

PRELIMINARY APPROVAL
 Condition of Approval:
 Date: 4-19-17
 Development: Tom Kelly
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



SITE DATA

OWNER	GLENRIDGE PLAZA, LTD 614 WOODLAKE DRIVE LOUISVILLE, KY 40245
DEVELOPER	CRM COMPANIES 145 ROSE STREET LEXINGTON, KY 40507
SITE ADDRESS	1905 S. HURSTBOURNE PKWY LOUISVILLE, KY 40220
TAX BLOCK AND LOT	TB 2492 - LOTS 0002
GROSS SITE AREA	.90 Ac.
GROSS SITE IN S.F.	39,087.5
PROPOSED BLDG. FOOTPRINT	3,575 S.F.
PROPOSED FAR	.09
HEIGHT OF STRUCTURE	23'-7"
FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR
ZONING	C1
EXISTING USE	RESTAURANT
PROPOSED USE	RESTAURANT

LANDSCAPE REQUIREMENTS

EXISTING V.U.A.	20,589 S.F.
EXISTING V.U.A. (TO REMAIN)	15,119 S.F.
PROPOSED V.U.A.	5,087 S.F.
TOTAL V.U.A.	20,206 S.F.
7.5% I.L.A. REQUIREMENT	1,515 S.F.
EXISTING I.L.A. (TO REMAIN)	0 S.F.
PROPOSED I.L.A.	1,566 S.F.
TOTAL I.L.A.	1,566 S.F.

TREE CANOPY REQUIREMENTS

CATEGORY	CLASS "C"
SITE AREA	39,087.5 S.F. (.90 Ac.)
EXISTING TREE CANOPY	155 S.F. (<1%)
PRESERVED TREE CANOPY	155 S.F. (<1%)
REQUIRED TREE CANOPY	7,817.5 S.F. (20%)
PROVIDED NEW TREE CANOPY	10,800 S.F. (28%)
TOTAL TREE CANOPY	10,955 S.F. (28%)

GRAPHIC LEGEND

- PROPERTY LINE
- - - PROJECT LIMIT OF DISTURBANCE
- - - EXISTING EASEMENT
- - - SETBACK
- - - FENCE
- ☆ EXISTING LIGHT POLE
- [Pattern] NEW ASPHALT
- [Pattern] EX ASPHALT, MILL AND OVERLAY
- [Pattern] CONCRETE PAVEMENT
- [Pattern] BUILDING
- EXISTING TREE TO REMAIN
- PROPOSED TREE

GENERAL CROSSOVER AGREEMENT DB 5874, PG 224

REQUIRED MINIMUM PARKING SPACES
 - 3,575 S.F. GROSS FLOOR PLAN/125SF = 29 SPACES

REQUIRED MAXIMUM PARKING SPACES
 - 3,575 S.F. GROSS FLOOR PLAN/50 = 72 SPACES

PROVIDED PARKING SPACES 35 SPACES
 (INCLUDES 2 VAN ACCESSIBLE SPACES)

REQUIRED BICYCLE PARKING 2 LONG TERM
 4 SHORT TERM

* BIKE PARKING WILL COMPLY WITH CHAPTER 9

DISTURBANCE DATA

LIMITS OF DISTURBANCE:	40 Ac. (15,863 S.F.)
EXISTING IMPERVIOUS:	27,267 S.F.
PROPOSED IMPERVIOUS:	25,425 S.F.
NET IMPERVIOUS:	(1842) S.F.

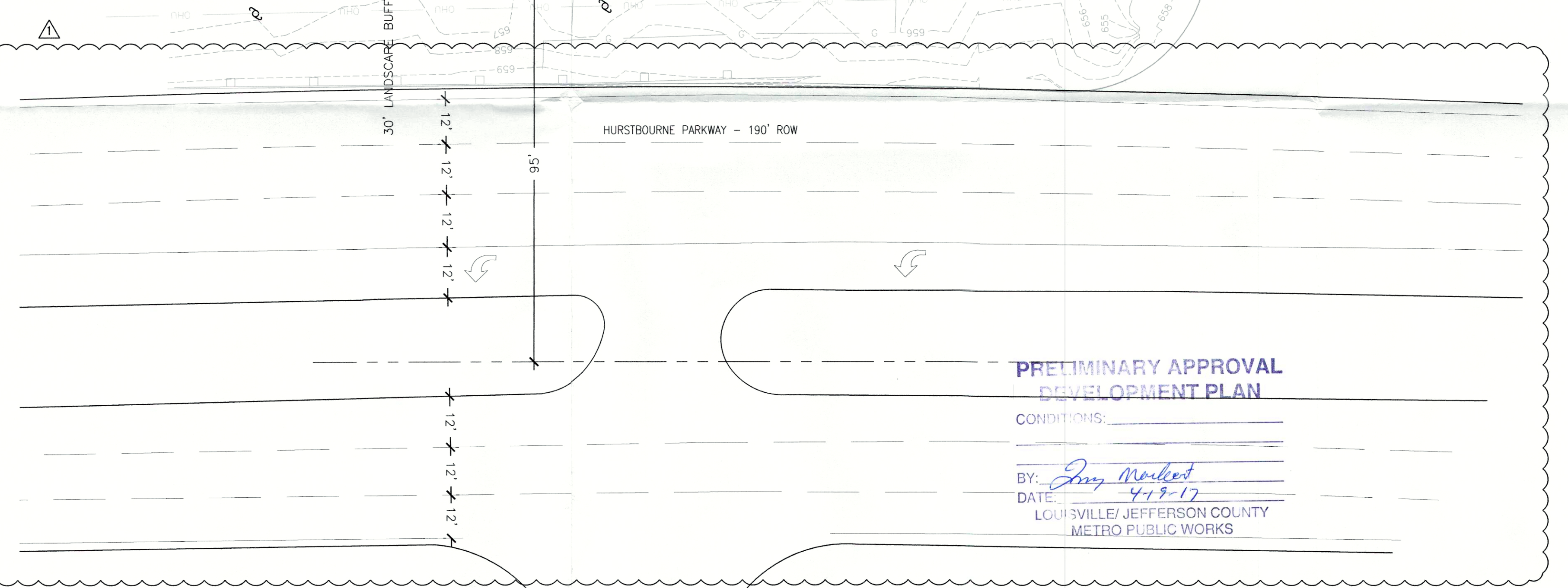
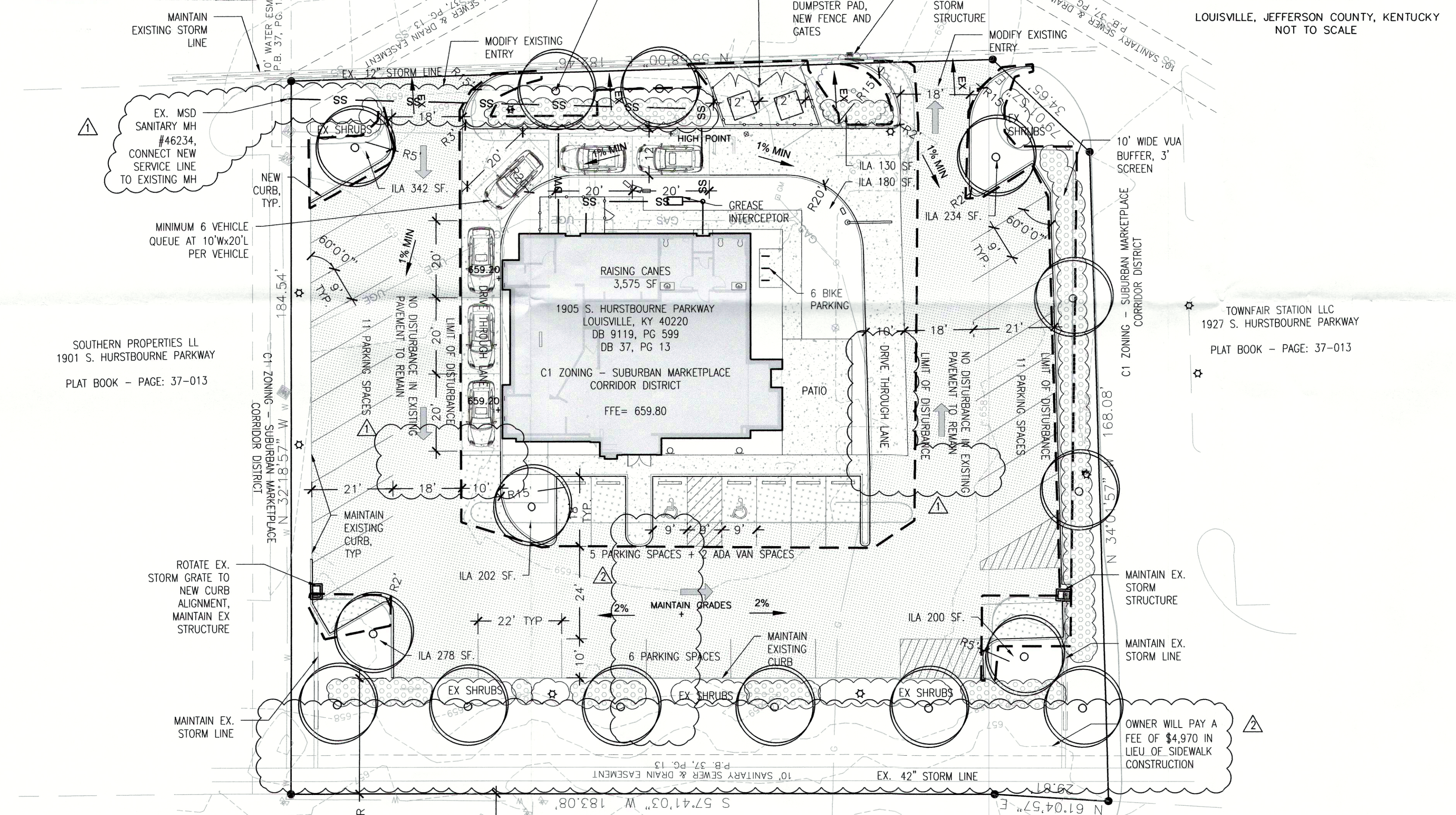
* NET DECREASE OF IMPERVIOUS, NO DETENTION REQUIRED

GENERAL NOTES

- TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY MILESTONE DESIGN GROUP, INC. 108 DAVENTRY LANE SUITE 300 LOUISVILLE, KY 40223
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- CONSTRUCTION PLANS WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- ALL PROPOSED SIDEWALKS ARE A MINIMUM OF 5' WIDE.
- DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS, IF REQUIRED.
- CONSTRUCTION PLANS AND BONDS ARE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY PRIOR TO KYTC CONSTRUCTION APPROVAL AND ISSUANCE OF THE KYTC ENCROACHMENT PERMIT.
- CONSTRUCTION PLAN REVIEW AND APPROVAL BY CITY OF FOREST HILLS IS REQUIRED.
- ALL CONSTRUCTION AND SITES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION AND DEMOLITION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD. EPSC BMP'S SHALL BE INSTALLED AND MAINTAINED PER PLAN AND MSD STANDARDS.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM THE CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ON TO ROADWAYS 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.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- NO INCREASE IN STORM WATER DISCHARGE VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE.
- THE SITE IS PREVIOUSLY DEVELOPED AND A KARST SURVEY WAS NOT COMPLETED AT THE TIME OF ORIGINAL DEVELOPMENT. IT IS NOT ANTICIPATED AT THIS TIME THAT A KARST SURVEY WILL BE COMPLETED FOR THE REDEVELOPMENT.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

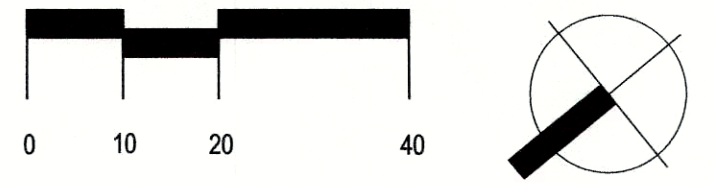
- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- 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.
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- SEDIMENT LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO DISCHARGE INTO A STREAM, POND, SWALE, CATCH BASIN OR PUBLIC RIGHT OF WAY.
- CONCRETE WASH OUT PIT TO BE PLACED ON SITE AT CONTRACTOR'S DISCRETION.
- THE EROSION PREVENTION AND SEDIMENT CONTROL DEVICES SHOWN ON THIS PLAN SET ARE INTENDED TO BE THE MINIMUM CONTROL MEASURES. ADDITIONAL EPSC DEVICES MAY NEED TO BE INSTALLED AS NECESSARY BY THE CONTRACTOR TO PREVENT EROSION AND SEDIMENTATION.
- AT THE END OF EACH WORK DAY SITE SHALL BE CLEANED OF SEDIMENT AND DEBRIS. DISTURBED AREAS SHALL HAVE SILT CONTROL INSTALLED OR WILL BE STABILIZED SO THAT SEDIMENT WILL NOT GET OFF SITE OR INTO THE STORM SYSTEM DURING A RAIN EVENT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION AND DEMOLITION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS.
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- NO INCREASE IN STORM WATER DISCHARGE VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE.



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: Tom Kelly
 DATE: 4-19-17
 LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

A SITE PLAN
 SCALE: 1"=20'-0"



RECEIVED
 APR 17 2017

PLANNING & DESIGN SERVICES



DRAWN	IMC
DATE	3/6/17
CHECKED	JLC
REVISED	1 4/3/17
	2 4/17/17
JLC #	17-104

DDP
 WM#: 1490
 CASE#: 17DEVPLAN1030

Waste Water Treatment Plant:
 Morris Forman
 Past case #09-067-85

Revised Detailed District
 Development Plan

Raising Cane's
 1905 S Hurstbourne Pkwy
 Louisville, KY 40220