



SIGNAGE		
WHITTINGTON/ACCESS EASEMENTS		
ONE TENANT	6'	12'
MAXIMUM HEIGHT:		
MAXIMUM AREA:	40 SF	80 SF
2-3 TENANTS	8'	14'
MAXIMUM HEIGHT:		
MAXIMUM AREA:	80 SF	100 SF
4+ TENANTS	10'	16'
MAXIMUM HEIGHT:		
MAXIMUM AREA:	80 SF	120 SF
SHELBYVILLE ROAD		

SITE DATA		LOT #1	LOT #2	LOT #3	LOT #4	LOT #5	LOT #6	LOT #7	LOT #8
LOT AREA (ACRES):	2.71 ACRES	2.74 ACRES	1.91 ACRES	2.38 ACRES	2.54 ACRES	2.54 ACRES	107.714 S.F.	102.978 S.F.	6.72 ACRES
LOT AREA (S.F.):	120,741 S.F.	119,227 S.F.	83,124 S.F.	103,735 S.F.	110,714 S.F.	178,860 S.F.	107,714 S.F.	102,978 S.F.	292,702 S.F.
EXISTING USE:	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	RESTAURANT	RESTAURANT	COMMERCIAL
PROPOSED USE:	RESTAURANT	RESTAURANT	RESTAURANT	RESTAURANT	RESTAURANT	RESTAURANT	RESTAURANT	RESTAURANT	RESTAURANT
PROPOSED SQUARE FOOTAGE:	1,800 S.F.	2,000 S.F.	1,200 S.F.	2,400 S.F.	2,500 S.F.	2,500 S.F.	8,000 S.F.	8,000 S.F.	76,500 S.F.
PATIO SQUARE FOOTAGE:	1,300 S.F.	1,600 S.F.	700 S.F.	1,800 S.F.	1,800 S.F.	1,800 S.F.	1,800 S.F.	1,800 S.F.	0 S.F.
GROSS FLOOR AREA:	8,340 S.F.	8,000 S.F.	8,700 S.F.	9,000 S.F.	9,500 S.F.	9,500 S.F.	8,400 S.F.	9,800 S.F.	76,500 S.F.
FLOOR AREA RATIO:	0.063	0.060	0.097	0.068	0.062	0.061	0.071	0.073	0.261
MINIMUM HEIGHT:	25'	25'	25'	25'	25'	25'	25'	25'	25'
BUILDING HEIGHT:	17/25 9'-10" SPACES	17/25 9'-10" SPACES	17/25 9'-10" SPACES	17/25 9'-10" SPACES	17/25 9'-10" SPACES	17/25 9'-10" SPACES	17/25 9'-10" SPACES	17/25 9'-10" SPACES	17/25 9'-10" SPACES
MINIMUM REQUIRED:	1/20 9'-11" SPACES	1/20 9'-11" SPACES	1/20 9'-11" SPACES	1/20 9'-11" SPACES	1/20 9'-11" SPACES	1/20 9'-11" SPACES	1/20 9'-11" SPACES	1/20 9'-11" SPACES	1/20 9'-11" SPACES
TOTAL MAXIMUM ALLOWED	1/20 9'-11" SPACES	1/20 9'-11" SPACES	1/20 9'-11" SPACES	1/20 9'-11" SPACES	1/20 9'-11" SPACES	1/20 9'-11" SPACES	1/20 9'-11" SPACES	1/20 9'-11" SPACES	1/20 9'-11" SPACES
TOTAL PARKING REQUIRED	154 SP.	118 SP.	135 SP.	135 SP.	144 SP.	144 SP.	44 SP.	44 SP.	343 SP.
EXISTING PARKING	6 SP.	6 SP.	1 SP.	4 SP.	4 SP.	4 SP.	6 SP.	6 SP.	8 SP.
NEED PARKING PROPOSED	2 SHOR7/10 LINE INDOORS	2 SHOR7/10 LINE INDOORS	2 SHOR7/10 LINE INDOORS	2 SHOR7/10 LINE INDOORS	2 SHOR7/10 LINE INDOORS	2 SHOR7/10 LINE INDOORS	2 SHOR7/10 LINE INDOORS	2 SHOR7/10 LINE INDOORS	2 LINE INDOORS
PARKING CALCULATIONS									
SITE AREA	120,741 S.F.	119,227 S.F.	83,124 S.F.	103,735 S.F.	110,714 S.F.	110,714 S.F.	102,978 S.F.	102,978 S.F.	292,702 S.F.
TRE CANOPY COVERAGE	CLASS C	CLASS C	CLASS C	CLASS C	CLASS C	CLASS C	CLASS C	CLASS C	CLASS C
TRE CANOPY CATEGORY	CLASS C	CLASS C	CLASS C	CLASS C	CLASS C	CLASS C	CLASS C	CLASS C	CLASS C
PRESERVED TRE CANOPY:	20%	20%	20%	20%	20%	20%	20%	20%	20%
TOTAL TRE CANOPY REQUIRED:	20% (24,148 S.F.)	20% (23,845 S.F.)	20% (16,625 S.F.)	20% (20,747 S.F.)	20% (22,143 S.F.)	20% (22,143 S.F.)	20% (20,586 S.F.)	20% (20,586 S.F.)	20% (58,540 S.F.)

LAWA CALCULATIONS									
PROPOSED NVA:									
LA REQUIRED (7.5%):	5,682 S.F.	40,657 S.F.	44,482 S.F.	37,365 S.F.	49,866 S.F.	86,161 S.F.	33,871 S.F.	116,242 S.F.	
LA PROVIDED:	3,891 S.F.	3,049 S.F.	3,536 S.F.	3,667 S.F.	3,667 S.F.	8,663 S.F.	4,040 S.F.	8,818 S.F.	
LA REQUIRED (7.5%):	MIN. 3,891 S.F.	MIN. 3,049 S.F.	MIN. 3,536 S.F.	MIN. 3,667 S.F.	MIN. 3,667 S.F.	MIN. 8,663 S.F.	MIN. 4,040 S.F.	MIN. 8,818 S.F.	
LA TREES REQUIRED (1/4000 + 25%):	16 TREES	13 TREES	14 TREES	15 TREES	15 TREES	21 TREES	17 TREES	38 TREES	
LA TREES TO BE PROVIDED:	16 TREES	MIN. 13 TREES	MIN. 14 TREES	MIN. 12 TREES	MIN. 15 TREES	MIN. 21 TREES	MIN. 17 TREES	MIN. 38 TREES	

MSD NOTES

1. THE SITE IS SERVED BY EXISTING MSD SANITARY SEWERS. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WQTC. LOTS 1 - 7 WILL UTILIZE NEW LATERAL EXTENSION

- APCD
1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

1. ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 113 OF LOSGROVEVILLE METRO ORDINANCES.
2. JEFFERSON COUNTY METRO ORDINANCES.

1. DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
2. ANY LOADING AND/OR REFUSE COLLECTION TO BE SCREENED AND LOCATED NOT TO BE VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL USES.
3. ANY LOT TO BE SUBMITTED WITH GENERAL ACCESS AGREEMENT PRIOR TO CONSTRUCTION APPROVAL.

STANDARD MSD SWPPP NOTES

1. THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR

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An aerial photograph showing a road intersection. A dashed line labeled 'REAR SETBACK' runs diagonally across the frame. A speed limit sign with the number '10' is visible in the upper right. The road surface is marked with white lines.

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- LBA -
EX-25
ERASE
- PROPOSED RESTAURANT /
REPAIR CO.
- 7
- 13
- 96'08"

1,200 3.1
CAMPE
D
N
F
1038/X489
Loccfield Brothers LLC
R-3, INF

-

Right

- 2

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

20 N. Hurstbourne Pkwy.
Grand Prix Louisville Rt-40
90694312 DATE: *9.24.11*
C-1/SMFD

