

PRELIMINARY APPROVAL

Condition of Approval:

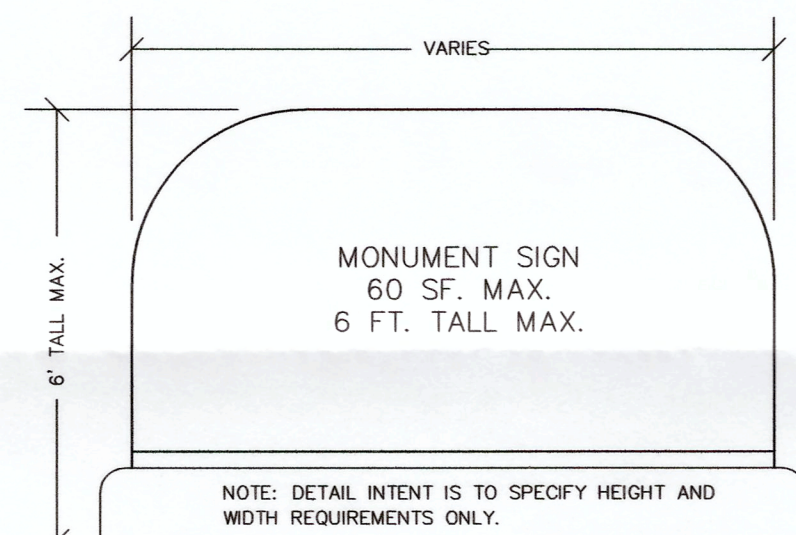
Development Review: *[Signature]* Date: _____

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

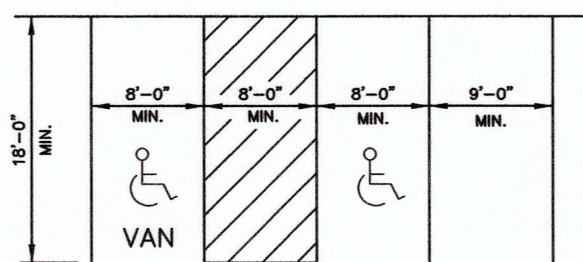
PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:

BY: *[Signature]*
DATE: 7-15-15
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



MONUMENT SIGN DETAIL
NOT TO SCALE



TYPICAL PARKING SPACE LAYOUT
NO SCALE

LEGEND

- PROPOSED C.U.P. AREA
- EXISTING TREE
- PROPOSED STONE BAG INLET PROTECTION
- PROPOSED SILT FENCE

C-1/TC
Thomas Logsdon
12345 Main St.
Louisville, KY 40243
D.B. 8840, PG. 0257

C-1/TC
John Frey Hall
11403 Main Street
Louisville, KY 40243
D.B. 8032, PG. 0579

C-1/TC
Leo A & Bernice S Goss
9425 Highway 52 E
Point Lick, KY 40461
D.B. 5277, PG. 0833

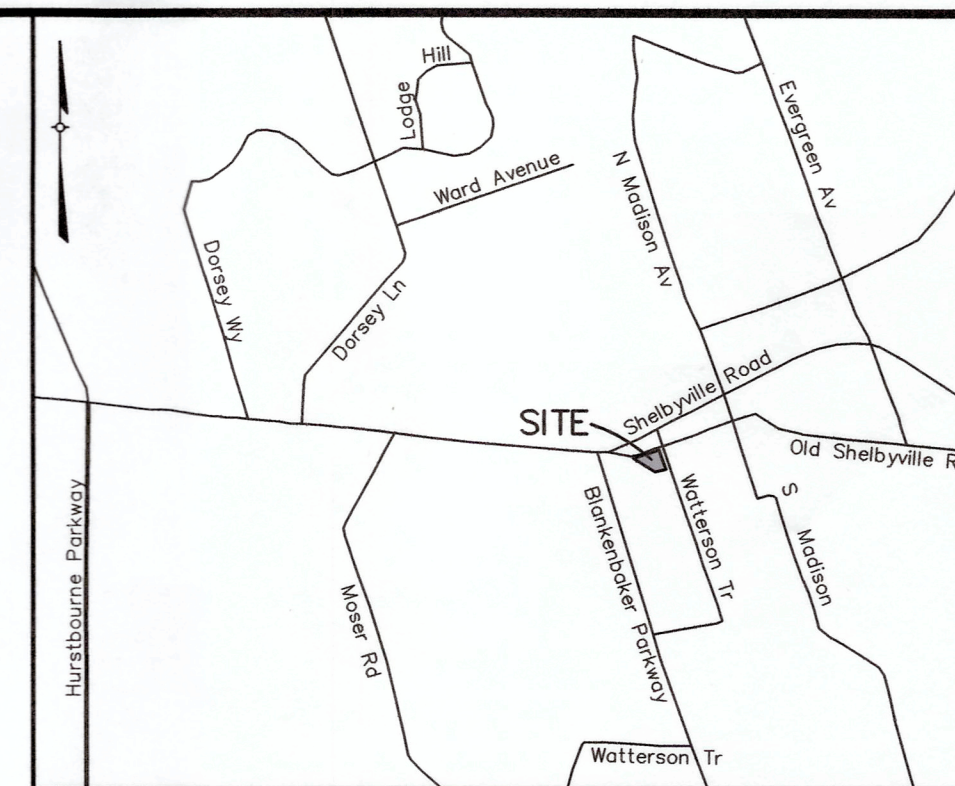
C-1/TC
Etsorn Brothers LLC
3935 Bardtown Rd
Louisville, KY 40218
D.B. 9929, PG. 0424

C-1/TC
Etsorn Brothers LLC
3935 Bardtown Rd
Louisville, KY 40218
D.B. 9966, PG. 0895

C-1/TC
Etsorn Brothers LLC
3935 Bardtown Rd
Louisville, KY 40218
D.B. 8312, PG. 0109

OR-2/TC
Landstar Properties LLC
11414 Main St Ste 202
Louisville, KY 40243
D.B. 9659, PG. 0401

OR-2/TC
Shello A Day LLC
106 N Watterson Trail
Louisville, KY 40243
D.B. 10281, PG. 0932



LOCATION MAP
NOT TO SCALE

CONDITIONAL USE PERMIT:

- A Conditional Use Permit is requested for Outdoor Alcohol Sales and Consumption for a restaurant in the C-1 Zoning District by Section 4.2.42 of the Louisville Metro Land Development Code.

WAIVER:

- A Waiver is requested from Chapter 10.3.6 of the Louisville Metro Land Development Code to reduce the 25' Main Street Scenic Corridor Buffer Area from 25' to 20' and to waive the required berm.

PROJECT DATA

TOTAL SITE AREA	= 1.0± Ac.
EXISTING ZONING	= C-1 (C.U.P. REQUESTED)
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= RESTAURANTS
PROPOSED BUILDING AREA + PATIO AREA	= 10,825 SF (8,540 SF + 2285 SF PATIO)
BUILDING HEIGHT	= 30' (60' MAX. ALLOWED)
F.A.R.	= 0.2 (1.0 MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
EXISTING SHOPPING CENTER - 103,194 SF	
4 SP/1000 S.F. MIN.	= 413 SP
5 SP/1000 S.F. MAX.	= 516 SP
PROPOSED RESTAURANTS + PATIO	
10,825 SF/125 S.F. MIN.	= 87 SP
10,825 SF/50 S.F. MAX.	= 217 SP
TOTAL PARKING REQUIRED	= 500 SP 733 SP
TOTAL PARKING PROVIDED	= 530 SPACES
EXISTING SHOPPING CENTER	(15 HC SPACES INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	= 2 LONG TERM/4 SHORT TERM
	(LONG TERM PROVIDED INDOORS)
TOTAL VEHICULAR USE AREA	= 18303 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1373 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 2833 SF

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- All lighting will be directed down and away from adjacent residential properties.
- City of Douglass Hills approval is required.

MSD NOTES:

- Sanitary sewer service will be provided by connection and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0048 E dated December 5, 2006.
- Drainage pattern depicted by arrows (==>) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- Sanitary Sewer Capacity has been approved by MSD by letter dated May 26, 2015.
- 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. The area of disturbance for this development will be under the 1 acre threshold that would trigger a water quality requirement.
- All retail shops must have individual connections per MSD's fats, oils, and grease policy.
- Detention is provided offsite in the existing detention basin for Middletown Christian Village at 401 Christian Village Circle.
- MSD drainage bond required prior to MSD construction plan approval.

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 BMPs shall be installed per the plan and MSD standards.

Detention basins, if applicable, shall be constructed first and shall perform as sediment traps 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 seeded, 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.

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 discharge into a stream, pond, swale or catch basin.

All storm drainage shall conform to MSD standard specifications.

Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

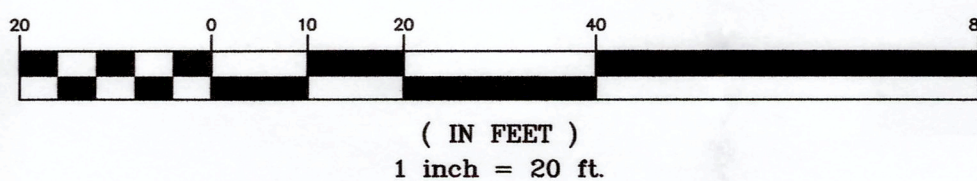
COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - MIDDLETOWN

MSD WM #11212

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 43,571 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (8,714 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 11% (4,800 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 10% (4,320 S.F.)
TOTAL TREE CANOPY ARE TO BE PROVIDED	= 21% (9,120 S.F.)

GRAPHIC SCALE



OWNER:
MO BLANKENBAKER LLC
8044 MONTGOMERY ROAD STE 710
CINCINNATI, OH 45236

SITE ADDRESS:
11400 MAIN STREET
LOUISVILLE, KY 40243
TAX BLOCK 2990, LOT 13
D.B. 9887, PG. 01000

NO.	DATE	DESCRIPTION	BY

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 15056-DDDP.dwg
DATE: 7-13-15
CHECKED BY: AER
SCALE: AS SHOWN
DRAWN BY: J/SBS

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LANDSCAPE ARCHITECTURE
500 WARDEN AVENUE, SUITE 100
LOUISVILLE, KENTUCKY 40202
TEL: 502.261.4494
FAX: 502.261.4494
WEB SITE: WWW.LD&D.COM

DEVELOPER
LOUNVO
CNL COULTER PROPERTIES LLC
2555 SARATOGA DRIVE
LOUISVILLE, KY 40205

JOB NO. 15056
SHEET 1 OF 1