

PROJECT DESCRIPTION:

THE PURPOSE OF THE DEVELOPMENT IS TO ADD AN AWNING OVER THE EXISTING CONCRETE PATIO AS DEPICTED ON THE MODIFIED CONDITIONAL USE PERMIT.

SOIL DESCRIPTION:

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE SITE CONSISTS OF CRIDER SILT LOAM (C-B), URBAN LAND-ADDITIONS COMPLEX (U-B) AND URBAN LAND-ADDITIONS COMPLEX (U-B).

FLOOD NOTE:

THE SUBJECT PROPERTY DOES LIE IN ZONE 'X' WHICH IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN HAZARD AREA AS PER FEMA'S FIRM MAPPING, (211100018E), DATED DECEMBER 5, 2006.

APPLICABLE MSD STANDARD DRAWINGS:

STABILIZED CONSTRUCTION ENTRANCE [TSC] EF-01-03  
SILT FENCE [SF] EF-09-02

BEFORE YOU DIG:

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, WWW.KENTUCKY811.COM) 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. WHEN CONTACTING THE KENTUCKY 811, CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED M.S.D. SEWER AND DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, IN THE TECHNICAL SPECIFICATIONS, AND SPECIAL PROVISIONS.

ALL UTILITY RELOCATIONS & ADJUSTMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER

	9.7.17	PER AGENCY COMMENTS
1		

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 SEEDDED 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 SEEDDED, 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.

SITE DATA :

EXISTING ZONING: REGIONAL CENTER  
EXISTING FORM DISTRICT: 6.5453 ACRES (285,113 S.F.)  
LAND AREA: 6.5453 ACRES (285,113 S.F.)  
EXISTING USE: RETAIL CENTER  
PROPOSED USE: INTERIOR RENOVATION / MODIFIED CONDITIONAL USE PERMIT  
EXISTING INTERIOR RENOVATION AREA: 6,894 S.F.±  
EXISTING OUT DOOR PATIO AREA: 3,092 S.F.±  
PROPOSED LOUVER AWNING: 576 S.F.± \*\*\* OVER EXISTING PATIO \*\*\*  
TOTAL AREA (INCLUDES BUILDING / PATIO): 9,986 S.F.±  
TOTAL BUILDING FLOOR AREA RATIO: UNCHANGED  
EXISTING BUILDING HEIGHT: NO CHANGE / SINGLE STORY

PARKING

PARKING MINIMUM: 80 SPACES (1 SPACE PER 125 S.F.)  
PARKING MAXIMUM: 200 SPACES (1 SPACE PER 50 S.F.)  
TOTAL PARKING PROVIDED: 403 SPACES W/ 17 ADA SPACE

VEHICLE USE AREA

EXISTING V.U.A. 0 S.F.  
PROPOSED V.U.A. 0 S.F.  
TOTAL V.U.A. 0 S.F.  
I.L.A. REQUIRED (7.5%) 42,767 S.F.  
I.L.A. PROVIDED 42,767 S.F.

TREE CANOPY CALCULATIONS

CANOPY CLASS 0 S.F.  
LAND AREA 6.5453 ACRES (285,113 S.F.)  
EX. TREE CANOPY 0 S.F. (0%)  
NEW TREE CANOPY AREA REQUIRED 15%  
NEW TREE CANOPY AREA PROVIDED 42,767 S.F. (15%)  
(0) TYPE "A" TREES @ 1200 S.F. EACH  
TOTAL TREE CANOPY % PROVIDED \*\*\* TREE CANOPY IS UNCHANGED, PER CUP CASE #15CUP1027 THE AREA COVERED WAS PERMIT FOR OUT DOOR PATIO \*\*\*

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: [Signature]  
DATE: 9-13-17  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

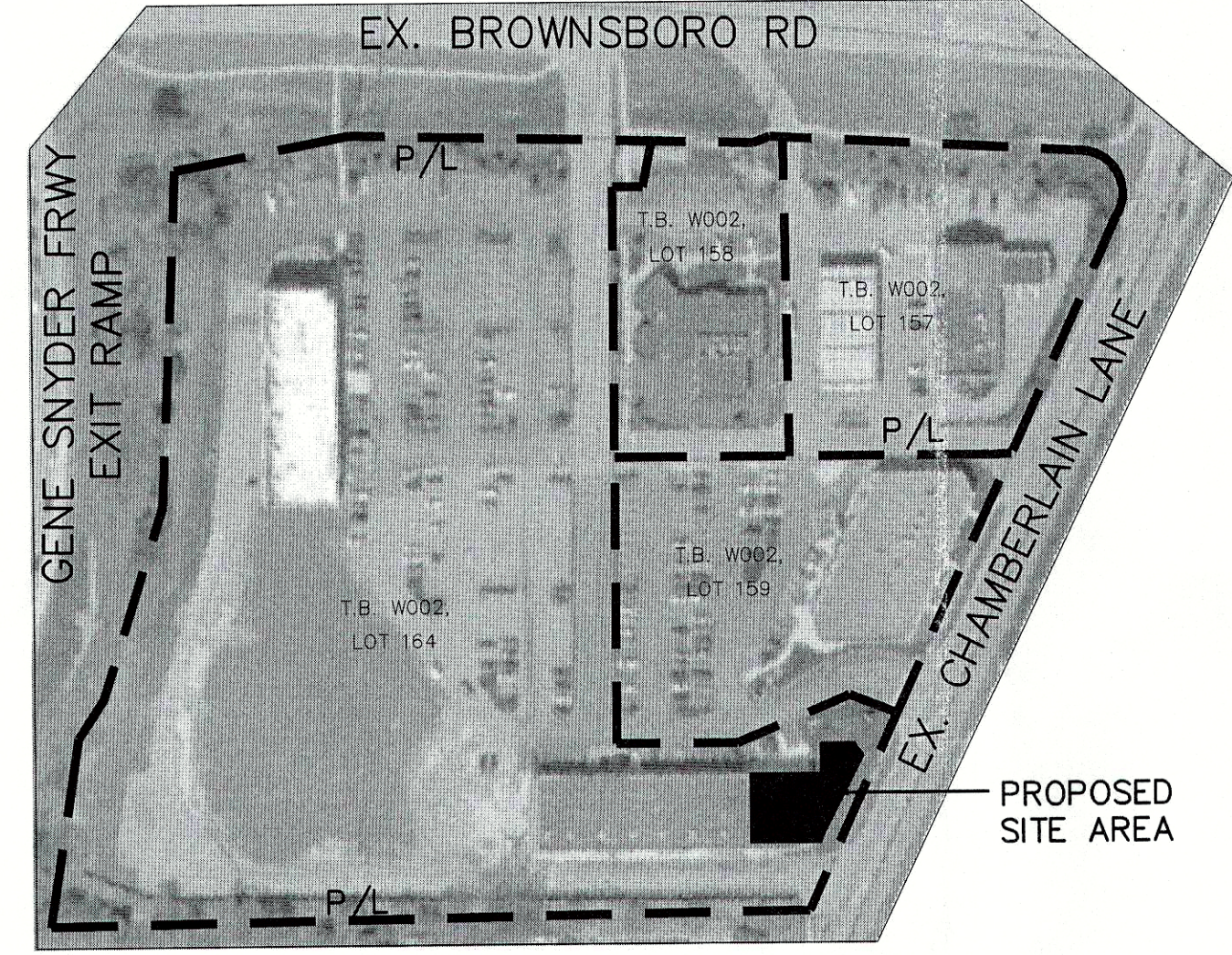
PRELIMINARY APPROVAL  
Condition of Approval: \_\_\_\_\_  
[Signature]  
Development Review Date  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

LEGEND:

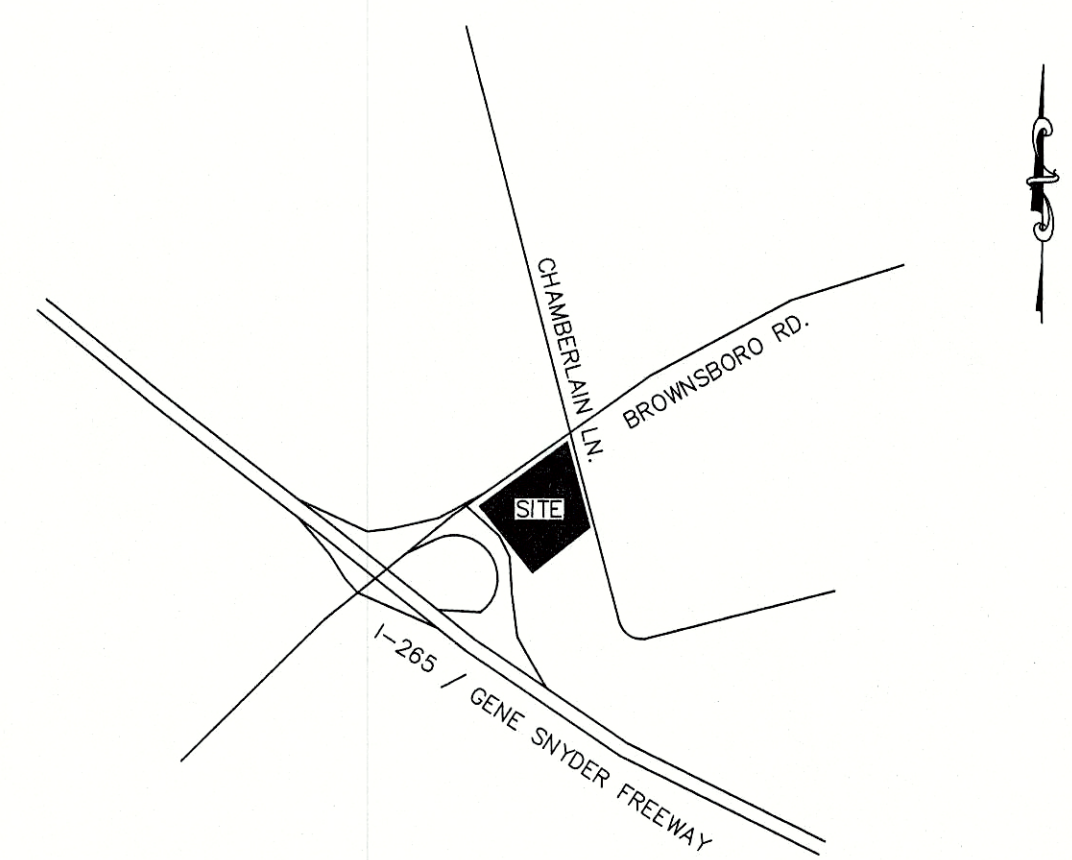
R/W RIGHT-OF-WAY  
EOP EDGE OF PAVEMENT  
CL CENTERLINE OF R/W  
EX. EXISTING  
TBR TO BE REMOVED  
③ PARKING SPACES  
♿ HANDICAP SPACE

PREV CASE # 15CUP1027, 09-021-05, 09-110-77, 09-021-05, 09-093-97  
CUP MOD. CASE # 17CUP1065  
WM # 8873

C. R. P. & ASSOCIATES, INC.  
7321 New LaGrange Road, Suite 111  
Louisville, KY. 40222  
(502)423-8747



OVERALL SHOPPING CENTER MAP: NOT TO SCALE



LOCATION MAP: NOT TO 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 COMPACTION 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 WORTHINGTON FIRE DISTRICT.
- 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 5' UNLESS OTHERWISE INDICATED.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ADJUT 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.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BOUNDARY HEREON IS FROM LOGIC MAPPING.
- THE OWNER / DEVELOPER WILL MAINTAIN THE TRANSIT STOP AND EMPTY THE TRASH RECEPTACLE ON AN AS NEEDED BASIS.

KYTC NOTES:

- 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.
- THERE SHOULD BE NO LANDSCAPING IN THE 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.
- RADIUSES FOR NEW COMMERCIAL ENTRANCES SHALL BE 35FT. MINIMUM WITHIN STATE RIGHT OF WAY. FOR THIS LOCATION, THE EXISTING ENTRANCES MAY NEED TO BE MODIFIED.
- CONSTRUCTION PLANS, BOND AND KENTUCKY TRANSPORTATION CABINET, DISTRICT 5 PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS, IF REQUIRED.

MSD NOTES:

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE HITE CREEK WASTEWATER TREATMENT PLANT BY AN EXISTING LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE OVERALL PROJECT PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. 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. THIS SITE HAS AN EXISTING STORM SEWER SYSTEM AND WAS PART OF AN OVERALL DEVELOPMENT THEREFORE THERE WILL BE NO CHANGES TO THE STORM SEWER SYSTEM.
- 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.

TRANSPORTATION PLANNING 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, IF REQUIRED.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS, IF REQUIRED.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES, IF REQUIRED.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10% UNLESS OTHERWISE SPECIFIED.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

RECEIVED  
SEP 11 2017  
PLANNING & DESIGN SERVICES

MODIFIED CONDITIONAL USE PERMIT PLAN

APPLICANT / CLIENT / TENANT:

TANDOORI FUSION

SITE ADDRESS:

4600 CHAMBERLAIN LANE

LOUISVILLE, KY, 40241

OWNER: JULEP HOLDINGS LLC

11507 MAIN ST

LOUISVILLE, KY, 40243-1315

D.B. 10259, PG. 866

T.B. W002, LOT 164

C1/RC

AUGUST, 2017 SCALE: 1"=20'

JEFFERSON COUNTY, KENTUCKY

GRAPHIC SCALE 1"=20'

0 5 10 20 40

