

**GENERAL NOTES**

- BOUNDARY SURVEY BY OTHERS.
- TOPOGRAPHIC INFORMATION OBTAINED FROM LOJIC.
- THE PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD ZONE AS INDICATED BY FEMA FLOOD INSURANCE RATE MAP NO. 21111C0066E, DATED DECEMBER 5, 2006.
- THE SOIL TYPES AT FINISHED GRADE ARE LAWRENCE SILT LOAM (HYDROLOGIC SOIL GROUP C), LOWELL SILT LOAM (HYDROLOGIC SOIL GROUP B) AND FAIRMOUNT FLAGGY SILT CLAY (HYDROLOGIC SOIL GROUP D).
- SITE LIGHTING WILL BE PROVIDED PER SECTION 4.1.3 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
- ALL MECHANICAL AREAS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 10.2.6 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH SECTION 10.2.6 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
- TREE CANOPY WILL BE PROVIDED PER CHAPTER 10, PART 1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 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.
- ONSITE SEWAGE DISPOSAL SYSTEM WILL REQUIRE APPROVAL FROM THE DEPARTMENT OF PUBLIC HEALTH AND WELFARE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- DRAINAGE FROM THE SITE WILL BE COLLECTED IN A STORM SEWER SYSTEM THAT IS TO DISCHARGE INTO POPE LICK CREEK. SITE IS SUBJECT TO REGIONAL FACILITY FEES.
- KDOW AND ACDE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- RIGHT-OF-WAY BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY TRANSPORTATION PLANNING.
- VEGETATION REMOVAL IS REQUIRED ALONG THE EASTERN PORTION OF THE PROPERTY ALONG TAYLORSVILLE ROAD. THIS SHALL BE INCLUDED IN THE KYTC PERMIT FOR WORK WITHIN THE RIGHT-OF-WAY.
- 50' SCENIC CORRIDOR BUFFER/SETBACK TO CONTAIN 3' EARTH BERMING, SHRUB MASSSES, AND LARGE DECIDUOUS TREES, A MINIMUM OF ONE TREE FOR EVERY 50 FEET OF ROADWAY FRONTAGE. TREES SHALL BE PLANTED 10' FROM THE RIGHT-OF-WAY.
- KYTC IS OKAY WITH THE CONCEPT ON THE ZONING PLAN WITH THE EXCEPTION OF THE COMMENTS IN THIS REVIEW. THIS IS JUST A PRELIMINARY OKAY. KYTC WILL REVIEW AGAIN IF OR WHEN CONSTRUCTION PLANS ARE SUBMITTED, AND RESERVE THE RIGHT TO CHANGE OR QUALIFY THE APPROVAL WHEN CONSTRUCTION PLANS ARE SUBMITTED FOR REVIEW.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.

- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING WITHIN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
- RADIUSES FOR NEW COMMERCIAL ENTRANCE SHALL BE 35 FEET MINIMUM WITHIN STATE RIGHT-OF-WAY.
- ALL DRAINAGE STRUCTURES WITHIN THE STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
- A TRAFFIC STUDY IS REQUIRED FOR THIS DEVELOPMENT.
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**SITE DATA CHART**

EXISTING ZONING DISTRICT: R-R  
 PROPOSED ZONING DISTRICT: C-1  
 INTERIOR LANDSCAPE AREA (ILA) = VUA x 0.075 (7.5%)  
 ILA REQUIRED = 5,992 S.F.  
 ILA PROPOSED = 6,488 S.F.  
 ILA PLANTING REQUIREMENTS SHALL CONFORM TO CHAPTER 10.2.13 OF THE LAND DEVELOPMENT CODE.

**TREE CANOPY CALCULATIONS**  
 THE EXISTING TREE CANOPY AREA BASED ON LOJIC AERIAL MAP AND FIELD RUN TREE SURVEY IS ESTIMATED TO BE AROUND 50% (±).  
 FROM TABLE 10.1.1:  
 TREE CANOPY CATEGORY FOR COMMERCIAL USE IN NEIGHBORHOOD FORM DISTRICT IS CLASS C.  
 PRESERVED TREE CANOPY COVERAGE AREA = 9% or 23,060 S.F.  
 NEW TREE CANOPY COVERAGE AREA = 10% or 25,622 S.F.  
 TOTAL TREE CANOPY COVERAGE AREA REQUIRED = 19% or 48,682 S.F.  
 FROM TABLE 10.1.2:  
 TREE CANOPY CREDIT FOR 1-3/4" CALIPER TYPE 'A' TREES PROVIDED AT 720 S.F. EACH 25,622 S.F. / 720 S.F. PER TREE = 36 TREES (MIN.)  
 THEREFORE, TO PROVIDE 19% TREE CANOPY COVERAGE REQUIRED BY CHAPTER 10, PART 1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE, A MINIMUM OF 36 1-3/4" CALIPER TYPE 'A' TREES SHALL BE PROVIDED IN ADDITION TO THE PRESERVATION OF EXISTING TREES.

**VARIANCE**  
 CHAPTER 5.3.1.C.5 -  
 A VARIANCE IS REQUESTED TO ALLOW THE 1-STORY, 9,100 S.F. PROPOSED BUILDING TO EXCEED THE REQUIRED 80' MAXIMUM FRONT YARD SETBACK FROM TAYLORSVILLE ROAD (KY HWY 155).

**VARIANCE**  
 CHAPTER 5.3.1.C.5 -  
 A VARIANCE IS REQUESTED TO ALLOW A PORTION OF THE ASPHALT PARKING LOT, CONCRETE CURB AND RETAINING WALL TO ENCR OACH INTO THE 30' REAR SETBACK.

**WAVER**  
 CHAPTER 10.2.7 -  
 A WAVER IS REQUESTED TO ALLOW A PORTION OF THE ASPHALT PARKING LOT, CONCRETE CURB AND RETAINING WALL TO ENCR OACH INTO THE 25' LANDSCAPE BUFFER AREA.

**PARKING CALCULATIONS**

6,000 SF RESTAURANT (1 PARKING SPACE PER 125 SF = 48 SPACES)	= 140
2,000 SF RESTAURANT WITH DRIVE THRU (1 PARKING SPACE PER 125 SF = 16 SPACES)	= 16
19,000 SF RETAIL STORES (1 PARKING SPACE PER 250 SF = 76 SPACES)	= 76
<b>MAXIMUM PARKING REQUIREMENTS:</b>	<b>= 287</b>
6,000 SF RESTAURANT (1 PARKING SPACE PER 50 SF = 120 SPACES)	= 120
2,000 SF RESTAURANT WITH DRIVE THRU (1 PARKING SPACE PER 50 SF = 40 SPACES)	= 40
19,000 SF RETAIL STORES (1 PARKING SPACE PER 150 SF = 127 SPACES)	= 127
<b>PARKING PROPOSED:</b>	<b>= 151</b>
(INCLUDES 7 HANDICAP SPACES)	
LONG TERM BICYCLE PARKING REQUIREMENTS: (PER TABLE 9.2.1)	= 6
LONG TERM BICYCLE PARKING PROPOSED:	= 6
SHORT TERM BICYCLE PARKING REQUIREMENTS: (PER TABLE 9.2.1)	= 8
SHORT TERM BICYCLE PARKING PROPOSED:	= 8

**LANDSCAPE CALCULATIONS**

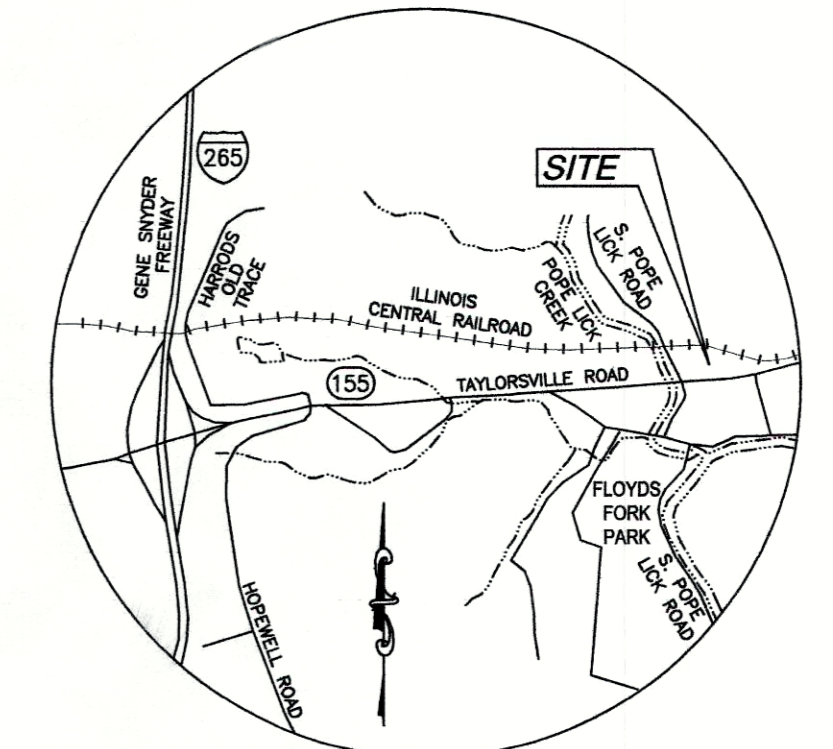
VEHICULAR USE AREA (VUA) = 79,890 S.F.  
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**VICINITY MAP**  
NOT TO SCALE

**KARST SURVEY NOTE**

A KARST SURVEY WAS PERFORMED ON MAY 23, 2016 OF THE PROPERTY LOCATED AT 14005 TAYLORSVILLE ROAD BY RICHARD A. LINKER, P.E. OF ASHER ENGINEERING, INC.

**SITE IMPERVIOUS INFORMATION**

TOTAL SITE AREA	= 256,220 SQ. FT.
EXISTING IMPERVIOUS AREA	= 2,608 SQ. FT.
PROPOSED IMPERVIOUS AREA	= 113,234 SQ. FT.
NET IMPERVIOUS AREA	= 110,626 SQ. FT.

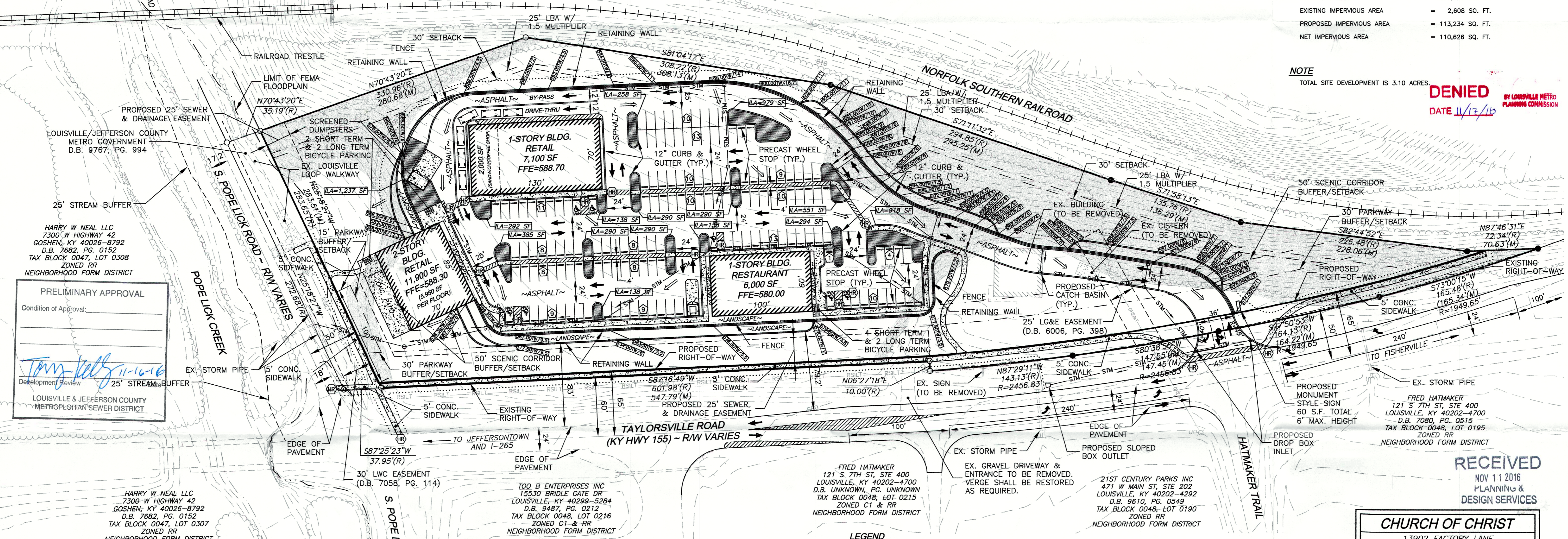
**NOTE**

TOTAL SITE DEVELOPMENT IS 3.10 ACRES.

**DENIED**  
DATE 11/17/16  
BY LOUISVILLE METRO PLANNING COMMISSION

WILLIAM D & BETTY HAYES  
 PO BOX 10  
 FISHERVILLE, KY 40023-0010  
 D.B. 8115, PG. 0207  
 TAX BLOCK 0040, LOT 0352  
 ZONED RR  
 NEIGHBORHOOD FORM DISTRICT

21ST CENTURY PARKS INC  
 471 W MAIN ST, STE 202  
 LOUISVILLE, KY 40202-4292  
 D.B. 9615, PG. 0469  
 TAX BLOCK 0048, LOT 0191  
 ZONED RR  
 NEIGHBORHOOD FORM DISTRICT



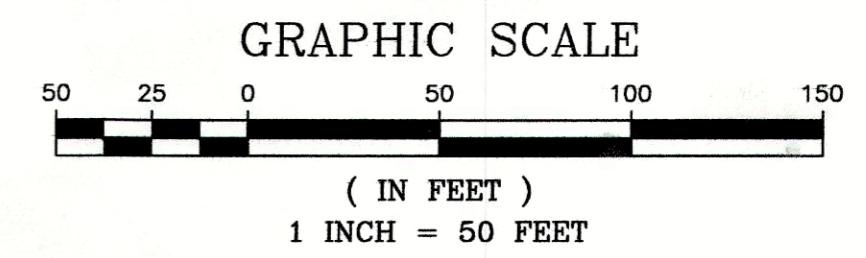
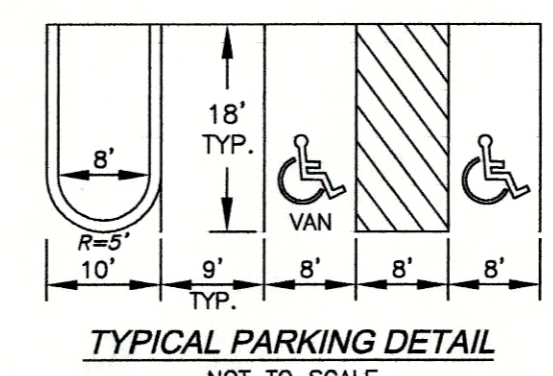
**PRELIMINARY APPROVAL**  
 Condition of Approval:  
 [Signature]  
 Development Review  
 25' STREAM BUFFER

**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 PRIOR TO IMPLEMENTATION BY MSD'S DEVELOPMENT AREA TEAM. EPSC 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SILT FENCE.
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
- SEDIMENT-LADEN WATER 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 POSSIBLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- IN ADDITION TO THE CONCEPTUAL LOCATION OF REINFORCED SILT FENCE SHOWN ON THIS PLAN, A CONSTRUCTION ENTRANCE WILL BE INSTALLED AND NEW STORM STRUCTURES WILL BE PROTECTED AS THE STORM SEWER SYSTEM IS INSTALLED.

**LEGEND**

- NO. OF PARKING SPACES
- HANDICAP RAMP
- VUA
- ILA
- LBA
- OHD
- TOP OF RETAINING WALL ELEVATION/HEIGHT
- SHORT TERM BICYCLE PARKING
- LONG TERM BICYCLE PARKING
- SLOPES GREATER THAN 20%
- DRAINAGE FLOW DIRECTIONAL ARROW
- TRAFFIC FLOW DIRECTIONAL ARROW
- EXISTING UTILITY POLE
- EXISTING OVERHEAD ELECTRIC & TELECOM.
- EXISTING CONTOURS
- 30' PARKWAY BUFFER & SETBACK
- 50' SCENIC CORRIDOR BUFFER & SETBACK & 25' LBA
- FEMA FLOODPLAIN
- CONCEPT STORM SEWER AND DIRECTION OF FLOW
- PROPOSED DISTURB LIMITS
- PROPOSED 48" BLACK WROUGHT IRON FENCE
- CONCEPT REINFORCED SILT FENCE
- PROPOSED SEGMENTAL BLOCK RETAINING WALL



- 4 11/03/16 - REVISED PER AGENCY REVIEW COMMENTS.
- 3 09/16/16 - REVISED PER AGENCY REVIEW COMMENTS.
- 2 05/23/16 - REVISED LAYOUT, AND ADDRESSED AGENCY REVIEW COMMENTS.
- 1 09/21/15 - REVISED LAYOUT, ADDED BOUNDARY SURVEY, CHANGED OWNER & DEVELOPER NAME AND ADDRESSED AGENCY REVIEW COMMENTS.

**CHURCH OF CHRIST**  
 13902 FACTORY LANE  
 LOUISVILLE, KENTUCKY 40245  
 ZONED R-R  
 NEIGHBORHOOD FORM DISTRICT  
 DEED BOOK 8021, PAGE 0883  
 TAX BLOCK 0048, LOT 0157  
 5.882 ACRES

**RECEIVED**  
 NOV 11 2016  
 PLANNING & DESIGN SERVICES

**RWM MOORE CONSULTING ENGINEERS, P.S.C.**  
 Engineering, Environmental and Management Services  
 1093 Linn Station Road, Suite 3  
 Louisville, Kentucky 40203-5606  
 (502) 451-7742  
 e-mail: rwmoores@rcel.com

**RICHARD W. MOORE**  
 6990  
 LICENSED PROFESSIONAL ENGINEER  
 [Signature]  
 DATE 11/07/2016

**SITE PLAN FOR REZONING TO C-1**  
 POPE LICK STATION  
 14005 TAYLORSVILLE ROAD  
 LOUISVILLE, KENTUCKY 40299

OWNER:	CHURCH OF CHRIST 13902 FACTORY LANE LOUISVILLE, KENTUCKY 40245
DEVELOPER:	POPE LICK STATION, LLC 908 S. 8TH STREET LOUISVILLE, KENTUCKY 40203
DRAWING FILE NAME:	14005 Popelick Station-3300-011 Development Plan (REV)-DEMO-RS.dwg
DRAWN BY:	REVISIONS:
CHECKED BY:	RWM
PROJECT NUMBER:	6300.01
HORIZONTAL SCALE:	1" = 50'
VERTICAL SCALE:	NONE
DATE:	NOVEMBER 17, 2014

S:\Active\Popelick Station-3300-011\Development Plan\REV-DEV03-PLS.dwg, 11/10/2016 2:53:08 PM, 1:1-R.W. Moore Consulting Engineers, P.S.C.