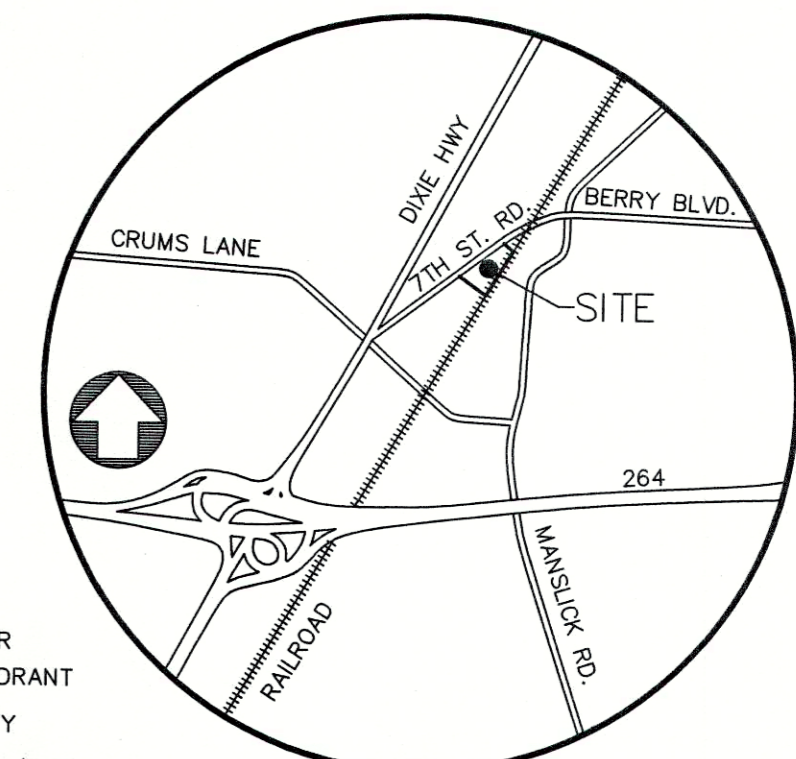
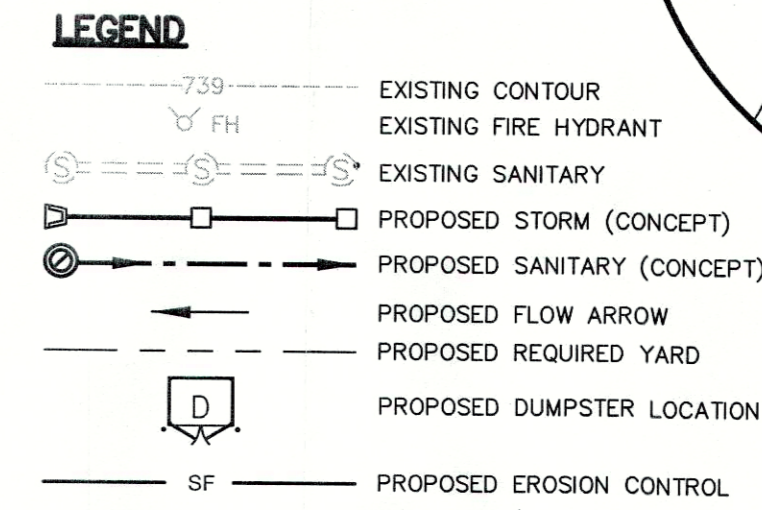


**TYPICAL ACCESSIBLE PARKING SPACES**  
NO SCALE



**LOCATION MAP**  
NO SCALE



**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.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTING OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- THE DEVELOPMENT LIES IN THE LOUISVILLE #3 FIRE DISTRICT.
- IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE LDC.
- 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 RADII 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.

**MSD NOTES:**

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION: SITE DISCHARGE INTO THE COMBINED SANITARY SEWER SYSTEM SHALL LIMIT THE 100 YEAR POST-DEVELOPED DISCHARGE TO THE 10 YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.
- 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, (211100056).
- 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.
- KYTC APPROVAL FOR DRAINAGE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS AND GREASE POLICY.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.

**PUBLIC WORKS AND KTC NOTES:**

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS AND KYTC.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- AN ENCROACHMENT PERMIT AND BOND SHALL BE REQUIRED FOR ALL WORK IN PUBLIC RIGHT-OF-WAY.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS. THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMP" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY.
- A WAIVER TO REDUCE THE REQUIRED RIGHT-OF-WAY ALONG 7TH STREET ROAD FROM 65' TO 45' FROM CENTERLINE WAS APPROVED JAN. 11, 2016 BY THE DIRECTOR OF PUBLIC WORKS & PLANNING & DESIGN SERVICES.
- UPON REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING 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.

**WAIVER REQUESTS**

- A WAIVER OF 10.2.4.B OF THE LDC IS REQUESTED TO ALLOW A 100% OVERLAP OF THE LANDSCAPE BUFFER AREA WITH A UTILITY EASEMENT.
- A WAIVER OF 10.2.1.3 OF THE LDC IS REQUESTED TO ALLOW A SMALL TYPE "C" TREE TO BE USED TO MEET THE INTERIOR LANDSCAPE AREA TREE REQUIREMENT.
- A WAIVER OF 8.3.3.B.6 OF THE LDC IS REQUESTED TO ALLOW A FREESTANDING SIGN ON LOT FRONTAGE WHERE THE PROPOSED BUILDING IS BEING SITUATED LESS THAN (15) FEET FROM THE STREET RIGHT-OF-WAY LINE.

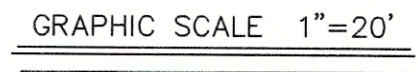
**VARIANCE REQUESTS**

- A VARIANCE OF 5.1.8.B OF THE LDC IS REQUESTED TO ALLOW LESS THAN 60% OF THE SITE'S FRONTAGE TO BE OCCUPIED BY THE BUILDINGS ON THE SITE.
- A VARIANCE OF 5.2.4.C.3.F OF THE LDC IS REQUESTED TO ALLOW PARKING TO ENCOACH TO THE REAR YARD AS MUCH AS 3' AND AS SHOWN ON THE DEVELOPMENT PLAN.

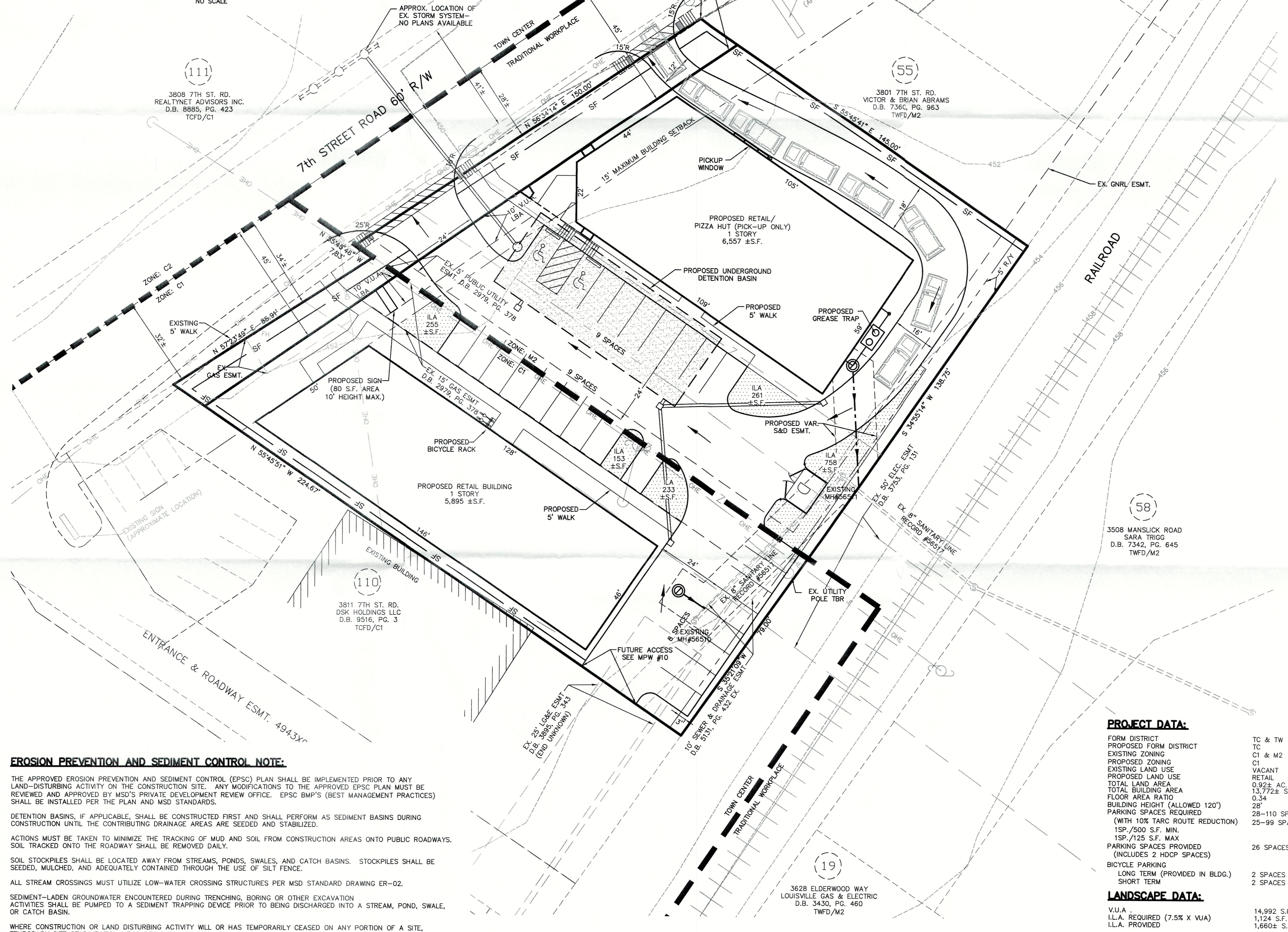
**TREE CANOPY DATA:**

GROSS SITE AREA	40,428± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	4,828± S.F. (12%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TREE CANOPY TO BE PLANTED	8,086± S.F. (20%)
TOTAL TREE CANOPY REQUIRED	8,086± S.F. (20%)

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



CASE # 15ZONE1064  
MSD WM # 11315



**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 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 CATCH BASINS. STOCKPILES SHALL BE SEED, 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.

**PROJECT DATA:**

FORM DISTRICT	TC & TW
PROPOSED FORM DISTRICT	TC
EXISTING ZONING	C1 & M2
PROPOSED ZONING	C1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	RETAIL
TOTAL LAND AREA	0.92± AC.
FLOOR AREA RATIO	13.772± S.F.
BUILDING HEIGHT (ALLOWED 120')	0.34
PARKING SPACES REQUIRED	28-110 SPACES
(WITH 10% TARC ROUTE REDUCTION)	25-99 SPACES
15P/500 S.F. MIN.	
15P/125 S.F. MAX	
PARKING SPACES PROVIDED	26 SPACES
(INCLUDES 2 HDCC SPACES)	
BICYCLE PARKING	2 SPACES
LONG TERM (PROVIDED IN BLDG.)	2 SPACES
SHORT TERM	

**LANDSCAPE DATA:**

V.U.A.	14,992 S.F.
I.L.A. REQUIRED (7.5% X VUA)	1,124 S.F.
I.L.A. PROVIDED	1,660± S.F.

**DETENTION CALCULATIONS**

2.9/12 (0.83-0.35) (0.92) = 0.11 AC.FT.  
PROPOSED IMPERVIOUS AREA: 25,889 ±S.F.

**Mindel, Scott & Associates, Inc.**  
Planning, Engineering, Surveying, Landscape Architecture  
Utility Consulting - Property Management  
5151 Jefferson Boulevard, Louisville, KY 40219  
Phone: (502) 485-1087 Fax: (502) 485-1006 E-Mail: msa@mindelmsa.com

**MSA**

**DEVELOPER**  
APEX RESTAURANTS LLC  
305 TOWNEPARK CIR. STE. 101  
LOUISVILLE, KY. 40243

**OWNER**  
LUCC TRUST LLC  
822 S. 1ST STREET  
LOUISVILLE, KY. 40203

**DETAILED DISTRICT DEVELOPMENT PLAN**

**PIZZA HUT**

3803, 3805 & 3809 7TH STREET RD.  
LOUISVILLE, KENTUCKY 40216  
T.B: 90E LOT: 98, T.B: 656 LOTS: 53 & 54  
D.B.: 9995 PG. 350

Revisions	2/7/16	DRIVE-THRU UPDATES
	2/22/16	PER AGENCY COMMENTS
	3/7/16	ADDRESS AGENCY COMMENTS
<b>RECEIVED</b>		
FEB 03 2016		
PLANNING & DESIGN SERVICES		

Vertical Scale: N/A  
Horizontal Scale: 1"=20'  
Date: 01/25/16  
Job Number: 3280  
Sheet  
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of 1