

REVISIONS:

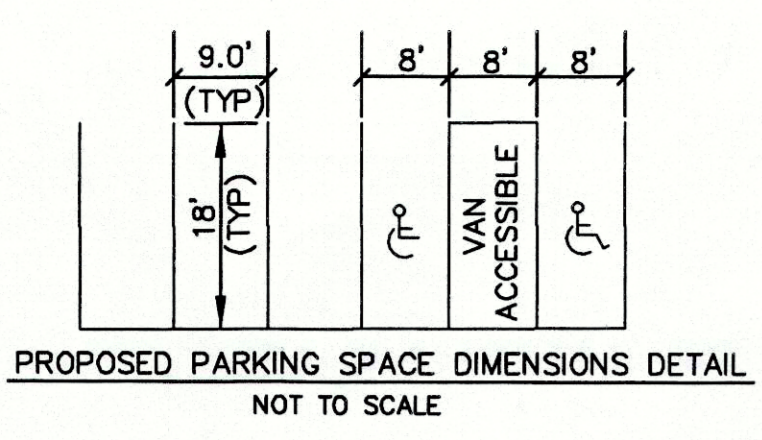
8/11/16
9/6/16
9/30/16

DRWN BY: *KAL*
 CHKD BY: *UG*
 DRAWING NAME:
 16-5NEW3.DWG
 FIELD BOOK:
 ##

EVANS/GRIFFIN, INC.
 Engineer & Land Surveyor
 4010 Dupont Circle
 SUITE 478
 Louisville, Kentucky 40207
 egengr@bellsouth.net
 (502) 899-9811

GREENWOOD PLAZA
 6300 GREENWOOD ROAD
 LOUISVILLE, KY. 40258
DETAILED DISTRICT DEVELOPMENT PLAN

PROJECT # 16ZONE1033
 DATE: 5/11/16
 PROJECT NO.: 2016-5
 Sheet 1 of 1



LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 16ZONE1033
 APPROVAL DATE 12/15/16
 EXPIRATION DATE 12/15/18
 SIGNATURE OF PLANNING COMMISSION
[Signature]
 PLANNING COMMISSION

NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

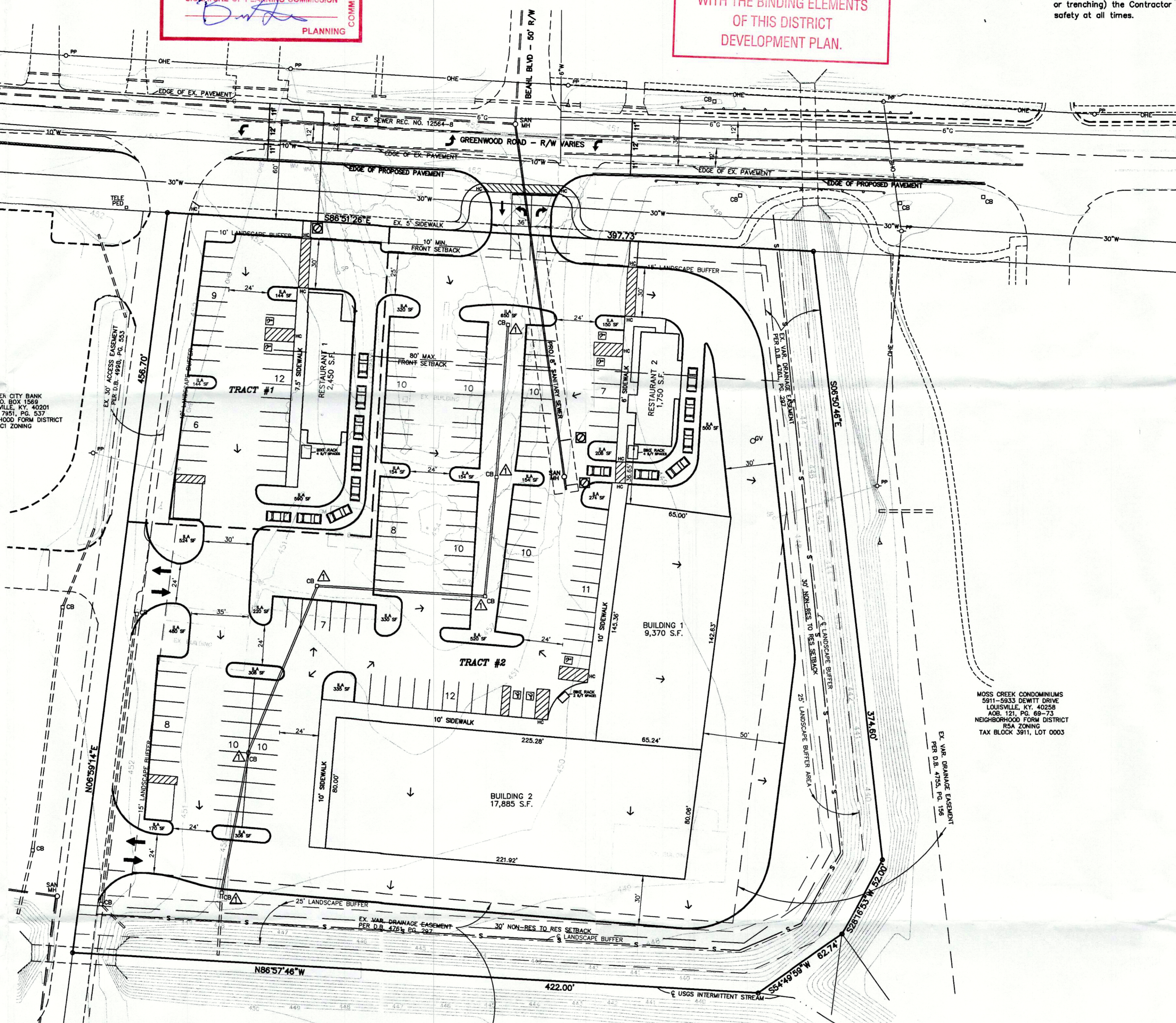
SAFETY NOTE
 The Contractor shall comply with the U.S. Dept of Labor Safety and Health regulations for construction promulgated under the Occupational Safety and Health Act of 1970 (P.L. 91-596) and under Section 107 of the Contract Work Hours and Safety Standards Act (P.L. 91-54). During all phases of this project (including excavations or trenching) the Contractor shall be responsible for safety at all times.



PRELIMINARY APPROVAL
 Condition of Approval:
 Date: 10-20-16
[Signature]
 Development Review
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

- GENERAL/KYTC NOTES**
- PARKING AREAS AND DRIVE LANES TO BE A HARD DURABLE SURFACE. CURBS WILL BE PROVIDED.
 - CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES.
 - THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
 - OUTDOOR LIGHTING SHALL BE DIRECTED DOWN AND AWAY FROM SURROUNDING RESIDENTIAL PROPERTIES. LIGHTING FIXTURES SHALL HAVE A 90 DEGREE CUTOFF AND A HEIGHT OF THE LIGHT STANDARD SHALL BE SET SO THAT NO LIGHT SOURCE IS VISIBLE OFF-SITE.
 - THERE SHALL BE NO COMMERCIAL SIGNS IN THE STATE RIGHT-OF-WAY.
 - THERE SHOULD BE NO LANDSCAPING IN THE STATE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
 - SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
 - AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE STATE RIGHT-OF-WAY.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL ACCESS ROADS TO SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 - THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

- MSD NOTES**
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 2111C0088E DATED DECEMBER 5, 2006.
 - DRAINAGE PATTERN BY ARROWS (→) IS FOR CONCEPTUAL PURPOSES. DRAINAGE FACILITIES SHALL CONFORM WITH MSD REQUIREMENTS.
 - EROSION & SILT CONTROL SHOWN IS CONCEPTUAL ONLY, AND FINAL DESIGN WILL BE DETERMINED ON CONSTRUCTION PLANS.
 - SANITARY SEWER SERVICE WILL BE PROVIDED BY LE SUBJECT TO LE FEES AND PRIVATE SERVICE CONNECTIONS.
 - STORM DRAINAGE DETENTION TO BE MITIGATED WITH A REGIONAL FACILITY FEE.
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - A DOWNSIDE FACILITIES CAPACITY REQUEST WAS APPROVED BY MSD ON JULY 11, 2016.
 - THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY IF ANY OF THE CURRENT DRAINAGE STRUCTURES ARE ALTERED OR REMOVED AND/OR ANY ARE TO BE ADDED.
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
 - ALL PROPOSED BUILDINGS ON TRACT #2 TO BE SERVED BY PROPOSED LATERAL EXTENSION.



UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE KENUCKY UNDERGROUND UTILITY PROTECTION, INC. (PHONE: 1-800-752-6007) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDED ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. cables, electrical wires, gas, and water lines). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

SITE SUMMARY

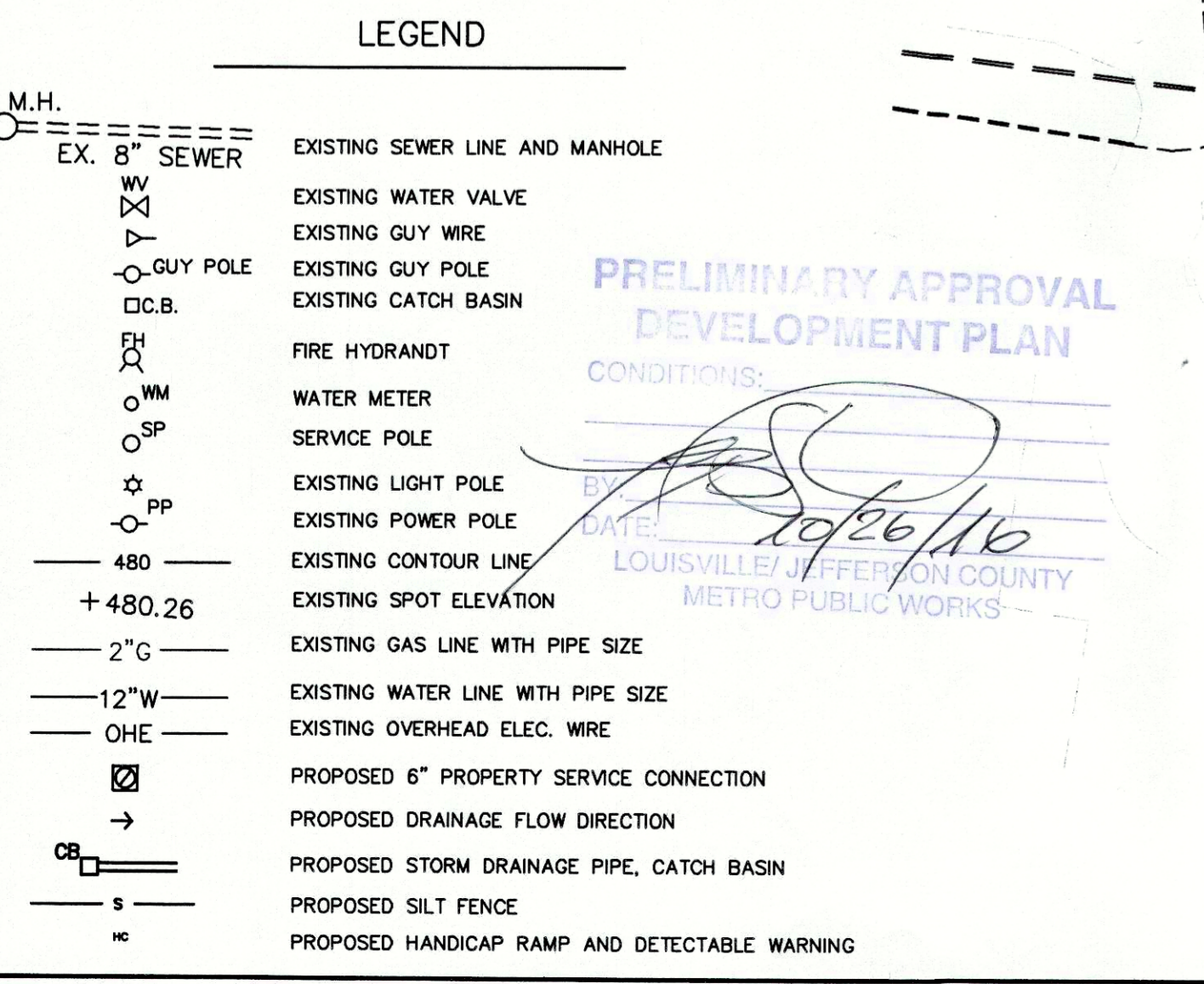
TOTAL SITE AREA	4.67 ACRES
EXISTING ZONING	R4
PROPOSED ZONING	G2 C-1 Bkm
FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	RESTAURANT/RETAIL

TRACT #1 DATA

SITE AREA	0.628 ACRES
BUILDING AREA (RESTAURANT 1)	2,450 S.F.
F.A.R.	0.09
PARKING	
MINIMUM REQUIRED	1 SPACE PER 125 S.F. - 20 SPACES
MAXIMUM ALLOWED	1 SPACE PER 50 S.F. - 49 SPACES
PARKING PROVIDED	27 SPACES INCLUDING 2 HANDICAP. (QUEING FOR DRIVE-THROUGH PER LDC 9.1.14 STANDARDS)
BICYCLE PARKING	
REQUIRED/PROVIDED LONG TERM SPACES	2/2
REQUIRED/PROVIDED SHORT TERM SPACES	4/4
* LONG TERM BICYCLE PARKING WILL BE PROVIDED INSIDE STRUCTURE.	
VJA	14,820 S.F.
ILA REQUIRED (7.5%)	1,112 S.F.
ILA PROVIDED	1,148 S.F.

TRACT #2 DATA

SITE AREA	4.042 ACRES
BUILDING AREA	
RESTAURANT 2	1,750 S.F.
BUILDING 1 (RETAIL)	9,370 S.F.
BUILDING 2 (RETAIL)	17,885 S.F.
TOTAL	29,005 S.F.
F.A.R.	0.17
PARKING	
RESTAURANT 2	
MINIMUM REQUIRED	1 SPACE PER 125 S.F. - 14 SPACES
MAXIMUM ALLOWED	1 SPACE PER 50 S.F. - 35 SPACES
(QUEING FOR DRIVE-THROUGH PER LDC 9.1.14 STANDARDS)	
BUILDING 1 (RETAIL)	
MINIMUM REQUIRED	1 SPACE PER 250 S.F. - 37 SPACES
MAXIMUM ALLOWED	1 SPACE PER 150 S.F. - 62 SPACES
BUILDING 2 (RETAIL)	
MINIMUM REQUIRED	1 SPACE PER 250 S.F. - 72 SPACES
MAXIMUM ALLOWED	1 SPACE PER 150 S.F. - 119 SPACES
TOTAL PARKING SPACES	
MINIMUM REQUIRED	123 SPACES
MAXIMUM ALLOWED	216 SPACES
PARKING PROVIDED	123 SPACES INCLUDING 5 HANDICAP.
BICYCLE PARKING	
REQUIRED/PROVIDED LONG TERM SPACES	4/4
REQUIRED/PROVIDED SHORT TERM SPACES	6/6
* LONG TERM BICYCLE PARKING WILL BE PROVIDED INSIDE STRUCTURES.	
VJA	81,641 S.F.
ILA REQUIRED (7.5%)	6,123 S.F.
ILA PROVIDED	6,631 S.F.



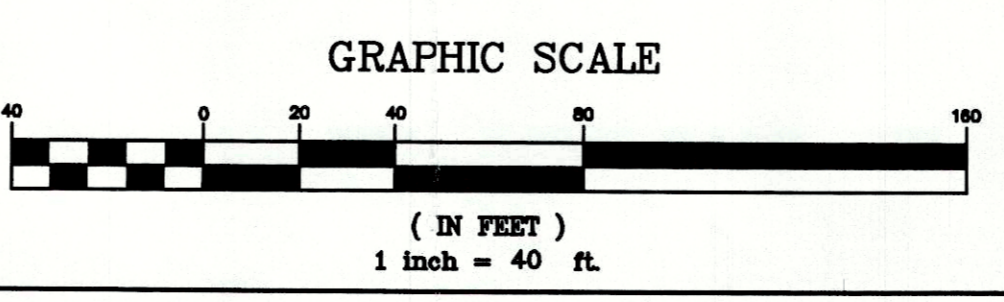
EROSION PREVENTION AND SEDIMENT CONTROL NOTES

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 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. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE. 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 DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

EROSION AND SEDIMENT CONTROL DETAIL LEGEND

SYMBOL	DESCRIPTION	MSD STD DWG NO.
S	SILT FENCE	EF-09-02
△	STONE BAG INLET PROTECTION	EF-03-02

THE EROSION PREVENTION AND SEDIMENT CONTROL DEVICES SHOWN ON THIS PLAN SET ARE INTENDED TO BE THE MINIMUM CONTROL MEASURES. ADDITIONAL EPSC DEVICES MAY NEED TO BE INSTALLED AS NECESSARY BY THE CONTRACTOR TO PREVENT EROSION AND SEDIMENTATION. AT THE END OF EACH WORK DAY SITE SHALL BE CLEANED OF SEDIMENT AND DEBRIS. DISTURBED AREAS SHALL HAVE SILT CONTROL INSTALLED OR WILL BE STABILIZED SO THAT SEDIMENT WILL NOT GET OFF SITE OR INTO STORM SYSTEM DURING A RAIN EVENT.



TREE CANOPY REQUIREMENTS

CLASS "C"	
SITE AREA = 4.67 ACRE (203,425 SQ.FT.)	
EXISTING TREE CANOPY	- 4.12% (8,400 SQ.FT.)
PRESERVED TREE CANOPY	- 0% (0 SQ.FT.)
NEW TREE CANOPY REQUIRED	- 20% (40,685 SQ.FT.)
NEW TREE CANOPY PROVIDED	- 20.17% (41,040 SQ.FT.)
57 ON-SITE TYPE "A" TREE @ 1 3/4" CAL (720 SQ.F.T)	

WAIVER REQUESTED

1. A WAIVER OF LDC 10.2.4.B TO ALLOW THE PROPERTY PERIMETER LANDSCAPE BUFFER AREA ALONG THE SOUTH AND EAST LINES OF THE SUBJECT PROPERTY TO ENCRACH 100% INTO THE EXISTING SEWER & DRAIN EASEMENT. SCREENING AND LANDSCAPING REGULATIONS PER THE LAND DEVELOPMENT CODE WILL BE MAINTAINED.

RECEIVED
 OCT 03 2016
 DESIGN SERVICES
DEVELOPER
 BRIAN FORREST
 4010 DUPONT CIRCLE - SUITE 700
 LOUISVILLE, KY. 40207
 (502) 897-3310
OWNER
 IRMA V. WALLER
 6300 GREENWOOD ROAD
 LOUISVILLE, KY. 40258-2504
 A PORTION OF D.B. 2855, PG. 288
 A PORTION OF D.B. 3789, PG. 288
 BRING TRACT 1 PER PLAT ATTACHED TO D.B. 8910, PG. 188
 PARCEL ID: 103000780000
 COUNCIL DISTRICT - 12
 FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
 WM#11240

Binding Elements

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 31,455 square feet of gross floor area.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a) The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b) A minor subdivision plat or legal instrument shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - c) Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - d) The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
6. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structures or land for the proposed use. All

binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.

7. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
8. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
9. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the December 15, 2016, Planning Commission hearing.