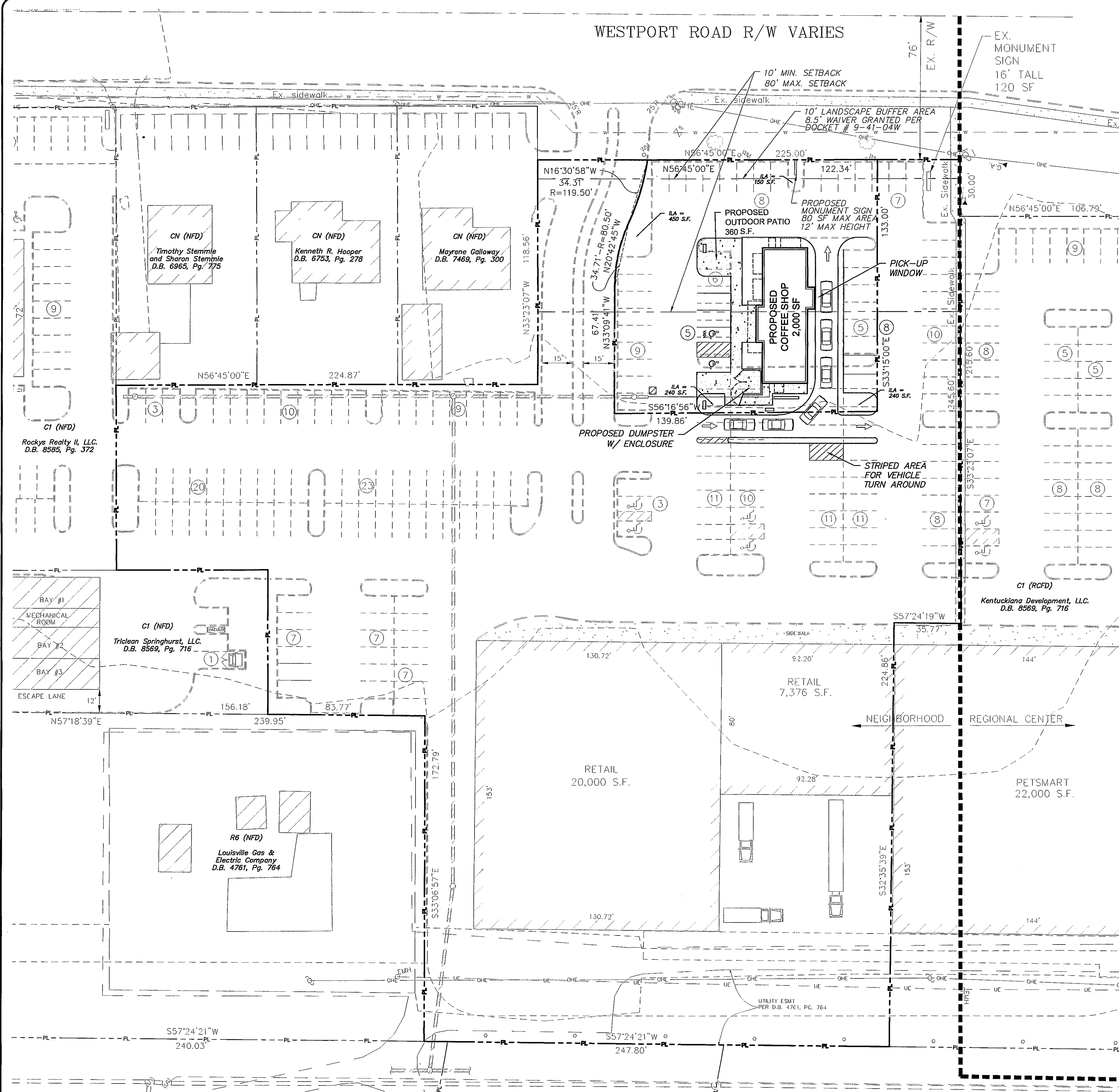


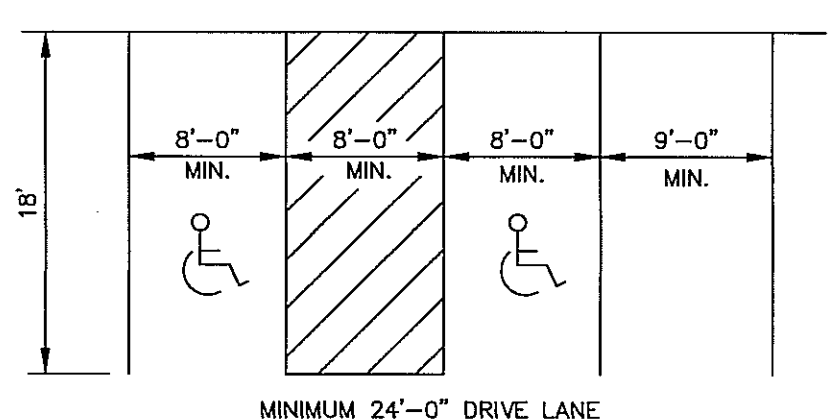
X:\VA-Projects-2014\14011 - Nicklies-Starkbucks Westport Rd & Frays Hill Rd\14011 - C04 - Nicklies-Westport Road.dwg PLOT DATE: October 13, 2014 - 9:32am

WESTPORT ROAD R/W VARIES



LEGEND

- EX. TREE
EX. FIRE HYDRANT
EX. LIGHT POLE
EX. UTILITY POLE
EX. SIGN
EX. PROPERTY LINE
EX. FENCE
EX. OVERHEAD ELECTRIC
EX. UNDERGROUND ELECTRIC
EX. SWALE
EX. STORM SEWER
EX. SANITARY SEWER
EX. CONCRETE
EX. EDGE OF PAVEMENT
PR. PROPERTY SERVICE CONNECTION
PR. CONCRETE
PR. EDGE OF PAVEMENT
PR. SILT FENCE



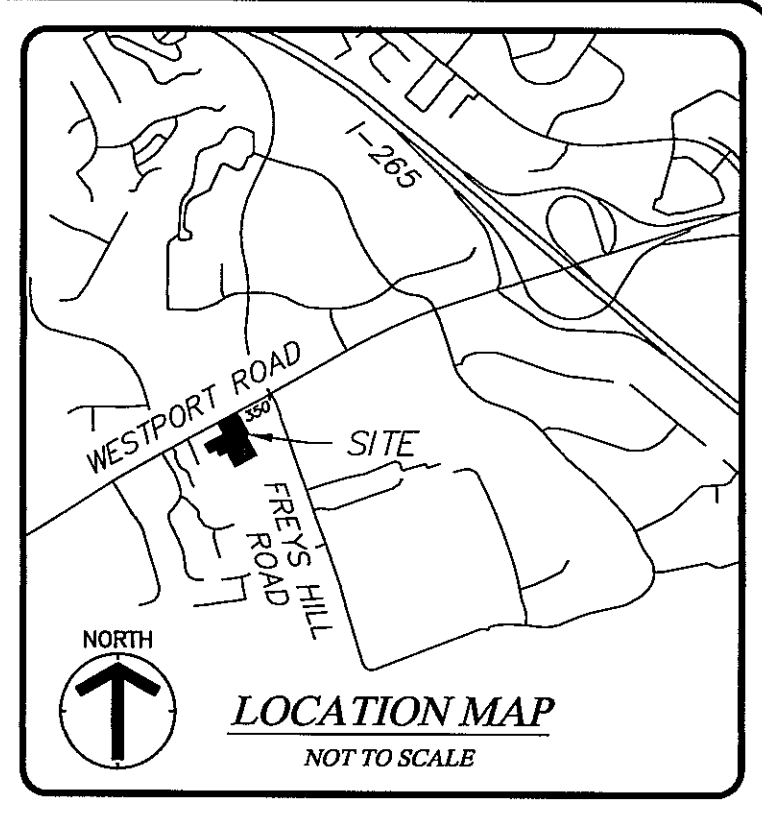
TYPICAL PARKING SPACE LAYOUT NOT TO SCALE

NOTES

- 1) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY AN EXISTING PSC CONNECTION AND IS SUBJECT TO APPLICABLE FEES.
2) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY.
3) DRAINAGE: DRAINAGE PATTERNS DEPICTED BY ARROWS (->) IS FOR CONCEPT PURPOSES ONLY.
4) THE DEVELOPMENT LIES IN THE WORTHINGTON FIRE DISTRICT.
5) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100019E, REV. DECEMBER 5, 2005).
6) ALL SITE LIGHTING SHALL BE DOWNWARD AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS.
7) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
8) PRIOR TO ANY CONSTRUCTION ACTIVITY, AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL.
9) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
10) SITE SUBJECT TO MSD'S PRIVATE FACILITY FEE.
11) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
12) PER SECTION 4.9.3 OF THE LAND DEVELOPMENT CODE, A SITE INSPECTION WAS COMPLETED BY QORE PROPERTY SCIENCES ON 8/28/03 AND NOTED: "BASED ON THE SUBSURFACE CONDITIONS ENCOUNTERED IN OUR BORINGS, OUR ANALYSES, AND OUR EXPERIENCE, WE BELIEVE THE SITE IS ADAPTABLE FOR CONSTRUCTION OF THE PROPOSED DEVELOPMENT."
13) PER SECTION 4.9.3 OF THE LAND DEVELOPMENT CODE, A SITE INSPECTION WAS COMPLETED BY QORE PROPERTY SCIENCES ON 8/28/03 AND NOTED: "BASED ON THE SUBSURFACE CONDITIONS ENCOUNTERED IN OUR BORINGS, OUR ANALYSES, AND OUR EXPERIENCE, WE BELIEVE THE SITE IS ADAPTABLE FOR CONSTRUCTION OF THE PROPOSED DEVELOPMENT."
14) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

EROSION 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 SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS. 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. SOIL STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE. 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 GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.



PRELIMINARY APPROVAL
Condition:
Louisville & Jefferson County METRO PUBLIC WORKS

OWNER

KENTUCKIANA DEVELOPMENT, LLC.
6060 DUTCHMANS LANE
SUITE 110
LOUISVILLE, KY 40205

SITE DATA

10318 WESTPORT ROAD
LOUISVILLE, KY 40241
D.B. 8569, PG. 716
TAX BLOCK 13, LOT 212

Table with 2 columns: Item and Value. Includes TOTAL SITE AREA (40.42 ACRES), EX. ZONING (C-1), EX. LAND USE (VACANT), PR. LAND USE (COFFEE SHOP), F.A.R. (0.11), PR. BUILDING (2,000 SF), PR. OUTDOOR PATIO (360 SF).

SETBACK DATA

Table with 2 columns: Item and Value. Includes MIN. FRONT YARD (10'), MAX. FRONT YARD (80'), STREET SIDE YARD (N/A), SIDE YARD (NONE), REAR YARD (NONE), MAX. BLDG HEIGHT (25').

IMPERVIOUS AREA

Table with 2 columns: Item and Value. Includes PRE (12,062 S.F.), POST (15,928 S.F.), PERCENTAGE OF CHANGE (1.32%).

PARKING SUMMARY

Table with 2 columns: Item and Value. Includes RETAIL AREA (27,376 S.F.), MINIMUM PARKING REQUIRED (1 SPACE/250 S.F.) (110 SPACES), MAXIMUM PARKING PERMITTED (1 SPACE/150 S.F.) (183 SPACES), COFFEE SHOP AREA (2,000 S.F.), MINIMUM PARKING REQUIRED (1 SPACE/200 S.F.) (10 SPACES), MAXIMUM PARKING PERMITTED (1 SPACE/100 S.F.) (20 SPACES), PATIO DINING AREA (360 S.F.), MINIMUM PARKING REQUIRED (1 SPACE/200 S.F.) (2 SPACES), MAXIMUM PARKING PERMITTED (1 SPACE/100 S.F.) (4 SPACES).

Table with 2 columns: Item and Value. Includes TOTAL MINIMUM PARKING REQUIRED (122 SPACES), TOTAL MINIMUM PARKING REQUIRED (WITH 10% TARC REDUCTION) (110 SPACES), TOTAL MAXIMUM PARKING PERMITTED (207 SPACES).

TOTAL PARKING PROVIDED: 169 SPACES* (INCLUDING 6 ADA SPACES)
*CROSSOVER AND SHARED PARKING PER D.B. 8569, PG. 727

BICYCLE SUMMARY

Table with 2 columns: Item and Value. Includes SHORT TERM REQUIRED (2 SPACES OR 1/50 IMP.) (2 SPACES), LONG TERM REQUIRED (4 SPACES OR 1/50 SEATS) (4 SPACES), TOTAL SHORT/LONG TERM PARKING PROVIDED (6 SPACES).

TREE CANOPY CALCULATIONS

Table with 2 columns: Item and Value. Includes GROSS SITE AREA (18,295 S.F.), CANOPY COVERAGE CLASS (CLASS C), AREA OF SITE WITH EX. TREE CANOPY (0 S.F.), TREE CANOPY REQUIRED (3,659 S.F.), TREE CANOPY PRESERVED (0 S.F. (0%)), TREE CANOPY PLANTED (3,659 S.F.), TOTAL TREE CANOPY PROVIDED (3,659 S.F. (20%)).

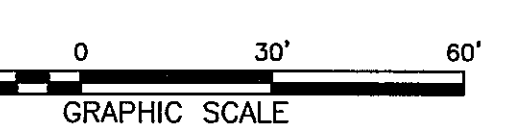
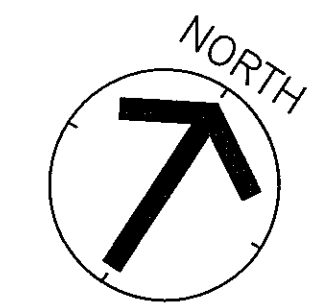
LANDSCAPE DATA

Table with 2 columns: Item and Value. Includes EXISTING V.I.A. (11,785 S.F.), PROPOSED V.I.A. (561 S.F.), TOTAL V.I.A. (12,346 S.F.), I.L.A. REQUIRED 7.5% (924 S.F.), I.L.A. PROVIDED (1,080 S.F.).

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: Jimmy Holst
DATE: 10-15-14
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



Revision table with columns: Revision, Date, Description, Detailed by, Chk'd by, Approved By. Row 1: 1, 10/10/14, AGENCY COMMENTS, JDC, -, -.

Kentucky 811 logo and text: 'The New Look For Digging Safely in Kentucky. Call 811 Before You Dig.'

UTILITY NOTE: ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 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.

CASE# 14DEVPLAN1130 DOC# 9-73-02 WM# 6264

HERITAGE ENGINEERING, LLC
642 South 4th Street
Louisville, KY 40202
(502) 562-1412
(502) 562-1413 Fax

NICKLIES DEVELOPMENT
6060 Dutchmans Lane Suite 110
Louisville, KY 40205

REVISED DETAILED DISTRICT DEVELOPMENT PLAN FOR COFFEE SHOP
10318 WESTPORT ROAD
LOUISVILLE, KY 40241

RECEIVED
OCT 13 2014
PLANNING & DESIGN SERVICES

JOB NO: 14011
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DESIGNED BY: JDC
DETAILED BY: JDC
CHECKED BY: SWH
DATE: SEPTEMBER 10, 2014

SHEET
C04

Handwritten signature/initials.