GENERAL NOTES

1. WASTEWATER: SANITARY SEWER IS AVAILABLE BY CONNECTION.
2. DRAINAGE / STORM WATER DETENTION: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS.
3. 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.
4. THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
6. NO PORTION OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAPS 21111C0105E, DECEMBER 5, 2006)
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
8. ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
9. ALL SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE LDC.
10. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
11. LOT CONSOLIDATION OR A CROSSOVER AGREEMENT WILL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
12. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, 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.
13. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. 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 M.S.D. 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 NOT 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 DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

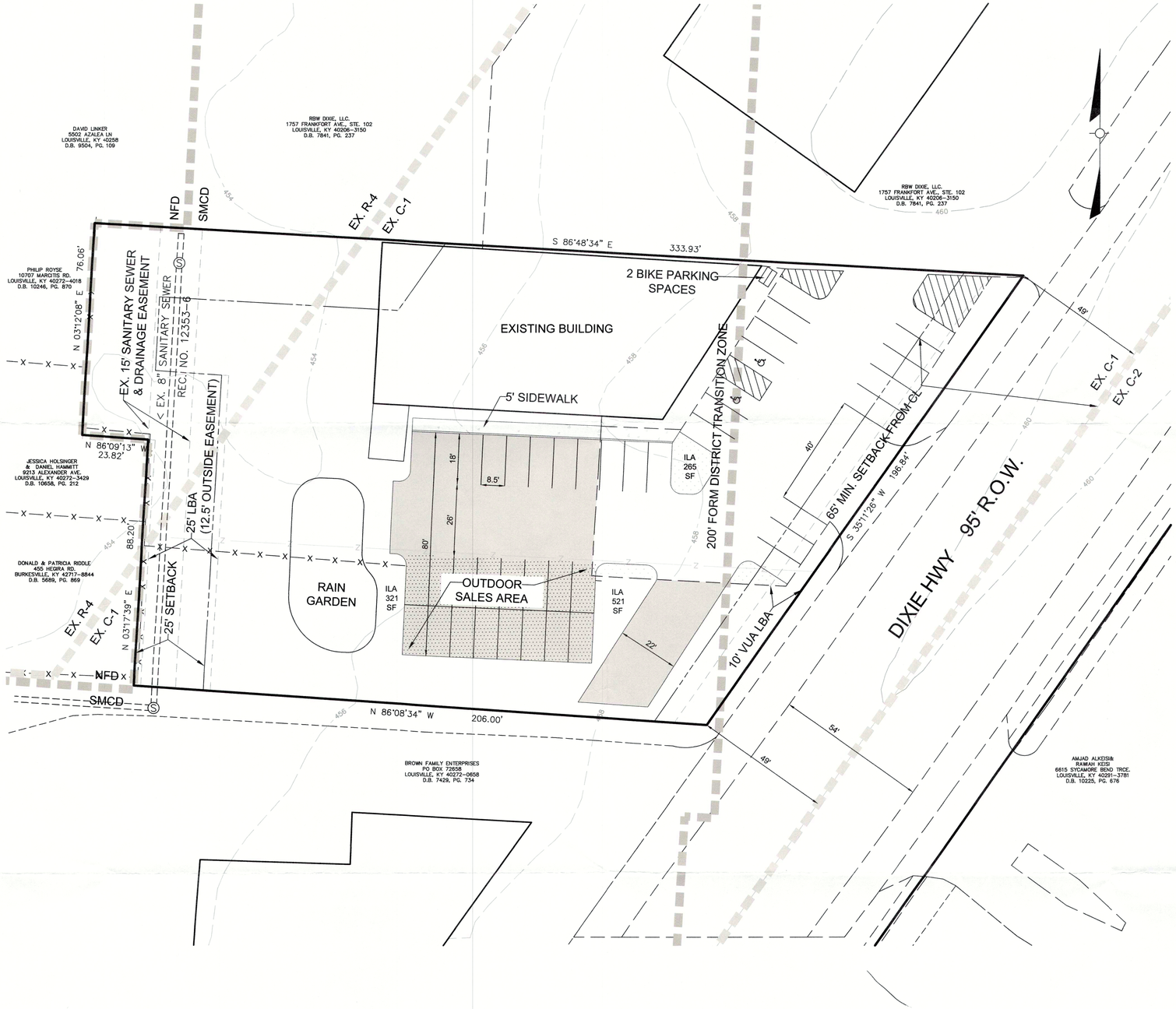
EPSC PHASING

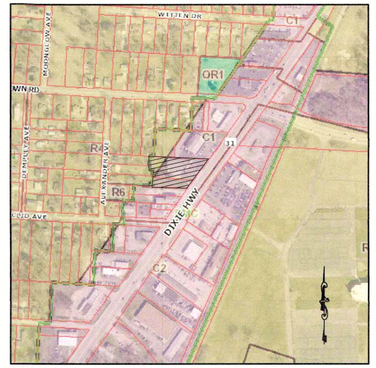
1. INSTALL SILT FENCE & CONSTRUCTION ENTRANCE.
2. INSTALL TEMPORARY SEDIMENT BASIN.
3. BEGIN GRADING AND STORM SEWER CONSTRUCTION.
4. INSTALL INLET PROTECTION.
5. REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 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 WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

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.





LOCATION MAP
NO SCALE

SITE DATA

EXISTING ZONING:	R-4 & C-1
PROPOSED ZONING:	C-2
EXISTING FORM DISTRICT:	SUBURBAN WORKPLACE
EXISTING USE:	PAWN SHOP/VACANT
PROPOSED USE:	PAWN SHOP/CAR SALES
GROSS SITE AREA:	1.02 ACS
BUILDING FOOTPRINT:	6,888 SF
OUTDOOR SALES AREA:	2,448 SF
MAXIMUM BUILDING HEIGHT:	45'
FAR:	0.15

DIMENSIONAL STANDARDS

MIN. LOT SIZE:	NONE
MIN. LOT WIDTH:	NONE
MIN. FRONT/STREET SIDE YARD:	65' FROM CL
MIN. SIDE YARD:	NONE/25' ADJ. TO RES.
MIN. REAR YARD:	NONE/25' ADJ. TO RES.

PARKING CALCULATIONS

MIN. PARKING REQUIRED: (PAWN SHOP 1/300 = 23 SPACES) (CAR SALES 1/7000 = 1 SPACES)	24 SPACES
MAX. PARKING ALLOWED: (PAWN SHOP 1/200 = 34 SPACES) (CAR SALES 1/5000 = 2 SPACES)	36 SPACES
PARKING PROVIDED: (INCLUDING 2 H.C. SPACES)	26 SPACES
BICYCLE PARKING REQUIRED	
SHORT TERM	2 SPACES
LONG TERM	2 SPACES

* LONG TERM BIKE PARKING WILL BE LOCATED INSIDE BUILDING.

TREE CANOPY REQUIREMENTS

SITE AREA	44,638 SF
EXISTING TREE CANOPY	< 40%
EXISTING TREE CANOPY TO REMAIN	0 SF (0%)
REQUIRED NEW TREE CANOPY	8,928 SF (20%)

ILA CALCULATIONS

PASSENGER VUA AREA	13,313 SF
REQUIRED ILA (7.5%)	998 SF
PROPOSED ILA	1,107 SF
TREES REQUIRED	3 TREES
OUTDOOR SALES AREA (NO ILA REQUIRED PER LDC 10.2.12)	2,448 SF

IMPERVIOUS AREA CALCULATIONS

SITE AREA:	44,638 SF (1.02 ACS)
EXISTING IMPERVIOUS AREA:	17,043 SF (0.39 ACS)
PROPOSED IMPERVIOUS AREA:	23,890 SF (0.55 ACS)

PRELIMINARY APPROVAL
Condition of Approval: _____
_____
_____
Tony Kelly 4-19-18
Development Review — Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

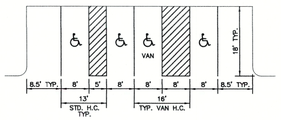
RECEIVED
JUN 18 2018
PLANNING & DESIGN SERVICES

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 18ZONE1030
APPROVAL DATE _____
EXPIRATION DATE _____
SIGNATURE OF PLANNING COMMISSION _____
PLANNING COMMISSION

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: _____
_____
BY: _____
DATE 4/9/18
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

LEGEND

- EX. STORM SEWER
- PROP. STORM SEWER
- EX. SANITARY SEWER
- DRAINAGE FLOW ARROWS
- EX. FENCE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PROPOSED LAWN
- OUTDOOR SALES AREA
- EX. MAJOR CONTOUR (450)
- EX. MINOR CONTOUR (453)
- EX. ZONING BOUNDARY
- EX. FORM DISTRICT BOUNDARY



TYPICAL PARKING SPACES
NO SCALE

GRAPHIC SCALE
40 20 0 20 60
(IN FEET)

WM# 126
CASE # 18ZONE1030

OWNER/DEVELOPER
BROWN FAMILY ENTERPRISES
PO BOX 72658
LOUISVILLE, KY 40272-0658
D.B. 7316, PG. 603 &
D.B. 7320, PG. 137

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

NO.	REVISION	DATE
1	PRE-APP COMMENTS	05/22/18

SHEET TITLE: DETAILED DEVELOPMENT PLAN
PROJECT TITLE: 9212 & 9216 DIXIE HIGHWAY LOUISVILLE, KY 40216 T.B. 1151, LOTS 36 & 52

JOB NO. 3088-DDP
SCALE: 1"=20'
DATE: 04/10/18
DRAWING NO: DDP
SHEET 1 OF 1

K:\JOBS\DDP\3088-DDP.dwg, 24x36, 6/14/2018 10:14:32 AM

18 ZONE 1030