

- LEGEND**
- 7.39--- EXISTING CONTOUR
 - EXISTING SANITARY
 - PROPOSED STORM (CONCEPT)
 - PROPOSED SANITARY (CONCEPT)
 - PROPOSED SILT FENCE
 - PROPOSED FLOW ARROW
 - PROPOSED REQUIRED YARD
 - PROPOSED LANDSCAPE BUFFER AREA

- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
 - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE. THE DEVELOPMENT LIES IN THE MIDDLETOWN FIRE DISTRICT.
 - ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 - ALL RADIUS TO BE 4.5' UNLESS OTHERWISE INDICATED.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
 - NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
 - ALL WORK WITHIN THE OLD HENRY ROAD R/W WILL REQUIRE KYTC BOND AND PERMIT.
 - UPON DEVELOPMENT OF ADJACENT LOT 9, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE ANY PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGH THIS AND THE ADJACENT LOT 9 AS DETERMINED APPROPRIATE BY THE DEPT. OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL OF THE ADJACENT PROPERTY TO BE DEVELOPED.

PROJECT DATA:

FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	C1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	COMMERCIAL
TOTAL LAND AREA	1.29± AC.
BUILDING AREA	4,096± S.F.
BUILDING HEIGHT	28'±
FLOOR AREA RATIO	0.07
PARKING REQUIRED	33 SPACES
MIN. 1SP./125 S.F.	82 SPACES
MAX. 1SP./50 S.F.	57 SPACES
PARKING PROVIDED (INCLUDES 3 ADA)	57 SPACES
BICYCLE PARKING REQUIRED/PROVIDED:	2 SPACES
SHORT TERM (90 SEATS)	2 SPACES
LONG TERM (IN BLDG.)	0 SPACES
QUEUING FOR DRIVE THRU (REQD.)	6 PER LANE
EXISTING IMPERVIOUS AREA	0 S.F.
PROPOSED IMPERVIOUS AREA	41,349± S.F.

LANDSCAPE DATA:

V.U.A.	33,616± S.F.
I.L.A. REQUIRED (7.5% X VUA)	2,521 S.F.
I.L.A. PROVIDED	2,161± S.F.

DETENTION CALCULATIONS

2.9/12 (0.83-0.35) (1.26) = 0.15 AC.F.T.

WAIVER REQUESTS:

- A WAIVER OF 10.3.5 OF THE LDC IS REQUESTED TO REDUCE THE 30' PARKWAY BUFFER REQUIRED ALONG OLD HENRY ROAD AS SHOWN ON PLAN.
- A WAIVER OF 10.2.4 OF THE LDC IS REQUESTED TO ALLOW EXISTING UTILITY EASEMENTS TO OVERLAP THE REQUIRED LANDSCAPE BUFFERS BY MORE THAN 50% ALONG OLD HENRY ROAD AND TERRA VIEW TRAIL.

TREE CANOPY DATA:

GROSS SITE AREA	56,192± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY/TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED/TO BE PLANTED	11,238± S.F. (20%)

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LDC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LDC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

MSD NOTES:

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WQTC BY CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED OFF SITE IN QUALITY DETENTION BASIN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. 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.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100034E).
- THIS SITE SHALL MEET MSD'S FATS, OILS AND GREASE (FOG) POLICY AND DESIGN REQUIREMENTS.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

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 (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 SEEDING 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 SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

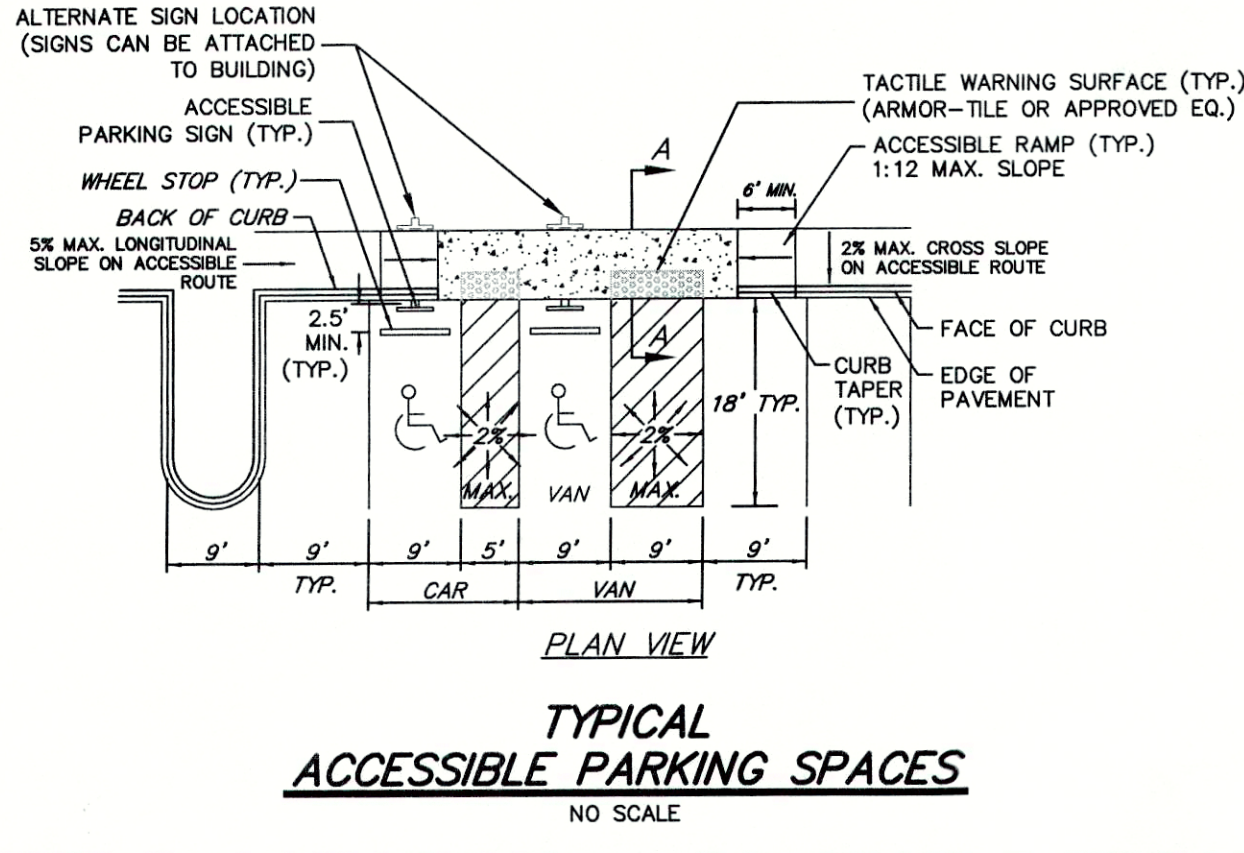
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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 DAYS AFTER THE ACTIVITY HAS CEASED.

PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS:

BY: *Tommy Naliet*
 DATE: 7-2-15
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



Mindel, Scott & Associates, Inc.
 Planning - Engineering - Surveying - Landscape Architecture
 Utility Consulting - Property Management

151 Jefferson Boulevard, Louisville, KY 40219
 Phone: (502) 485-1508 Fax: (502) 485-1506 Email: msai@msai.com

OWNER/DEVELOPER
 CHOP PARTNERS II, LLC
 PO BOX 7368
 LOUISVILLE, KY. 40257

DETAILED DISTRICT DEVELOPMENT PLAN
 ZAXBY'S
 AT OLD HENRY CROSSING
 13811 TERRA VIEW TRAIL
 TAX BLOCK: 3660 LOTS: 9
 D.B.: 10262 PG. 384

RECEIVED
 PRELIMINARY APPROVAL
 Condition of Approval: _____
 AUG 31 2015
 PLANNING & DESIGN SERVICES
 Development Review Date: 7/2/15

CASE # 15DEVPLAN1120
 PREVIOUS CASE: #8735, 9-99-98
 MSD WM # 11243

GRAPHIC SCALE 1"=40'
 0 10 20 40 80

REVISIONS	
06/17/15	AGENCY COMMENTS
06/26/15	SIDEWALK & SIGN REVISIONS
Vertical Scale: N/A	
Horizontal Scale: 1"=40'	
Date: 7/27/15	
Job Number: 3290	
Sheet	
1	
of 1	

15DEVPLAN1120