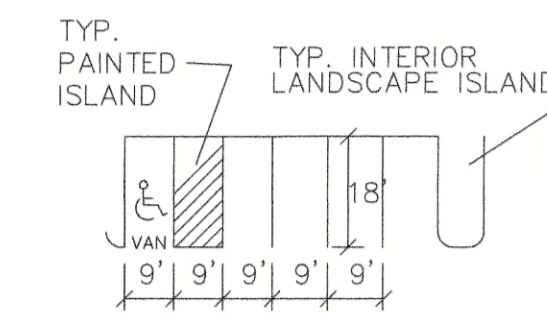


PAINTED HANDICAPPED TRAFFIC SYMBOL DETAIL



TYPICAL PARKING DETAIL

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCO) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPCO PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPCO 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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-32.

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.

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. 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.

SURVEY LEGEND

- IRON PIN (FOUND)
- IRON PIN (SET)
- ⊕ SANITARY SEWER MANHOLE
- ⊙ ANCHOR
- ⊙ UTILITY POLE
- ⊕ WATER VALVE
- ⊙ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ GAS VALVE
- ⊙ CABLE PEDESTAL
- ⊕ TELEPHONE PEDESTAL
- ⊕ STORM SEWER MANHOLE
- ⊕ DROP BOX INLET
- ⊕ CURB BOX INLET
- ⊕ ROAD SIGN
- ⊕ MAILBOX
- ⊕ LAMP POLE

PRELIMINARY APPROVAL

Condition of Approval: MUST MEET

MSD WATER QUALITY

PERMITS

Tommy Kelly For Pms 9/16/15

Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

SITE PLAN

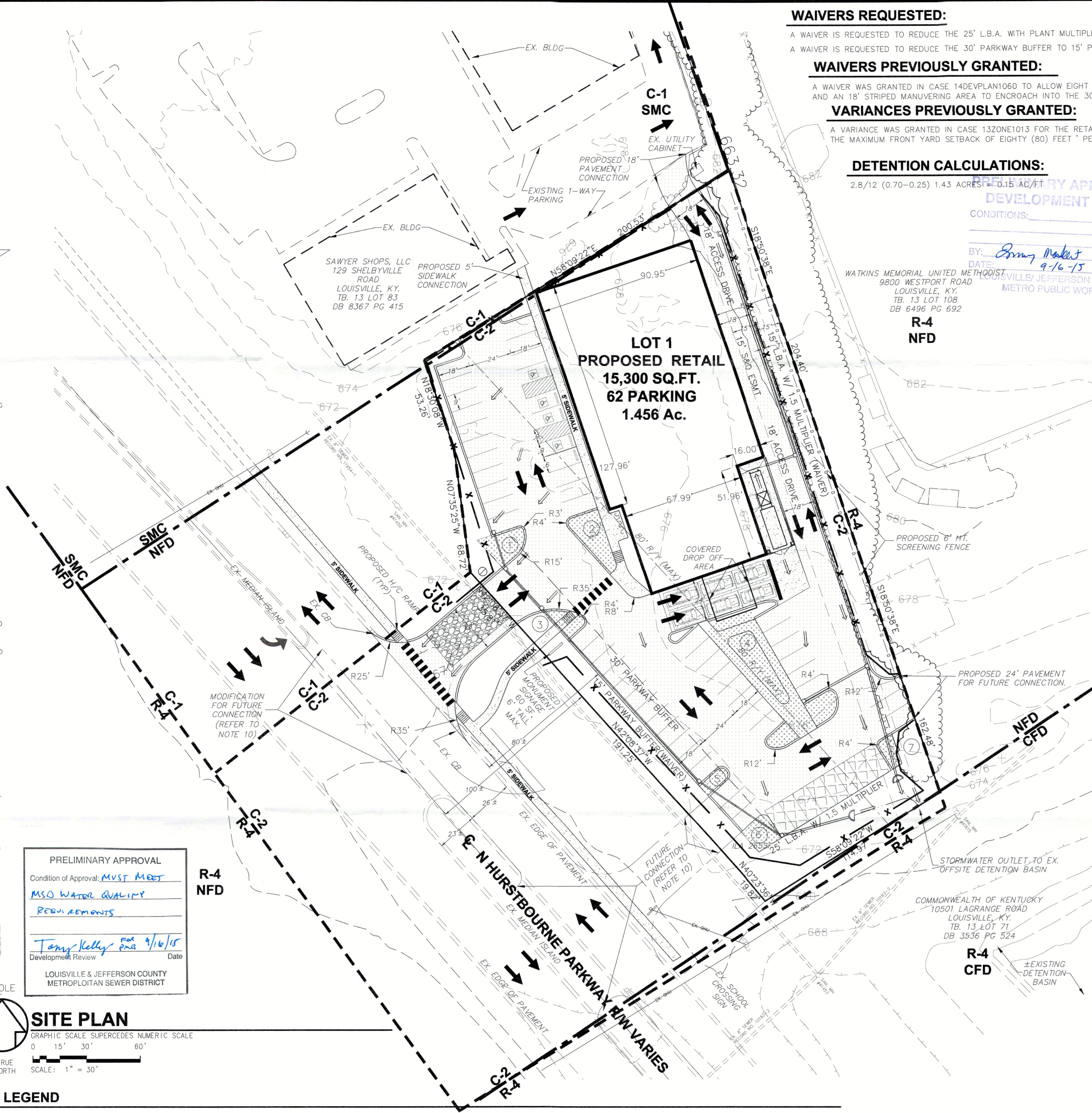
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 15' 30' 60'

SCALE: 1" = 30'

LEGEND

- ← DENOTES DRAINAGE FLOW
- ⊕ PROPOSED BIKE RACK SHORT TERM
- ⊕ EXISTING ZONING BOUNDARY
- ⊕ EXISTING ZONING BOUNDARY
- ⊕ SITE BOUNDARY
- ⊕ PROPOSED SILT FENCE
- ⊕ EXISTING HYDRANT LOCATION
- ⊕ PROPOSED PERMEABLE PAVEMENT
- ⊕ HEADWALL
- ⊕ CATCH BASIN
- ⊕ DRAINAGE MANHOLE
- ⊕ PROPOSED PEDESTRIAN CROSSING
- ⊕ PROPOSED PSC
- ⊕ CONSTRUCTION ENTRANCE
- ⊕ 6' HEIGHT SCREENING FENCE



WAIVERS REQUESTED:

A WAIVER IS REQUESTED TO REDUCE THE 25' L.B.A. WITH PLANT MULTIPLIER TO 15' PER LDC 10.2.4
 A WAIVER IS REQUESTED TO REDUCE THE 30' PARKWAY BUFFER TO 15' PER LDC 10.3.5

WAIVERS PREVIOUSLY GRANTED:

A WAIVER WAS GRANTED IN CASE 14DEVPLAN1060 TO ALLOW EIGHT (8) PARKING SPACES AND AN 18' STRIPPED MANUEVERING AREA TO ENCRACH INTO THE 30' PARKWAY BUFFER.

VARIANCES PREVIOUSLY GRANTED:

A VARIANCE WAS GRANTED IN CASE 13ZONE1013 FOR THE RETAIL BUILDING TO EXCEED THE MAXIMUM FRONT YARD SETBACK OF EIGHTY (80) FEET PER LDC 5.3.1.C.5

DETENTION CALCULATIONS:

2.8/12 (0.70-0.25) 1.43 ACRES @ 0.15 AC/FT

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: Ermy Madant

DATE: 9-16-15

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

SITE DATA:

FORM DISTRICT	N
EXISTING ZONING	C-2
EXISTING USES:	VACANT
LOT SIZE	±63,393 S.F. (1.45 AC)
PROPOSED USES:	DISCOUNT STORE / RETAIL
BUILDING HEIGHT	24' (1-STY)
PROPOSED RETAIL SPACE	15,300 SF
FLOOR AREA RATIO	0.24 FAR
PARKING REQUIREMENTS:	1/300 MIN. 1/200 MAX.
DISCOUNT PARKING REQ:	3 SPACES
ACCESSIBLE PARKING REQUIRED	4 SPACES
ACCESSIBLE PARKING PROVIDED	51 MIN.
PARKING REQUIRED	54 SPACES
ASPHALT PARKING PROVIDED	8 SPACES
PERMEABLE PARKING REQUIRED (+/-)	62 SPACES
PARKING PROVIDED	4 LONG & 4 SHORT TERM SPACES
BICYCLE SPACES REQUIRED	4 LONG & 4 SHORT TERM SPACES
PARKING SPACES PROVIDED	4 LONG & 4 SHORT TERM SPACES
LANDSCAPE REQUIREMENTS	
PROPOSED V.U.A.	30,697 S.F.
ILA REQUIRED	2,302 SF (7.5%)
ILA PROVIDED	3,552 SF (11.9%)
TREE CANOPY	
TCPA CATEGORY	C
SITE AREA	±63,393 S.F. (1.45 AC)
EXISTING TREE CANOPY	7,506 S.F. (12%)
PERSERVED TREE CANOPY AREA	0 S.F. (0%)
NEW TREE CANOPY AREA	12,679 SF (20%)
TOTAL TREE CANOPY COVERAGE AREA REQ.	12,679 SF (20%)

MSD NOTES:

1. 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.
2. 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 SHOWN IS FOR CONCEPT PURPOSES ONLY. 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.
3. AN MSD DRAINAGE BOND WILL BE REQUIRED; AND THE SITE IS SUBJECT TO MSD'S REGIONAL FACILITY FEE.
4. AN EASEMENT PLAT FOR THE THROUGH DRAINAGE SYSTEMS MUST BE SUBMITTED TO MSD PRIOR TO CONSTRUCTION PLAN APPROVAL.
5. 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.
6. 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.
7. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111C0018E.

PUBLIC WORKS & KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGN SHALL BE PERMITTED IN THE STATE AND METRO WORKS R/W.
2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
4. 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.
5. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W WITHOUT WRITTEN APPROVAL.
6. CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
7. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
8. 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.
9. A CROSS ACCESS AGREEMENT IN RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC. A CROSS ACCESS AGREEMENT IN RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC. A CROSS ACCESS AGREEMENT IN RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC. A CROSS ACCESS AGREEMENT IN RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.

GENERAL NOTES:

1. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPERS EXPENSE.
2. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERCTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACTON OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHOWER ENCLOSED 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 ACTIVITY SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. THE DEVELOPMENT LIES WITHIN THE WORTHINGTON/MIDDLETOWN FIRE DISTRICT.
5. ALL LUMINARY 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 PARKWAY) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS IN RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
6. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PAD TO BE SCREENED PER CHAPTER 10 OF THE LDC.
7. ALL RADI TO BE 4.5' UNLESS OTHERWISE INDICATED.
8. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
9. ALL INTERIOR SIDEWALKS THAT ADJUT 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.
10. THE LANDSCAPING TREE CANOPY PLAN FOR CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
11. ALL EXISTING STRUCTURES IN DRIVEWAYS NOT OTHERWISE PROPOSED TO BE IMPROVED ON SITE TO BE REMOVED.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
13. A KARST SURVEY MAY BE REQUIRED WHICH IDENTIFIES ALL CARST TERRAIN FEATURES FOUND BY SITE INSPECTION GEOLOGICAL MAP, SOIL MAPS, ETC. PER LDC 4.9.3.

PREV. CASE # 13ZONE1013, 09-057-03 & MSD WM#10239



REVISIONS

NO.	DATE	DESCRIPTION

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2801 Hurstborne Parkway

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

PROPERTY ADDRESS: 2801 NORTH HURSTBOURNE PARKWAY, LOUISVILLE, KENTUCKY 40223

DEVELOPER: WNA HOLDINGS, LLC, 9936 SHELBYVILLE ROAD, LOUISVILLE, KY 40245, DB 01315 PG 537, PARCEL ID: 00130070000

SEP 02 2015
 PLANNING & DESIGN SERVICES

Draw By: CW
 Checked By: CW
 Scale: 1" = 30'

Drawing Date: 5/23/2015
 Drawing Name: 2014-20-P100
 Sheet: P1.00