County Metropolitan Sewer District

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 Conditions:
 An off-site roadway improvement schematic for Bethany Lane is required to be submitted and approved by MPW.
 Date: 12/29/10
 Louisville & Jefferson County Metro Public Works

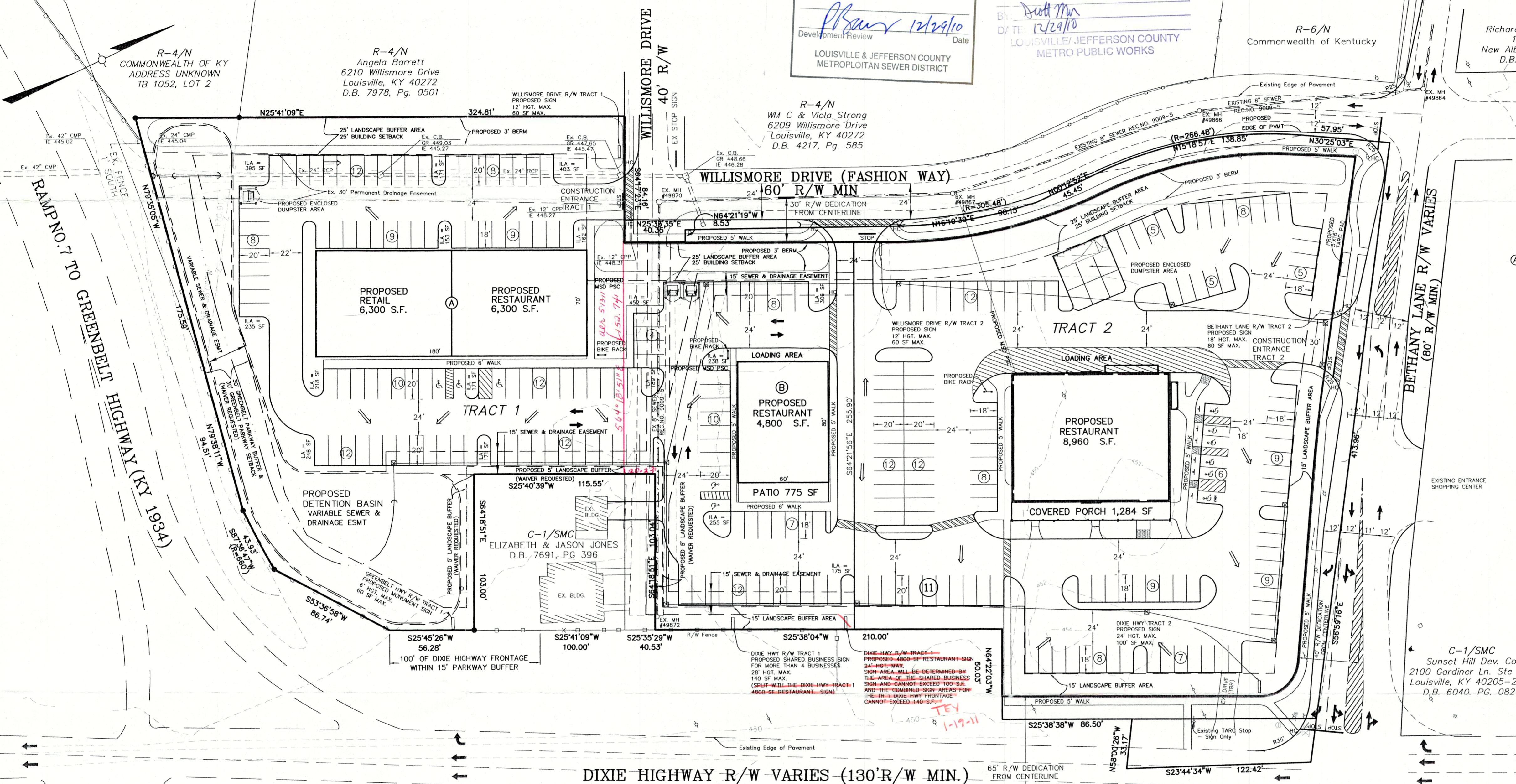
R-6/N
 Richardson Survivors Trust
 108 Army Court
 New Albany, IN 47150-6500
 D.B. 9260, PG. 0195

TRACT 1 DATA

TOTAL TRACT 1 AREA	= 2.76 Ac.
R/W DEDICATION AREA	= 0.02 Ac.
NET TRACT 1 AREA	= 2.74 Ac.
EXISTING ZONING	= C-1
EXISTING FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= VACANT
PROPOSED USE	
(A) RETAIL	= 6,300 SF
(A) RESTAURANT	= 6,300 SF
(B) RESTAURANT	= 4,800 SF
TOTAL BUILDING AREA	= 17,400 SF
FLOOR AREA RATIO	= 0.2 (1.0 MAX ALLOWED)
(A) BUILDING HEIGHT	= 25 FT. (45 FT. TRANSITION ZONE MAX)
PARKING REQUIRED	MIN MAX
(A) RESTAURANT (6300/125 MIN.; 6300/50 MAX.)	= 50 126
(A) RETAIL (6300/250 MIN.; 6300/150 MAX.)	= 25 42
(B) RESTAURANT (4800/125 MIN.; 4800/50 MAX.)	= 38 96
PATIO (775/125 MIN.; 775/50 MAX.)	= 6 16
TOTAL PARKING REQUIRED	= 119 MIN 280 MAX
TOTAL PARKING PROVIDED	= 132 SP (INCLUDES 5 HC)
BIKE PARKING	= 4 SP REQ'D 6 SP PRV'D
VEHICULAR USE AREA	= 49,839 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 3,737 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 3,940 SF

TRACT 2 DATA

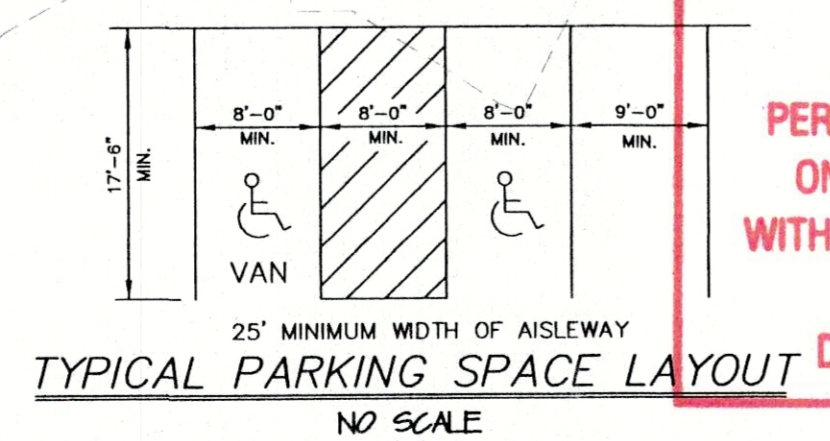
TOTAL TRACT 2 AREA	= 2.69 Ac.
R/W DEDICATION AREA	= 0.44 Ac.
NET TRACT 2 AREA	= 2.25 Ac.
EXISTING ZONING	= C-1
EXISTING FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= VACANT
PROPOSED USE	= RESTAURANT
BUILDING AREA	= 8,960 SF
COVERED PORCH	= 1,284 SF
TOTAL	= 10,244 SF
FLOOR AREA RATIO	= 0.1 (1.0 MAX ALLOWED)
BUILDING HEIGHT	= 25 FT. BLDG., 30 FT. CHIMNEY 45 FT. TRANSITION ZONE MAX
PARKING REQUIRED	MIN MAX
RESTAURANT (8960/125 MIN.; 8960/50 MAX.)	= 72 179
TOTAL PARKING PROVIDED	= 126 SP (INCLUDES 6 HC)
BIKE PARKING	= 2 SP REQ'D 4 SP PRV'D
VEHICULAR USE AREA	= 57,673 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 4,325 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 4,650 SF



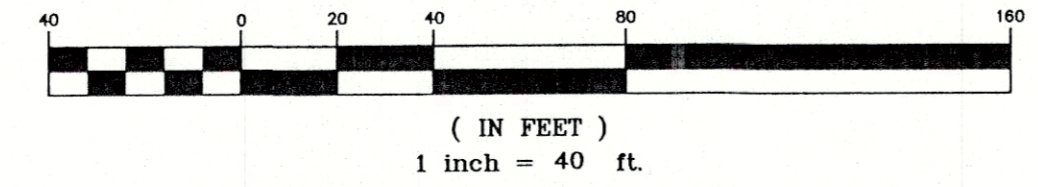
R-4/N
 Bethany Memorial Park & Cemetery
 P.O. Box 1511
 Elizabethtown, KY 42702-1511
 D.B. 5882, PG. 0043

DETENTION BASIN CALCULATIONS

$X = \Delta C R A / 12$
 $\Delta C = 0.69 - 0.37 = 0.32$
 $A = 5.3$ ACRES
 $R = 2.8$ INCHES
 $X = (0.32)(5.3)(2.8) / 12 = 0.40$ AC.-FT.
 REQUIRED X = 17,424 CU. FT.
 PROVIDED BASIN = 16,000 SQ.FT.
 TOTAL = 16,000 SQ.FT. @ APPROX. 3.5 FT. DEPTH
 = 32,028 CU.FT. > 17,424 CU.FT.
 EX IMPERVIOUS = 48,530 SF
 PROPOSED IMPERVIOUS = 150,710 SF
 INCREASE IN IMPERVIOUS = 102,180 SF



GRAPHIC SCALE



NOTICE
 PERMITS SHALL BE ISSUED
 ONLY IN CONFORMANCE
 WITH THE BINDING ELEMENTS
 OF THIS DISTRICT
 DEVELOPMENT PLAN.

APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO: 14971
 APPROVAL DATE: 1/12/11
 EXPIRATION DATE: 1/12/13
 SIGNATURE OF PLANNING COMMISSION: [Signature]
 METRO PLANNING COMMISSION

R-4/N
 Bethany Memorial Park & Cemetery
 P.O. Box 1511
 Elizabethtown, KY 42702-1511
 D.B./3895, PG. 0549

OWNER: 7410 DIXIE LLC
 4901 FERN VALLEY ROAD
 LOUISVILLE, KY 40219
 SITE ADDRESSES: UNASSIGNED ADDRESS
 T.B. 1052 LOT 35
 LOUISVILLE, KY 40219
 D.B. 8346 PGL 457
 11000 DIXIE HIGHWAY
 LOUISVILLE, KY 40272
 T.B. 1052 LOT 35
 D.B. 8413, PG. 743
 6202 WILLISMORE DRIVE
 LOUISVILLE, KY 40272
 T.B. 1052 LOT 35
 D.B. 8346, PG. 457
 CASE: 14971
 RELATED CASE: 9-51-03
 1-12-03
 COUNCIL DISTRICT - 14
 FIRE PROTECTION DISTRICT - PLEASURE RIDGE
 W.M. # 7543

RECEIVED
 DEC 22 2010
 PLANNING & DESIGN SERVICES

NO.	DATE	DESCRIPTION	BY

PROJECT DATA
 FILE NAME: 01143 RDDP OCT 2010.DWG
 DATE: 12-22-10
 SCALE: 1"=40'
 DRAWN BY: JH
 CHECKED BY: AER

REVISIONS
 DESCRIPTION
 DATE
 NO.

REVISOR'S SEAL
 ENGINEER'S SEAL

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 LAND SURVEYING - LANDSCAPE ARCHITECTURE
 ENGINEERS
 505 W. MARKET STREET
 LOUISVILLE, KENTUCKY 40202
 PH: (502) 261-2976 FAX: (502) 261-9974

REVISOR'S SEAL
 ENGINEER'S SEAL
 DEVELOPER:
THIEMAN COMMERCIAL
 7410 DIXIE LLC
 P.O. BOX 991064
 LOUISVILLE, KENTUCKY 40269

JOB NO. 01143
 SHEET 1 OF 1