GENERAL NOTES

1) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBLE DESIGN.

2) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C009 E, DECEMBER 5, 2006)

3) SANITARY SEWERS ARE AVAILABLE BY LATERAL EXTENSION FROM THE EXISTING SEWER IN BROWNSBORO GLEN ROAD, SUBJECT TO FEES.

4) DRAINAGE / STORM WATER DETENTION: 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.

5) ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.

6) COMPATIBLE UTILITIES SHALL BE PLACE IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.

7) THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY.

8) THERE SHALL BE NO COMMERCIAL SIGNS OR LANDSCAPING IN THE RIGHT OF WAY.

9) SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS.

10) KTC APPROVAL WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

11) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

12) ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

13) MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

14) CONSTRUCTION PLANS, BOND & KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.

15) APPROVAL FROM MSD's INDUSTRIAL WASTE DEPARTMENT WILL BE REQUIRED.

16) DUMPSTERS SHALL BE SCREENED PER LDC CHAPTER 10 REQUIREMENTS.

17) ALL EXISTING BUILDINGS AND PAVEMENT TO BE REMOVED.

18) UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES TO THE EAST AND WEST, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

19) A SIDEWALK FEE-IN-LIEU CONTRIBUTION TO THE KY22 PROJECT IS REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

20) CROSS ACCESS AGREEMENT BETWEEN LOTS 1 & 2 TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.

EPSC 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.

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. SOILS 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 FENCING. 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.

EPSC PHASING

- INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE.
- BEGIN SITEWORK GRADING AND STORM SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

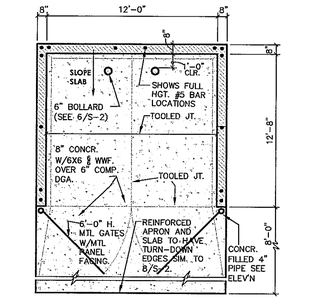
DETENTION CALCULATIONS

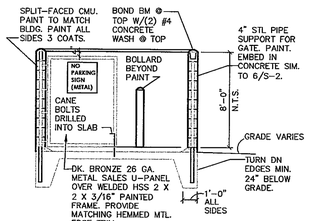
IF REQUIRED DUE TO DOWNSTREAM CAPACITY LIMITATIONS, DETENTION WILL BE PROVIDED ON SITE. DETENTION, IF REQUIRED, WILL BE LIMITED TO PRE-DEVELOPED RUNOFF RATES OR TO THE CAPACITY OF THE REEIVING SYSTEM, WHICHEVER IS MORE RESTRICTURE.
APPROXIMATE DETENTION REQUIRED= Dv = (2.8/12)(2.41 AC)(0.83-0.44) = 0.219 AC.FT. (9,540 CF)
APPROXIMATE SURFACE AREA = 6,700 SF, DEPTH = 1.43'

UTILITY NOTE

1) ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE KENTUCKY 811 FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

2) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.



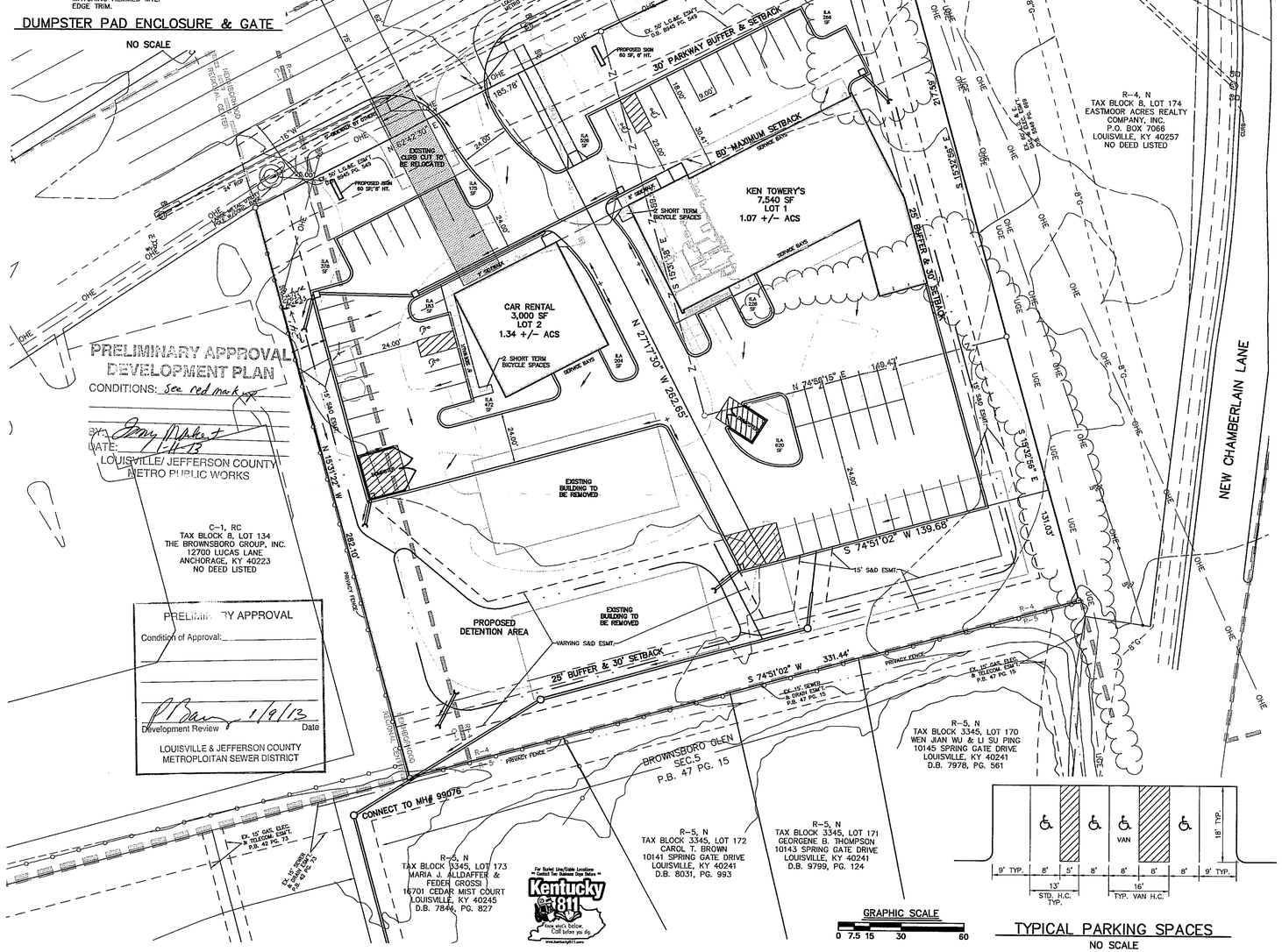


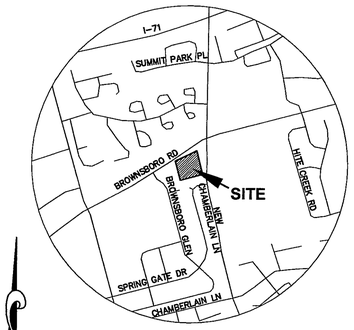
DUMPSTER PAD ENCLOSURE & GATE

NO SCALE

ADDITIONAL REQUESTS

1) WAIVER FROM LDC CHAPTER 10.2.4.B TO ALLOW AN EASEMENT TO ENCROACH 26' INTO A 30' PARKWAY BUFFER ALONG BROWNSBORO ROAD.





LOCATION MAP

NO SCALE

SITE DATA

	LOT 1	LOT 2
FORM DISTRICT:	N	N
EXISTING ZONING:	R-4	R-4 & C-1
PROPOSED ZONING:	C-2	C-2
AREA:	1.07 ACRES	1.34 ACRES
EXISTING USE:	VACANT	VACANT
PROPOSED USE:	RETAIL TIRE CENTER	RENTAL CAR
FOOTPRINT	7,540 SF	3,000 SF
FLOOR AREA:	7,540 SF	3,000 SF
FAR:	0.16	0.05
BUILDING HEIGHT:	38'	38'

PARKING CALCULATIONS

KEN TOWERY'S (LOT 1)	
MIN. PARKING REQUIRED:	30 SPACES
1/EMPLOYEE ON MAX. SHIFT = 10	
2/SERVICE BAY = 20	
MAX. PARKING ALLOWED:	60 SPACES
1/EMPLOYEE ON MAX. SHIFT = 10	
5/SERVICE BAY = 50	
PARKING PROVIDED:	47 SPACES
37 SURFACE SPACES	
10 BAYS	
BICYCLE PARKING REQUIRED	4 SPACES
2 SHORT TERM SPACES	
2 LONG TERM SPACES**	
RENTAL CAR (LOT 2)	
MIN. PARKING REQUIRED:	13 SPACES
1/2 EMPLOYEES ON MAX SHIFT = 5	
1/400 SF = 8	
MAX. PARKING ALLOWED:	20 SPACES
1/2 EMPLOYEES ON MAX SHIFT = 5	
1/200 SF = 15	
PARKING PROVIDED:	20 SPACES
20 SURFACE SPACES	
BICYCLE PARKING REQUIRED	4 SPACES
2 SHORT TERM SPACES	
2 LONG TERM SPACES	
TOTAL	
MIN. PARKING REQUIRED:	43 SPACES
MAX. PARKING ALLOWED:	80 SPACES
PARKING PROVIDED:	67 SPACES*
BICYCLE PARKING PROVIDED:	8 SPACES**

NOTES
* INCLUDES 4 H.C. SPACES
** LONG TERM BICYCLE PARKING IS PROVIDED INSIDE THE BUILDING.

ILA CALCULATIONS

LOT 1	
VUA	21,356 SF
ILA REQUIRED (7.5%)	1,602 SF
ILA PROVIDED	1,638 SF
TREES REQUIRED	6 TREES
LOT 2	
VUA	15,045 SF
ILA REQUIRED (7.5%)	1,128 SF
ILA PROVIDED	1,412 SF
TREES REQUIRED	4 TREES

TREE CANOPY CALCULATIONS

LOT 1	
TOTAL SITE AREA	46,438 SF
EXISTING TREE CANOPY	8,255 SF (18%)
EXISTING TREE CANOPY TO REMAIN	0 SF (0%)
TREE CANOPY REQUIRED	9,288 SF (20%)
LOT 2	
TOTAL SITE AREA	58,533 SF
EXISTING TREE CANOPY	0 SF (0%)
EXISTING TREE CANOPY TO REMAIN	0 SF (0%)
TREE CANOPY REQUIRED	11,707 SF (20%)

LEGEND

- 630 — EX. MAJOR CONTOUR
- 632 — EX. MINOR CONTOUR
- CONCEPTUAL SANITARY SEWER LAYOUT
- CONCEPTUAL STORM SEWER LAYOUT
- TEMPORARY CONSTRUCTION ENTRANCE
- DRAINAGE ARROW
- ZONING LINE
- FORM DISTRICT LINE

TYPICAL PARKING SPACES

NO SCALE

WM# 7206
CASE # 18125
TAX BLOCK 8, LOTS 20 & 48

RECEIVED
JAN 07 2013
PLANNING & DESIGN SERVICES

OWNER/DEVELOPER
REAL PROPERTIES PLUS, LLC
2103 PRODUCTION DRIVE
LOUISVILLE, KY 40299

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202 (502) 584 - 6271
THE HENRY CLAY

NO.	REVISION	DATE

SHEET TITLE: DETAILED DISTRICT DEVELOPMENT PLAN

PROJECT TITLE: KEN TOWERY'S RETAIL TIRE CENTER / CAR RENTAL
10004 & 10006 BROWNSBORO ROAD
LOUISVILLE, KY 40241

JOB NO.	2818-2
SCALE:	1" = 30'
DATE:	1/2/13
DRAWING NO:	DDP

SHEET 1 OF 1

18125