

LEGEND

	TRAFFIC DIRECTION ARROW	CONC	CONCRETE
	BENCH MARK	ASPH	ASPHALT
	YARD HYDRANT	CMP	CORRUGATED METAL PIPE
	TRAFFIC SIGN	I.E.	INVERT ELEVATION
	MAIL BOX	EX.	EXISTING
	WATER METER	R/W	RIGHT-OF-WAY
	GUY ANCHOR	TYP.	TYPICAL
	TELEPHONE POLE	CRST.	CRUSHED STONE
	COMBINATION ELECTRIC & TELEPHONE POLE	PL	PROPERTY LINE
	LAMP POLE	C.L.	CHAIN LINK
	SERVICE POLE	E.P.	EDGE OF PAVEMENT
	TELEPHONE PEDESTAL	F.L.	FLOW LINE
	CONIFEROUS TREE WITH SIZE	ELEC.	ELECTRIC
	DECIDUOUS TREE WITH SIZE	BLDG.	BUILDING
	GUARDRAIL	PROP.	PROPOSED
	EXISTING CONTOURS	T.B.R.	TO BE REMOVED
	EXISTING CONTOURS	PROP. ELEV.	PROPOSED ELEVATION
	TOP OF BANK	X 000.0	EXISTING SPOT ELEVATION
	DOWN SPOUT		PROPOSED DRAINAGE ARROW

TREE CANOPY CALCULATIONS:

EXISTING SITE AREA	= 24,550 SQ. FT.
EXISTING TREE CANOPY	= 5,126 SQ. FT.
EXISTING TREE CANOPY COVERAGE	= 5,126/24,550
	= 0.209
	= 21%
REQUIRED TREE CANOPY	= 20% X TOTAL LOT AREA
	= .20 X 24,550 SQ. FT.
	= 4,910 SQ. FT.
PROPOSED TREE PLANTINGS	= 10 ~ 3" TYPE "A" TREES (720 SQ. FT. EACH)
	= 3 ~ 3" TYPE "B" TREES (432 SQ. FT. EACH)
	= (10 X 720 SQ. FT.) + (3 X 432 SQ. FT.)
	= 7,200 SQ. FT. + 1,296 SQ. FT.
	= 8,496 SQ. FT.

KTC NOTES:

- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING 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.
- ALL WORK WITHIN THE RIGHT OF WAY WILL REQUIRE KYTC ENCROACHMENT PERMIT AND BOND.

KEY NOTES:

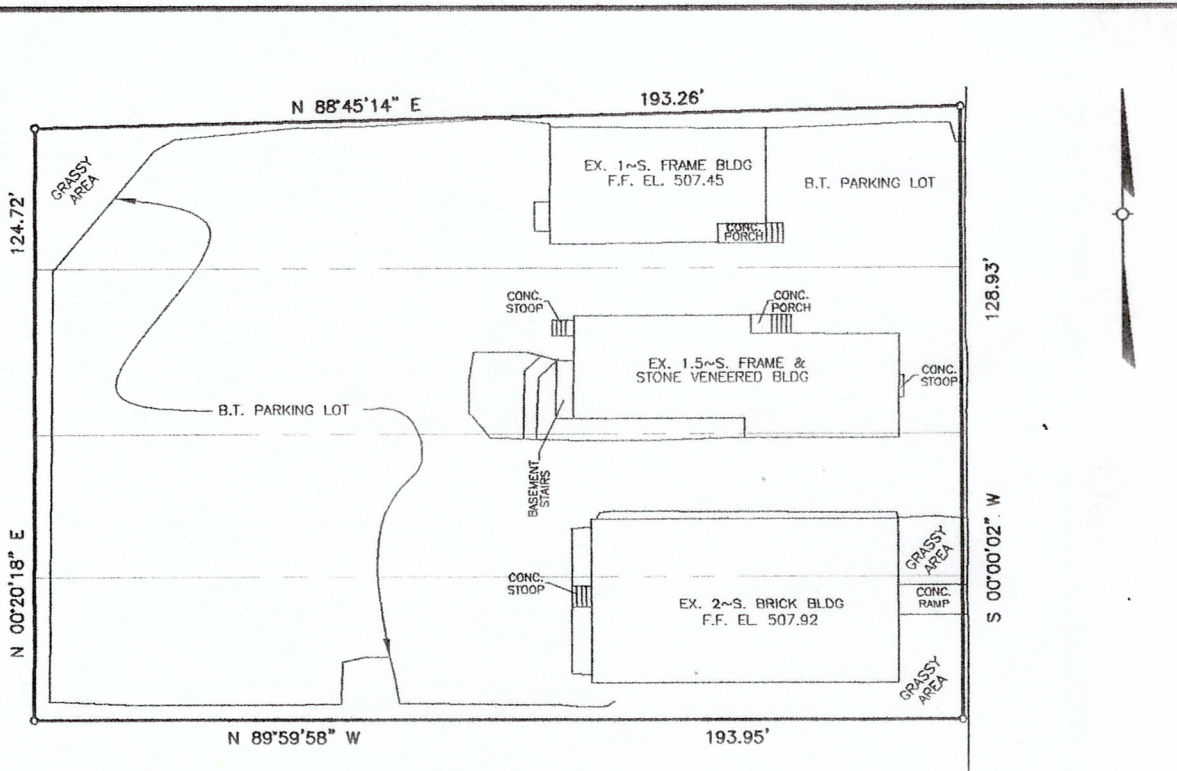
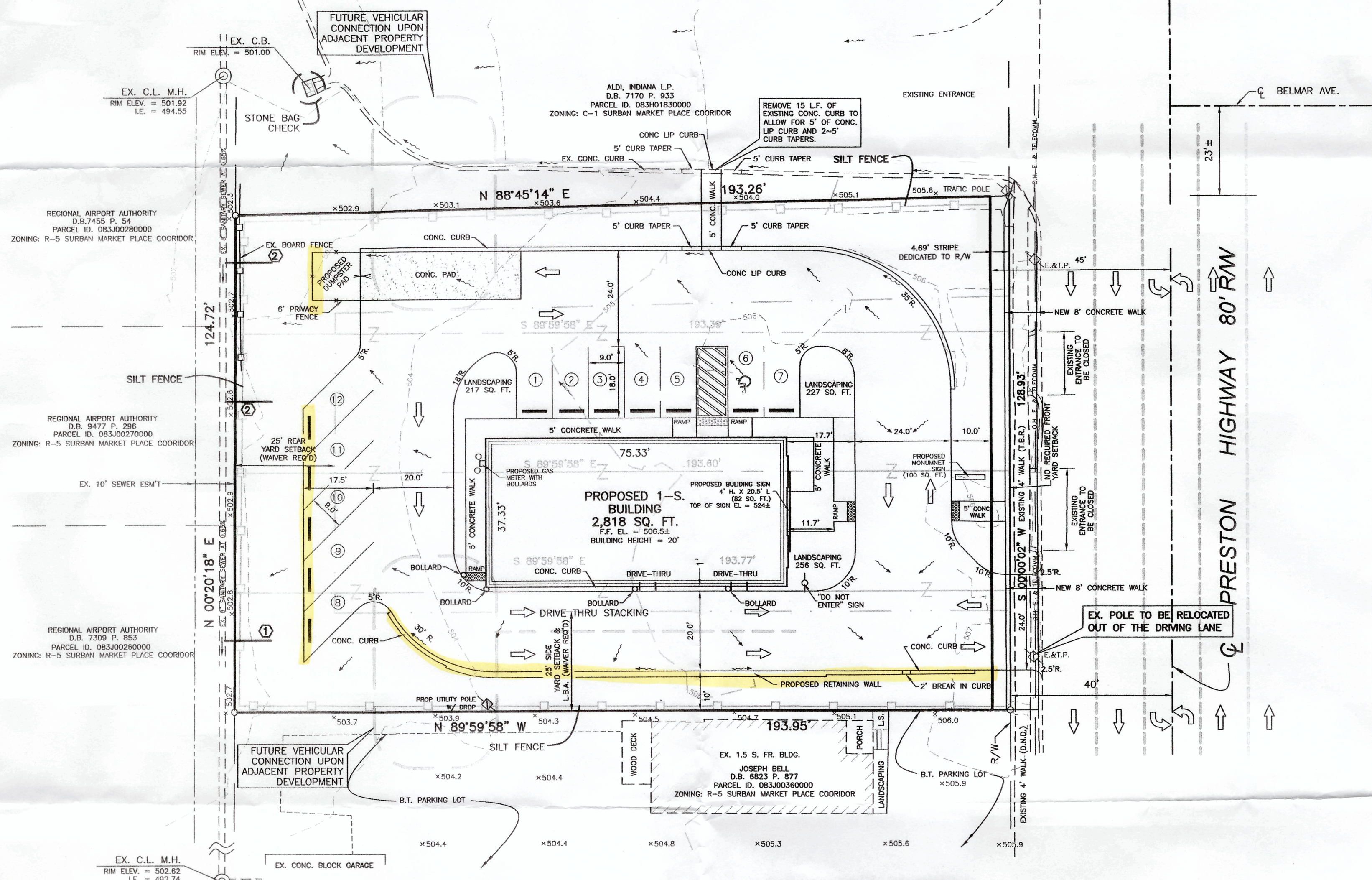
- CONTRACTOR TO UTILIZE EXISTING PROPERTY SERVICE CONNECTION TO EXISTING SANITARY SEWER.
- EXISTING PROPERTY SERVICE CONNECTIONS TO BE EXCAVATED AND CAPPED AT THE PROPERTY LINE.

M.S.D. DEVELOPMENT NOTE:

PRE-DEVELOPMENT IMPERVIOUS AREA = 20,981 SQ. FT.
 POST-DEVELOPMENT IMPERVIOUS AREA = 15,575 SQ. FT.
 POST DEVELOPMENT PEAK FLOWS ARE LOWER THAN PRE-DEVELOPMENT PEAK FLOWS FOR THE 2, 10 AND 100 YEAR STORMS AS SHOWN BELOW:

PRE-DEVELOPMENT:
 Q_s = 1.71 cfs
 Q₁₀ = 2.43 cfs
 Q₁₀₀ = 3.32 cfs

POST-DEVELOPMENT:
 Q_s = 1.44 cfs
 Q₁₀ = 2.06 cfs
 Q₁₀₀ = 2.80 cfs



SETBACKS:

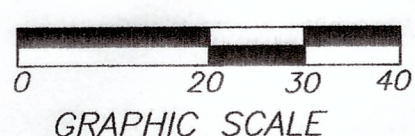
EASTERN PROPERTY LINE (FRONT YARD)	= 0' REQUIRED
SOUTHERN PROPERTY LINE (LEFT SIDE YARD)	= 25' REQUIRED 10' PROVIDED (VARIANCE REQUIRED)
NORTHERN PROPERTY LINE (RIGHT SIDE YARD)	= 0' REQUIRED
WESTERN PROPERTY LINE (REAR YARD)	= 25' REQUIRED 17' PROVIDED (VARIANCE REQUIRED)

PARKING STATISTICS

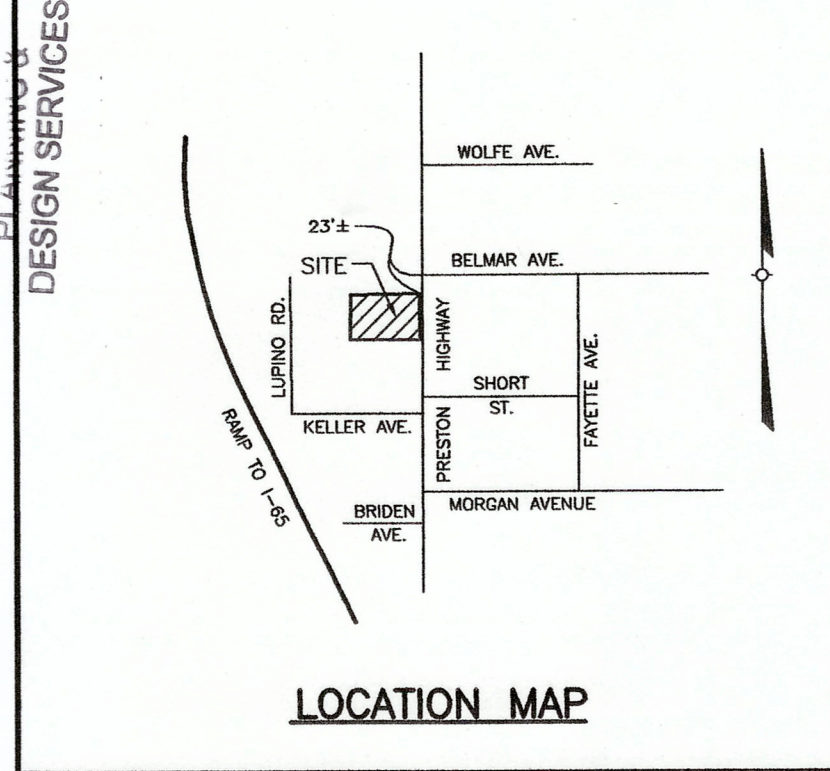
BUILDING SQ. FOOTAGE:	2,812 SQ. FT.
MINIMUM REQUIRED PARKING SPACES: 1 SPACE / 250 SQ. FT. OF BLDG.	= 11 SPACES
MAXIMUM REQUIRED PARKING SPACES: 1 SPACE / 150 SQ. FT. OF BLDG.	= 19 SPACES
PROPOSED TOTAL PARKING SPACES	= 12 SPACES
DRIVE THRU	
DRIVE THRU QUEUING	= 7 CARS

LANDSCAPING STATISTICS:

TOTAL PROPOSED VEHICLE USE AREA (V.U.A.)	= 11,665 SQ. FT.
REQUIRED INTERNAL LANDSCAPE AREA (I.L.A.)	
REQUIRED I.L.A.	= 5% OF TOTAL V.U.A.
	= .05 X 11,665 SQ. FT.
	= 583 SQ. FT.
PROVIDED I.L.A.	= 712 SQ. FT.
PROPERTY PERIMETER LANDSCAPE BUFFER AREA (L.B.A.)	
NORTHERN PROPERTY LINE	= NO BUFFER AREA REQUIRED
WESTERN PROPERTY LINE	= 35' L.B.A. REQUIRED
	= 17' L.B.A. PROVIDED (WAIVER REQUIRED)
EASTERN PROPERTY LINE	= 10' V.U.A. L.B.A. REQUIRED AND PROVIDED
SOUTHERN PROPERTY LINE	= 35' L.B.A. REQUIRED
	= 10' L.B.A. PROVIDED (WAIVER REQUIRED)



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 DESIGN SERVICES



MSD STANDARD 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 STANDARD.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED 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 SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER 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 PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY AS CEASED

PROPERTY STATISTICS:

OWNER/DEVELOPER:	KENTUCKY PROPERTY INVESTMENTS, LLC 14519 INSPIRATION COURT LOUISVILLE KY 40245 D.B. 10344 P. 882
PARCEL I.D.:	13083J00390000, 13083J00380000, 13083J00370000 & 13083J01570000
ACREAGE:	24,550 SQ. FT.
CURRENT ZONING:	C-1
FORM DISTRICT:	SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE:	VACANT BUSINESS
PROPOSED USE:	LIQUOR STORE

WAIVERS & VARIANCES REQUIRED

- SOUTHERN PROPERTY LINE SIDEYARD SETBACK 25' REQUIRED, 10' PROVIDED. (VARIANCE REQ'D.)
- SOUTHERN PROPERTY LINE LANDSCAPE BUFFER AREA 35' REQUIRED, 10' PROVIDED. (WAIVER REQ'D.)
- WESTERN PROPERTY LINE SIDEYARD SETBACK 25' REQUIRED, 17' PROVIDED. (VARIANCE REQ'D.)
- WESTERN PROPERTY LINE LANDSCAPE BUFFER AREA 35' REQUIRED, 17' PROVIDED. (WAIVER REQ'D.)

BINDING ELEMENTS

- EXISTING BINDING ELEMENT FOR LIMITING SIGNAGE ON PROPERTY TO BE REMOVED FROM LOTS.

NOTES:

- 4 PARCELS SHOWN ON PLAN TO BE CONSOLIDATED.
- 4 PARCELS CURRENTLY CONTAIN 3 STRUCTURES AND PARKING AREAS. ALL STRUCTURES AND PARKING AREAS TO BE DEMOLISHED. THEY ARE CURRENTLY VACANT.
- THERE IS TO BE A NET DECREASE IN IMPERVIOUS AREA.
 EXISTING IMPERVIOUS AREA = 20,981 SQ. FT.
 PROPOSED IMPERVIOUS AREA = 15,575 SQ. FT.
 TOTAL REDUCTION = 20,981 SQ. FT. - 15,575 SQ. FT. = 5,406 SQ. FT.
- NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YR FLOOD HAZARD AREA PER FIRM PANEL #2111C0058E.
- SEWAGE TREATMENT PLANT SERVICE THIS SITE IS MORRIS FORMAN WTP.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

REVISED DEVELOPMENT PLAN
 FOR
 LIQUOR PALACE #8
 #4002 PRESTON HIGHWAY
 LOUISVILLE, KENTUCKY

GARBER - CHILTON ENGINEERS & LAND SURVEYORS, INC.
 Civil - Drainage - Structural - Investigative - Land Surveying - GPS
 205 Parker Dr. - La Grange, Kentucky 40031 - 502.222.9216
 3010 Highway 227 North - Worthville, Kentucky 41098

15VARIANCE1018