

LEGEND

- EX. WATER VALVE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. DRAINAGE LINE AND CATCH BASIN
- EX. SANITARY SEWER
- EX. CONTOUR
- EX. TREE MASS OR TREE LINE
- PROP. DRAINAGE LINE AND CATCH BASIN
- PROP. SILT FENCE
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE (TGR)
- (TBR) = TO BE REMOVED

PROJECT SUMMARY

| | |
|------------------------------------|---------------------------------------|
| EXISTING ZONE | R-4 |
| EXISTING FORM DISTRICT | N (NEIGHBORHOOD) |
| EXISTING USE | SINGLE-FAMILY RESIDENTIAL |
| PROPOSED ZONE | C-1 |
| PROPOSED USE | DINE-IN RESTAURANT & ICE CREAM PARLOR |
| GROSS SITE ACREAGE | 1.34 AC. (58,370 SQ.FT.) |
| BUILDING HEIGHT (MAX. ALLOWED 25') | 22 FT. |
| BUILDING SQ.FT. (RESTAURANT) | 5,000 SQ.FT. |
| BUILDING SQ.FT. (ICE CREAM PARLOR) | 2,400 SQ.FT. |
| TOTAL BUILDING SQ.FT. | 7,400 SQ.FT. |
| FLOOR AREA RATIO (MAX ALLOWED 1.0) | 0.13 |
| V.U.A. | 18,278 SQ.FT. |
| I.L.A. REQUIRED (7.5%) | 1,371 SQ.FT. |
| I.L.A. PROVIDED | 1,769 SQ.FT. |

PARKING SUMMARY

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| REQUIRED PARKING (RESTAURANT) | 40 SPACES |
| MIN. (1 SP / 125 SQ.FT.) | 100 SPACES |
| MAX. (1 SP / 50 SQ.FT.) | |
| REQUIRED PARKING (ICE CREAM PARLOR) | 12 SPACES |
| MIN. (1 SP / 200 SQ.FT.) | 24 SPACES |
| MAX. (1 SP / 100 SQ.FT.) | |
| TOTAL PARKING REQUIRED | 52 SPACES |
| MIN. | 124 SPACES |
| MAX. | |
| PROVIDED PARKING | 45 SPACES |
| STANDARD SPACES | 3 SPACES |
| HANDICAP SPACES | 48 SPACES |
| TOTAL PARKING PROVIDED | 5 SPACES |
| 10% TARC CREDIT | |

- GENERAL NOTES**
- (---) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
 - ALL SITE LIGHTING WILL BE DIRECTED DOWN AND AWAY FROM ADJOINING RESIDENCES.
 - ALL PARKING SPACES ARE 9 FEET WIDE BY 18' FEET DEEP UNLESS OTHERWISE NOTED.
 - CONSTRUCTION FENCING SHALL BE ERRECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE PROTECTED AREA.
 - BOND AND ENCROACHMENT PERMIT REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 - SITE IS SUBJECT TO REGIONAL FACILITY FEES.
 - DIVISION OF WATER PERMIT REQUIRED.
 - KDOT PERMIT REQUIRED, NO DIRECT VEHICULAR ACCESS TO THE OUTER LOOP.
 - MSD FLOODPLAIN PERMIT REQUIRED.
 - FLOODPLAIN COMPENSATION REQUIRED FOR FILLING AND INCREASED RUNOFF AT 1.5:1.
 - IWD APPROVAL REQUIRED.
 - LOCAL REGULATORY FLOODPLAIN ELEVATION 468.1.
 - FLOODPLAIN COMPENSATION SHALL BE MITIGATED BY PURCHASING CREDIT AT AN APPROVED FLOODPLAIN COMPENSATION BANK.
 - A RECIPROCAL PARKING AND ACCESS AGREEMENT WILL BE CREATED PRIOR TO A MINOR PLAT BEING APPROVED.
 - DUMPSTER AREA SHALL BE SCREENED IN ACCORDANCE WITH THE LDC WITH WOOD FENCE.
 - NO DIRECT VEHICULAR ACCESS TO MAPLE WOOD AVENUE.
 - LOTS SHALL BE CONSOLIDATED PRIOR TO OBTAINING CONSTRUCTION APPROVALS.

INCREASED RUNOFF CALCULATIONS

Cpre=0.35
Cpost=0.60
AREA=1.34 AC.
[(0.60-0.35) x (2.9/12) x 1.34] x 1.5 = 0.121 AC-FT

PRELIMINARY APPROVAL

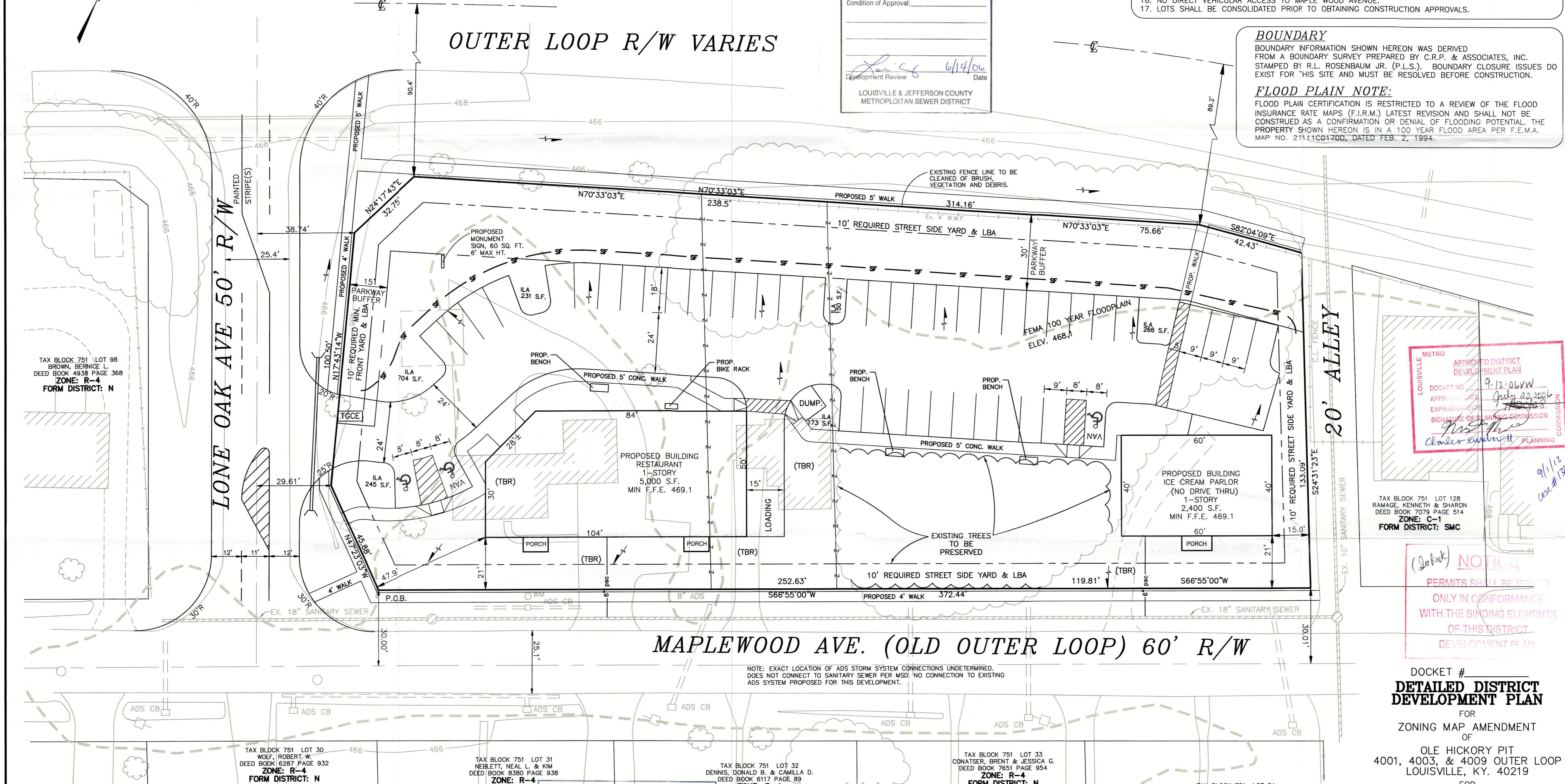
Condition of Approval: _____

Development Review: *[Signature]* Date: 6/14/06

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

BOUNDARY
BOUNDARY INFORMATION SHOWN HEREON WAS DERIVED FROM A BOUNDARY SURVEY PREPARED BY C.R.P. & ASSOCIATES, INC. STAMPED BY R.L. ROSENBAUM JR. (P.L.S.). BOUNDARY CLOSURE ISSUES DO EXIST FOR THIS SITE AND MUST BE RESOLVED BEFORE CONSTRUCTION.

FLOOD PLAIN NOTE:
FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0170D, DATED FEB. 2, 1994.



TAX BLOCK 751 LOT 98
BROWN, BERNICE L.
DEED BOOK 4938 PAGE 368
ZONE: R-4
FORM DISTRICT: N

LONE OAK AVE 50' R/W

20' ALLEY

MAPLEWOOD AVE. (OLD OUTER LOOP) 60' R/W

NOTE: EXACT LOCATION OF ADS STORM SYSTEM CONNECTIONS UNDETERMINED. DOES NOT CONNECT TO SANITARY SEWER PER MSD. NO CONNECTION TO EXISTING ADS SYSTEM PROPOSED FOR THIS DEVELOPMENT.

METRO APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. 9-12-06VW

APPROVED DATE: July 20, 2006

EXPIRATION DATE: 7/20/08

SIGNATURE OF PLANNING COMMISSION: *[Signature]*

COMMISSIONER: *[Signature]*

TAX BLOCK 751 LOT 128
RAMAGE, KENNETH & SHARON
DEED BOOK 7078 PAGE 514
ZONE: C-1
FORM DISTRICT: SMC

NOTICE

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

DOCKET # _____
DETAILED DISTRICT DEVELOPMENT PLAN

FOR ZONING MAP AMENDMENT OF

OLE HICKORY PIT
4001, 4003, & 4009 OUTER LOOP
LOUISVILLE, KY. 40219

FOR OWNER/DEVELOPER:
KENNETH & SHARON RAMAGE
5525 BETH RD.
LOUISVILLE, KY. 40219
(502) 968-0585



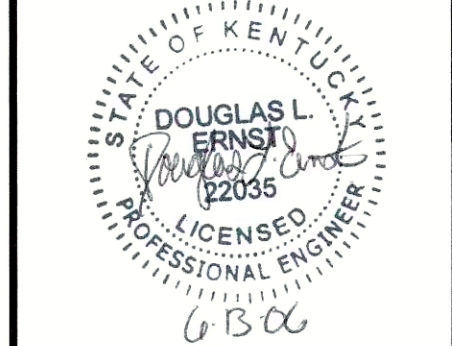
108 Daventry Lane
Suite 300
Louisville, Ky. 40223
t: (502) 327-7073
f: (502) 327-7066

OLE HICKORY PIT
4001, 4003 & 4009 OUTER LOOP
LOUISVILLE, KENTUCKY 40219
DETAILED DISTRICT DEVELOPMENT PLAN
FOR ZONING MAP AMENDMENT

DATE: 3/24/05
DRAWN BY: S.R.B.
CHECKED BY: D.L.E.
SCALE: 1"=20' (HORZ)
SCALE: N/A (VERT)

REVISIONS

| | |
|----------|------------------|
| 7/27/05 | MSD 1ST REVIEW |
| 7/27/05 | P.W. 1ST REVIEW |
| 7/28/05 | NEIGHBORHOOD MTG |
| 10/17/05 | P.W. COMMENTS |
| 5/8/06 | PDS COMMENTS |
| 6/13/06 | PDS COMMENTS |



JOB NUMBER 04010

SHEET 1 OF 1

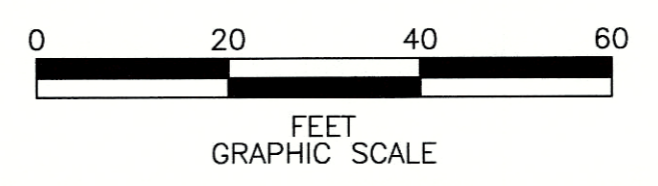
TREE CANOPY REQUIREMENT

| | |
|---|-------------------|
| CLASS C TREE CANOPY CATEGORY | |
| GROSS SITE AREA | 58,370 S.F. |
| PERCENTAGE TREE CANOPY TO BE PRESERVED | 9% (5,413 S.F.) |
| PERCENTAGE TREE CANOPY TO BE PLANTED | 8% (4,670 S.F.) |
| TOTAL REQUIRED PERCENTAGE TREE CANOPY | 17% (9,923 S.F.) |
| MINIMUM TREES TO BE PLANTED BREAKDOWN: | |
| 7 TYPE-A TREES @ 2" CAL. (720 S.F. CREDIT EACH = 5040 S.F.) | |
| TOTAL PROVIDED | 18% (10,453 S.F.) |

TRANSPORTATION APPROVAL
PRELIMINARY DEVELOPMENT PLAN
CATEGORY: 2 3 1 4

CONDITIONS: *[Handwritten]*

BY: *[Signature]*
DATE: 6/14/06



RECEIVED

PLANNING & DESIGN SERVICES
WM #8838 04010dp.dwg

9-12-06