

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the Right of Way.
5. There shall be no landscaping in the Right of Way without an encroachment permit.
6. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. KTC permit will be required prior to construction plan approval.
9. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
10. Construction plans, bond and KTC permit will be required prior to construction approval by MPW.
11. There will be no direct public or employee access to the covered patio and/or pole barn areas from the existing restaurant.
12. Vehicles are currently driving over the former access point off of McCawley Rd. All damage to the area between the sidewalk and McCawley Rd is to be repaired.
13. A cross-access agreement will be in place between 7405 Preston Hwy and 1220 McCawley Rd. (CUP# B-136-87) prior to construction plan approval.

MSD NOTES:

1. Sanitary sewer service to the proposed pole barn will be provided by new property service connection and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0093 E dated December 5, 2006.
3. 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.
4. A Downstream Facilities Capacity Request was submitted to MSD 12-1-16.
5. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
6. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
7. Any required fill in the floodplain shall be compensated on site at a ratio of 1:1.5
8. MSD floodplain permit required prior to construction plan approval.
9. There is no increase in impervious surface.
10. Area of disturbance is approximately 7,000 sf.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
3. 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.
4. 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.
5. 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.
6. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
7. 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.
8. 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.
9. 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.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 1.6± Ac.
EXISTING ZONING	= C-2/C-1
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= RESTAURANT(C-2)/BARBER SHOP(C-1)
PROPOSED ZONING	= C-2
PROPOSED USE	= RESTAURANT
EXISTING BUILDING AREA	= 11,027 S.F.
PROPOSED BUILDING AREA	= 4,660 S.F. (42% EXPANSION)
BUILDING HEIGHT	= 20'
RESTAURANT PARKING	MIN. MAX.
MIN 11,027/125	= 88
MAX 11,027/50	= 220
PARKING PROVIDED	= 105 (5 HC SPACES)
2 LONG-TERM BICYCLE PARKING SPACES REQ & PROV.*	
4 SHORT-TERM BICYCLE PARKING SPACES REQ & PROV.*	
*LONG-TERM BICYCLE PARKING PROVIDED IN BUILDING	

V.U.A. DATA

TOTAL VJA	= 46,600 SF
ILA REQUIRED	= N/A
ILA PROVIDED	= N/A

REVISIONS	
NO.	DESCRIPTION
1	per agency comments
2	per agency comments

DATE	BY
11-21-16	DT
12-5-16	DT

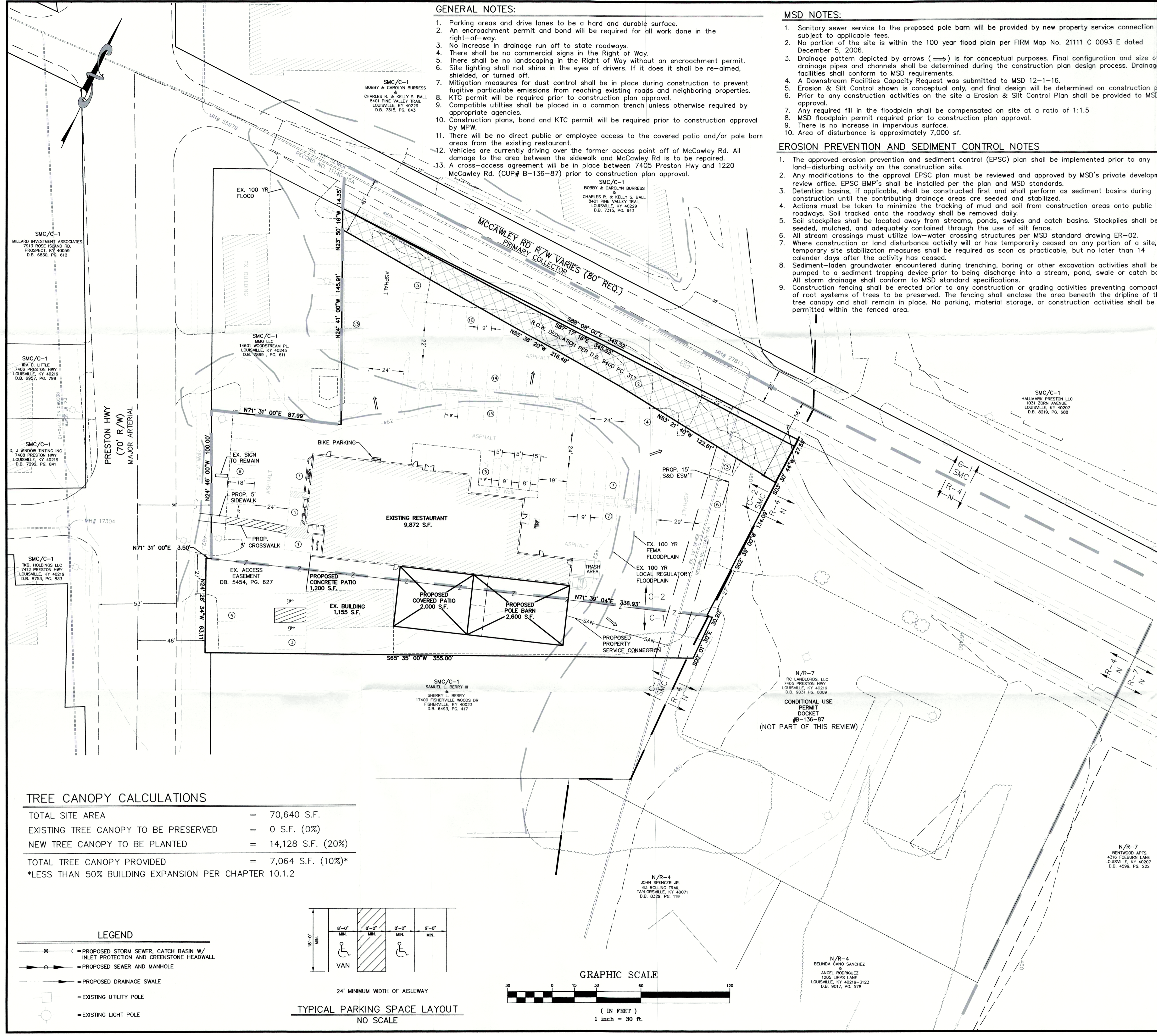
PROJECT DATA
FILE NAME: 07056-DDP
DATE: 9/21/16
CHECKED BY: DT
SCALE: 1"=30'
DRAWN BY: DT

ENGINEER'S SEAL
SURVEYOR'S SEAL

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
507 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
PHONE: 502.446.9714
WEB: WWW.LD&D.COM

B.C. ROOSTERS
OWNER/DEVELOPER
R. C. LANDLORD, LLC
7405 PRESTON HIGHWAY
LOUISVILLE, KY 40219
(502) 326-1000

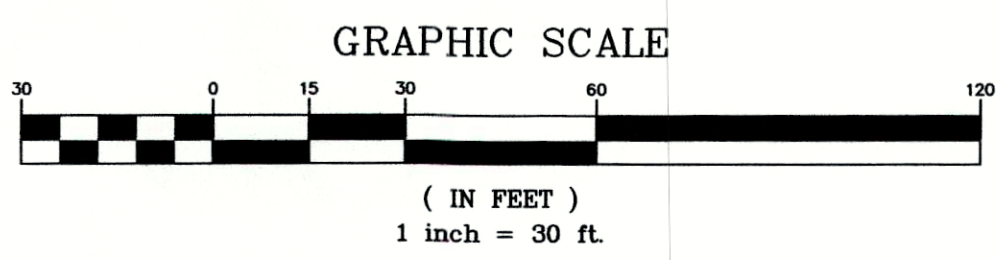
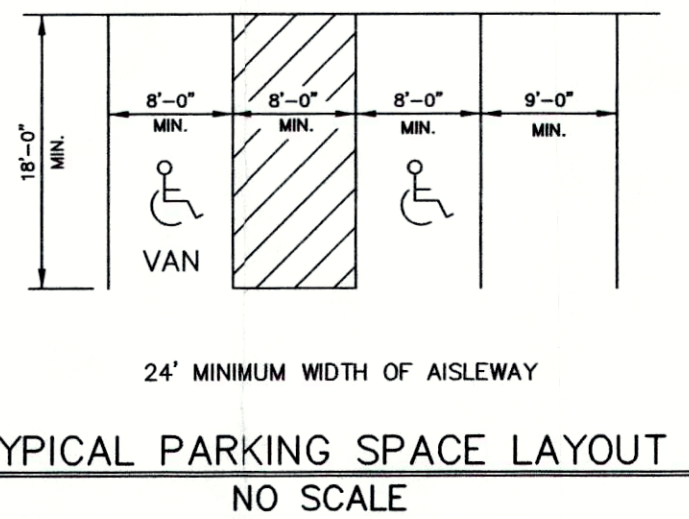
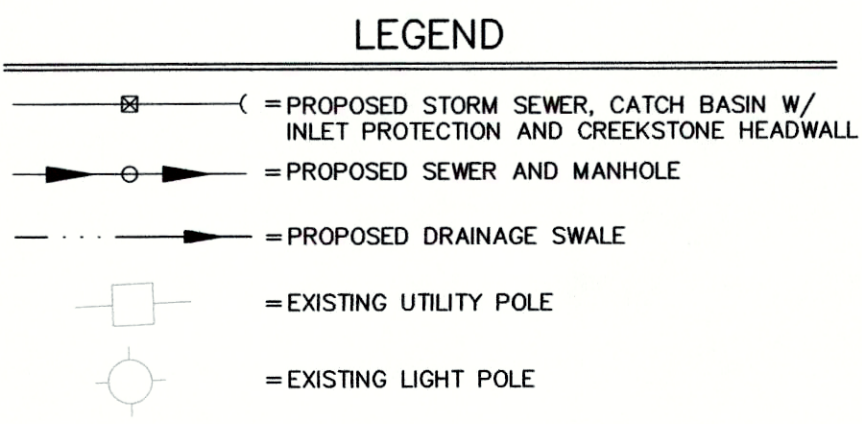
JOB NO. **07056**
SHEET **1** OF **1**



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 70,640 S.F.
EXISTING TREE CANOPY TO BE PRESERVED	= 0 S.F. (0%)
NEW TREE CANOPY TO BE PLANTED	= 14,128 S.F. (20%)
TOTAL TREE CANOPY PROVIDED	= 7,064 S.F. (10%)*

*LESS THAN 50% BUILDING EXPANSION PER CHAPTER 10.1.2



PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:
BY: [Signature]
DATE: 12/21/16
LOUISVILLE, JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval:
[Signature]
DATE: 12-21-16
RECEIVED
DEC 15 2016
PLANNING & DESIGN SERVICES

SITE ADDRESS:
7405 & 7409 PRESTON HIGHWAY
LOUISVILLE, KY 40219
TAX BLOCK 0642 , LOT 0006
D.B. 9031, PG. 0009
D.B. 10693, PG 0127
PLAN CERTAIN#: 9490
CASE#: 16ZONE1065
WM#: 9638