

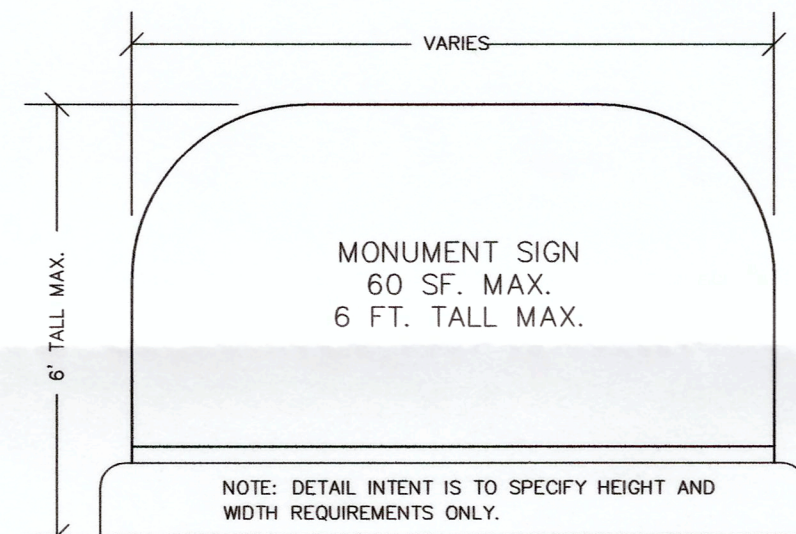
PRELIMINARY APPROVAL
 Condition of Approval:

 Development Review Date

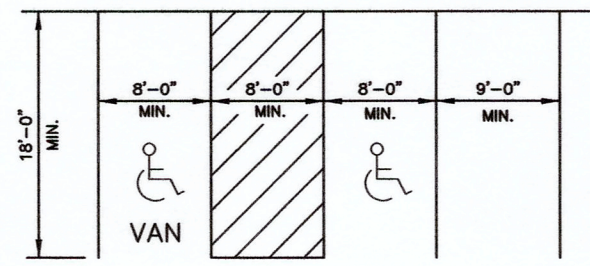
LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

**PRELIMINARY APPROVAL
 DEVELOPMENT PLAN**
 CONDITIONS:

BY: *Anna Minkert*
 DATE: 7-15-15
 LOUISVILLE/JEFFERSON COUNTY
 METRO PUBLIC WORKS



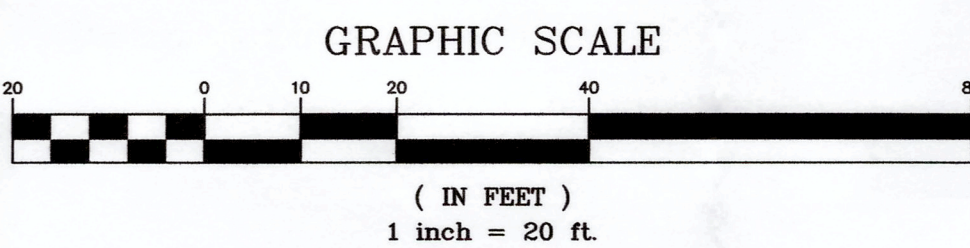
**MONUMENT SIGN DETAIL
 NOT TO SCALE**



**TYPICAL PARKING SPACE LAYOUT
 NO SCALE**

LEGEND

- = PROPOSED C.U.P. AREA
- = EXISTING TREE
- = PROPOSED STONE BAG INLET PROTECTION
- = PROPOSED SILT FENCE



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	43,571 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	20% (8,714 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	11% (4,800 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	10% (4,320 S.F.)
TOTAL TREE CANOPY ARE TO BE PROVIDED	=	21% (9,120 S.F.)

OWNER:
 MO BLANKENBAKER LLC
 8044 MONTGOMERY ROAD STE 710
 CINCINNATI, OH 45236

SITE ADDRESS:
 11400 MAIN STREET
 LOUISVILLE, KY 40243
 TAX BLOCK 2990, LOT 13
 D.B. 9887, PG. 01000

CONDITIONAL USE PERMIT:

- A Conditional Use Permit is requested for Outdoor Alcohol Sales and Consumption for a restaurant in the C-1 Zoning District by Section 4.2.42 of the Louisville Metro Land Development Code.

WAIVER:

- A Waiver is requested from Chapter 10.3.6 of the Louisville Metro Land Development Code to reduce the 25' Main Street Scenic Corridor Buffer Area from 25' to 20' and to waive the required berm.

PROJECT DATA

TOTAL SITE AREA	=	1.0± Ac.
EXISTING ZONING	=	C-1 (C.U.P. REQUESTED)
FORM DISTRICT	=	SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	=	UNDEVELOPED
PROPOSED USE	=	RESTAURANTS
PROPOSED BUILDING AREA + PATIO AREA	=	10,825 SF (8,540 SF + 2285 SF PATIO)
BUILDING HEIGHT	=	30' (60' MAX. ALLOWED)
F.A.R.	=	0.2 (1.0 MAX. ALLOWED)
PARKING REQUIRED		MIN. MAX.
EXISTING SHOPPING CENTER - 103,194 SF		
4 SP/1000 S.F. MIN.	=	413 SP
5 SP/1000 S.F. MAX.	=	516 SP
PROPOSED RESTAURANTS + PATIO		
10,825 SF/125 S.F. MIN.	=	87 SP
10,825 S/50 S.F. MAX.	=	217 SP
TOTAL PARKING REQUIRED	=	500 SP 733 SP
TOTAL PARKING PROVIDED	=	530 SPACES
EXISTING SHOPPING CENTER	=	(15 HC SP INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	=	2 LONG TERM/4 SHORT TERM (LONG TERM PROVIDED INDOORS)
TOTAL VEHICULAR USE AREA	=	18303 SF
INTERIOR LANDSCAPE AREA REQUIRED	=	1373 SF
INTERIOR LANDSCAPE AREA PROVIDED	=	2833 SF

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- All lighting will be directed down and away from adjacent residential properties.
- City of Douglass Hills approval is required.

MSD NOTES:

- Sanitary sewer service will be provided by connection and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0048 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.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- Sanitary Sewer Capacity has been approved by MSD by letter dated May 26, 2015.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices. The area of disturbance for this development will be under the 1 acre threshold that would trigger a water quality requirement.
- All retail shops must have individual connections per MSD's fats, oils, and grease policy.
- Detention is provided offsite in the existing detention basin for Middletown Christian Village at 401 Christian Village Circle.
- MSD drainage bond required prior to MSD construction plan approval.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

The approved erosion prevention and sediment control (EPSC) plan shall be implemented during construction until the contributing drainage areas are seeded and stabilized. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMPs shall be installed per the plan and MSD standards.

Detention basins, if applicable, shall be constructed first and shall perform as sedimentation basins during construction.

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-02.

Where construction or land disturbance 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 calendar days after the activity has ceased.

Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin.

All storm drainage shall conform to MSD standard specifications.

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.

RECEIVED
 JUL 13 2015
 PLANNING & DESIGN SERVICES
 CURRENT CASE: 15DEVP101091
 CURRENT CASE: 15CUP1021
 RELATED CASE: 9-38-94

COUNCIL DISTRICT - 19
 FIRE PROTECTION DISTRICT - MIDDLETOWN
 MSD WM #11212

NO.	DATE	DESCRIPTION	BY

PROJECT DATA
 FILE NAME: 15056-DDDP.dwg
 DATE: 7-15-15
 SCALE: AS SHOWN
 CHECKED BY: AER
 DRAWN BY: JH/SBS

DETAILED DISTRICT DEVELOPMENT PLAN & CONDITIONAL USE PERMIT
 DEVELOPER
 CNL COULTER PROPERTIES LLC
 2555 SARATOGA DRIVE
 LOUISVILLE, KY 40205

LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERS • LAND SERVICES • LANDSCAPE ARCHITECTURE
 609 WASHINGTON AVE., SUITE 101
 LOUISVILLE, KENTUCKY 40202
 TEL: 502.251.4444
 FAX: 502.251.4444
 WWW.LDD&D.COM

DEVELOPER
 CNL COULTER PROPERTIES LLC
 2555 SARATOGA DRIVE
 LOUISVILLE, KY 40205

JOB NO. 15056
 SHEET 1 OF 1

SCUP1021