

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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.

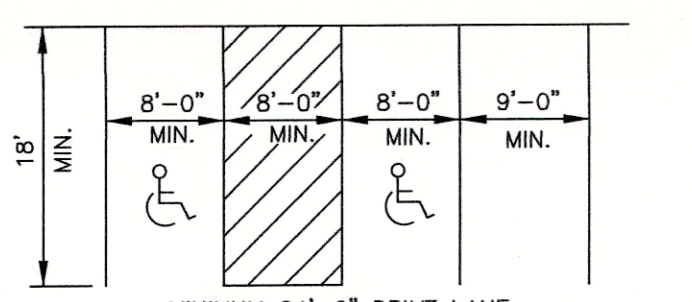
WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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 of Approval: _____
PRELIMINARY APPROVAL
DEVELOPMENT PLAN
 CONDITIONS: _____
 DATE: 3-21-17
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LEGEND

- EX. TREE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. SIGN
- EX. PROPERTY LINE
- EX. FENCE
- EX. WATER LINE
- EX. GAS LINE
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND ELECTRIC
- EX. SWALE
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. CONCRETE
- EX. EDGE OF PAVEMENT
- PR. STORM SEWER w/ EPSC ROCK CHECK
- PR. SANITARY SEWER
- PR. PROPERTY SEWER CONNECTION
- PR. ELECTRIC w/ TRANSFORMER
- PR. WATER LINE
- PR. GAS LINE
- PR. SWALE
- PR. PROPERTY LINE
- PR. CONCRETE
- PR. EDGE OF PAVEMENT
- PR. FENCE
- PR. SILT FENCE
- PR. FIRE HYDRANT
- PR. LIGHT POLE
- PR. SIGN
- LIMITS OF PROPOSED BUILDING
- LIMITS OF EXISTING BUILDING



NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.

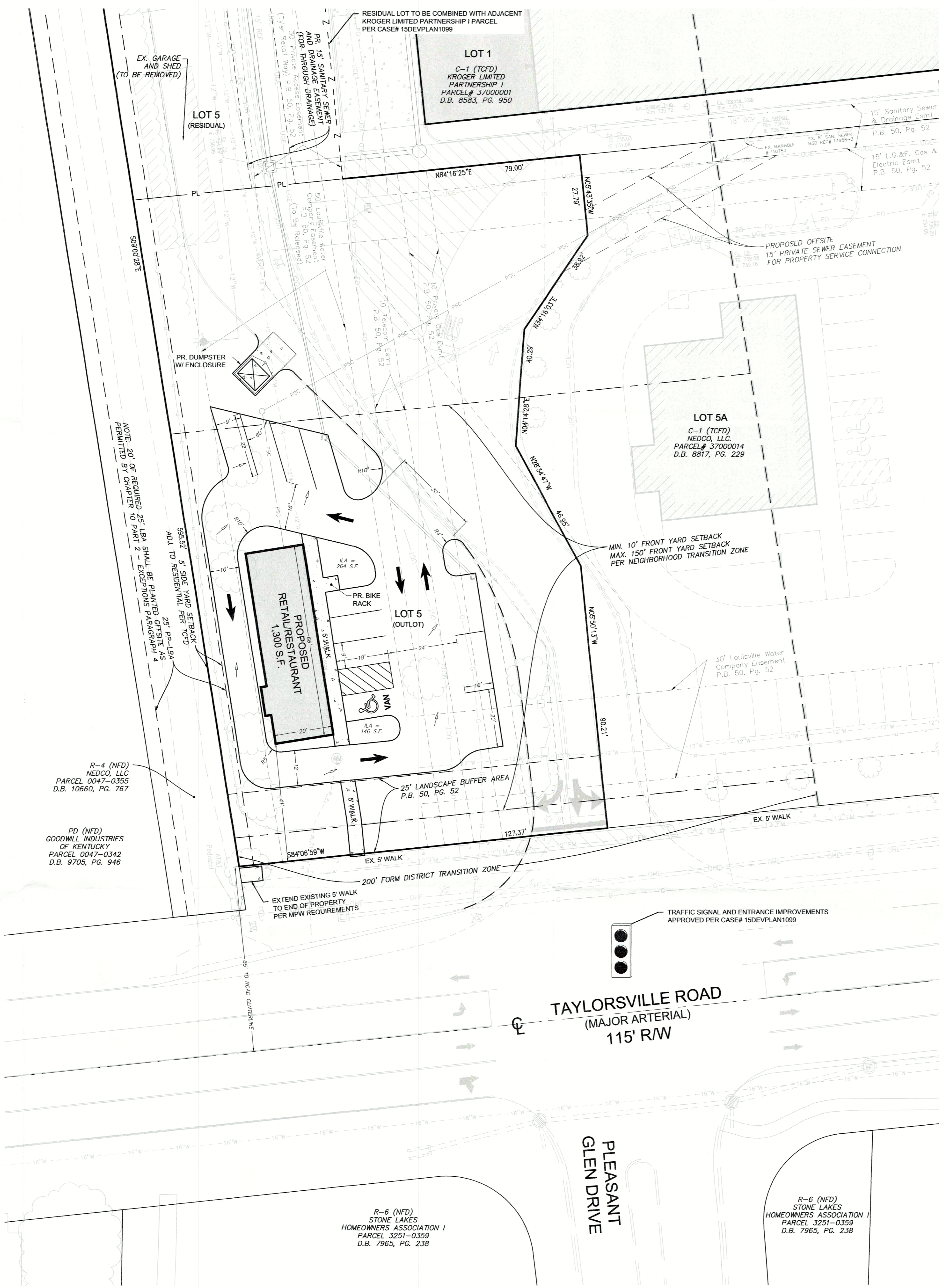
TYPICAL PARKING SPACE LAYOUT
 NOT TO SCALE



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.

Revision	Date	Description	Detaild by	Chk'd by	Approved By
1	1/20/17	AGENCY COMMENTS	JDC		



OWNER

NEDCO, LLC
 6060 DUTCHMANS LANE, SUITE 110
 LOUISVILLE, KY 40205
 PARCEL 3700-0013
 D.B. 8817, PG. 229

SITE DATA

LOT 5 OUTLOT	0.697 ACRES
LOT 5 RESIDUAL	0.691 ACRES
TOTAL SITE AREA	1.388 ACRES
FORM DISTRICT	TOWN CENTER
EX. ZONING	C-1
EX. LAND USE	COMMERCIAL
PR. LAND USE	COMMERCIAL
PR. BUILDING	1,300 SF
FLOOR AREA RATIO	0.04 F.A.R.

SETBACK DATA

TCFD	
MIN. FRONT YARD	0'
MAX. FRONT YARD	15'
STREET SIDE YARD	0'
SIDE YARD	0' OR 5' IF ADJ. TO RESIDENTIAL REAR YARD
REAR YARD	5' OR ADJ. FORM DISTRICT MAX. BUILDING HEIGHT
MAX. BUILDING HEIGHT	60'

TRANSITION ZONE

PER SECTION 5.7.1 OF THE LAND DEVELOPMENT CODE, TRANSITION ZONE SETBACKS SHALL BE APPLIED TO THE FRONT, STREET SIDE AND COMMON REAR PROPERTY LINE.	
MIN. FRONT & STREET SIDE YARD	10'
MAX. FRONT & STREET SIDE YARD	80'
SIDE YARD	N/A
REAR YARD	N/A
MAX. BUILDING HEIGHT	45'

PARKING SUMMARY

RESTAURANT/RETAIL AREA	1,300 S.F.
MINIMUM PARKING REQUIRED (1 SPACE/250 S.F.)	5 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/50 S.F.)	26 SPACES
TOTAL PARKING PROVIDED (INCLUDING 1 ADA SPACE)	11 SPACES

BICYCLE SUMMARY

SHORT TERM REQUIRED (2 SP OR 1/25,000 SF)	2 SPACES
LONG TERM REQUIRED (2 SP OR 1/50,000 SF)	2 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED	4 SPACES

IMPERVIOUS AREA

PRE	13,723 S.F.
POST	22,577 S.F.
PERCENTAGE OF CHANGE	63%

TREE CANOPY CALCULATIONS

GROSS SITE AREA	30,361 S.F. (0.697 Ac.)
CANOPY COVERAGE CLASS	CLASS C
AREA OF SITE WITH EX. TREE CANOPY	0%-40%
TREE CANOPY REQUIRED	6,072 S.F.
TREE CANOPY PRESERVED	NONE
TREE CANOPY PLANTED	6,072 S.F.
TOTAL TREE CANOPY PROVIDED	6,072 S.F. (20%)

LANDSCAPE DATA

EXISTING V.I.A.	13,723 S.F.
PROPOSED V.I.A.	7,018 S.F.
TOTAL V.I.A.	20,741 S.F.
V.I.A. AREA REQUIRING I.L.A.	7,018 S.F.
I.L.A. REQUIRED (90%)	351 S.F.
I.L.A. PROVIDED	410 S.F.

GENERAL NOTES

- DOMESTIC WATER SUPPLY: SUBJECT SITE TO 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.
- THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
- ALL DUMPSTER PADS, TRANSFORMERS, GAS UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.

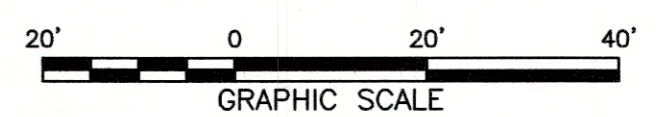
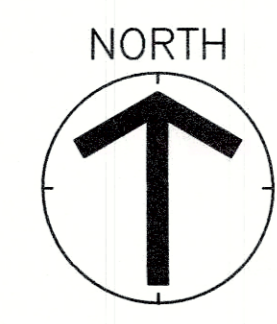
MSD NOTES

- WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW PSC CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE JEFFERSONTOWN WATER QUALITY TREATMENT CENTER.
- DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (—) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111000656 REV. DECEMBER 5, 2006).
- AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- EXISTING ONSITE DETENTION PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

TRANSPORTATION NOTES

- ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- CONSTRUCTION PLANS, BOND, AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.

RECEIVED
 JAN 23 2017
 PLANNING & DESIGN SERVICES



HERITAGE ENGINEERING, LLC
 ENGINEER:
 603 North Shore Drive
 Unit 204
 Jeffersonville, KY 40318
 (502) 562-1412
 (502) 562-1413 Fax

NICKLIES DEVELOPMENT
 DEVELOPER:
 6060 Dutchmans Lane Suite 110
 Louisville, KY 40205

REVISED DETAILED DEVELOPMENT PLAN
 FOR
TYLER RETAIL CENTER
LOT 5 OUTLOT
 12611 TAYLORSVILLE ROAD
 LOUISVILLE, KY 40299

JOB NO: 13064
 HORIZ. SCALE: 1"=20'
 VERT. SCALE: N/A
 DESIGNED BY: JDC
 DETAILED BY: JDC
 CHECKED BY: SWH
 DATE: DECEMBER 29, 2016

SHEET
C05

X:\M-Projects\2013\13064 - Nicklies - Tyler Retail Center Extension\Pre\mfrim - Lot 5 Outlot\13064 - C05 - Tyler Center Lot 5 Outlot - Development\Plan.dwg PLOT DATE: January 23, 2017 - 8:38am