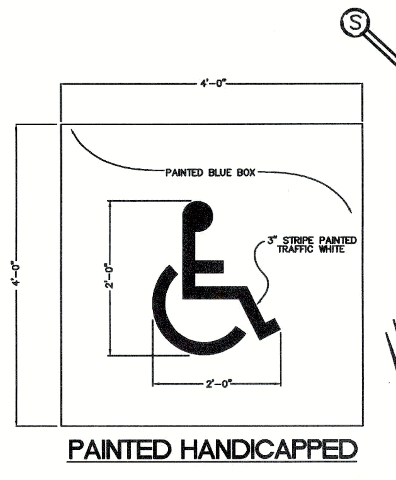
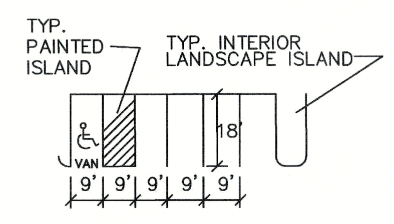
DETENTION BASIN CALCULATIONS

X = △CRA/12
△ C = 0.85–0.23=0.62
A = 2.44 ACRES
R = 2.8 INCHES
X = (0.62)(2.44)(2.8)/12 = 0.35 AC.FT.
REQUIRED X = 15,376 CU.FT.
PROVIDED BASINS = 15,800 CU.FT.
3,950 SF @ 4FT Depth



PAINTED HANDICAPPED TRAFFIC SYMBOL DETAIL



TYPICAL PARKING DETAIL

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

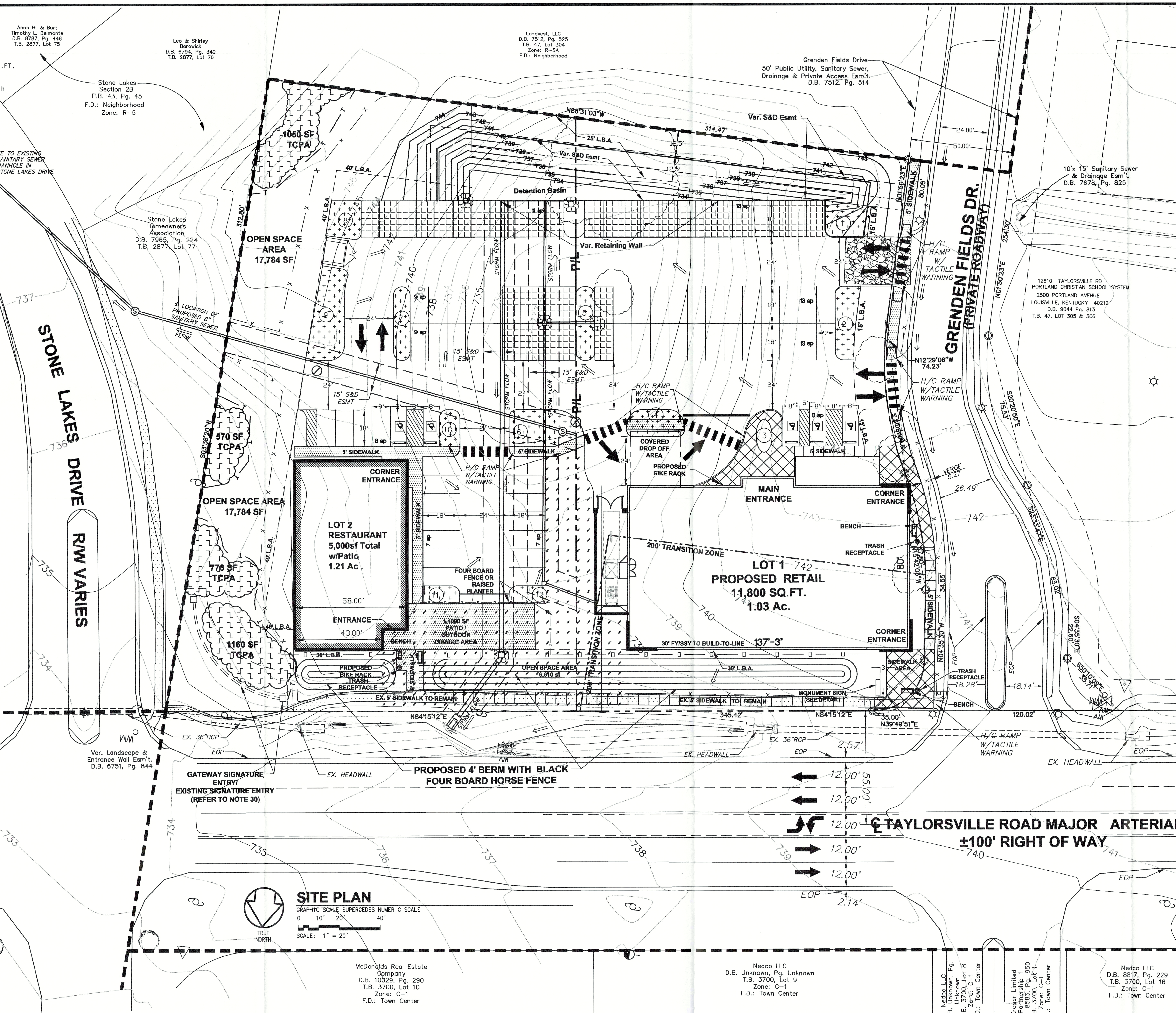
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

LIGHTING NOTES:

ALL SITE LIGHTING SHALL BE FULLY SHIELDED AND ALL OTHER PROVISIONS SHALL BE FOLLOWED AS A MINIMUM:
AT THE TIME A BUILDING PERMIT IS REQUESTED, THE APPLICANT SHALL SUBMIT A CERTIFICATION STATEMENT TO THE PERMIT ISSUING AGENCY, FROM AN ENGINEER, OR OTHER QUALIFIED PROFESSIONAL STATING THAT THE LIGHTING OF THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE AND SHALL BE MAINTAINED THERE AFTER. NO BUILDING PERMITS SHALL BE ISSUED UNLESS SUCH CERTIFICATION STATEMENT IS SUBMITTED. LIGHTING SHALL BE MAINTAINED ON THE PROPERTY IN ACCORDANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE. LIGHTING SHALL BE MAINTAINED ON THE PROPERTY IN ACCORDANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OF.

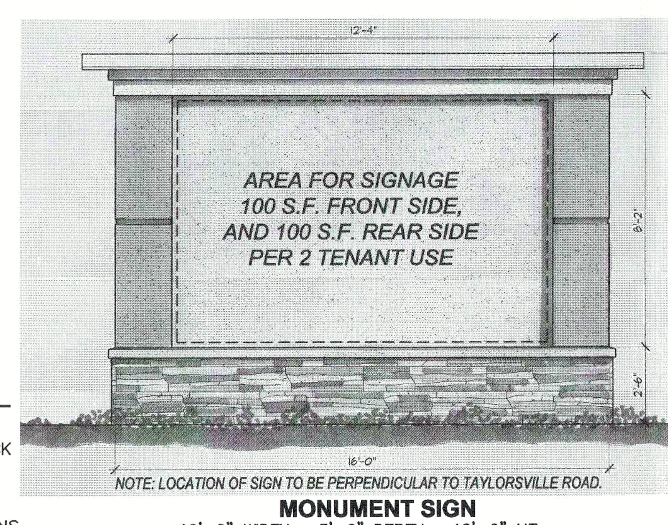


SURVEY LEGEND

Symbol	Description
○	IRON PIN (FOUND)
●	IRON PIN (SET)
Ⓢ	SANITARY SEWER MANHOLE
	ANCHOR
	UTILITY POLE
	WATER VALVE
Ⓦ	WATER METER
	FIRE HYDRANT
	GAS VALVE
⊞	CABLE PEDESTAL
⊠	TELEPHONE PEDESTAL
	STORM SEWER MANHOLE
	DROP BOX INLET
	CURB BOX INLET
	ROAD SIGN
⊟	MAILBOX
	LAMP POLE

SITE FURISHINGS

BENCHES – VICTOR STANLEY – RB-28 COLOR:BLACK
LITTER RECEPTACLES – VICTOR STANLEY – S-35 COLOR: BLACK
BIKE RACK – VICTOR STANLEY – BK-4 COLOR: BLACK
PLANTER (IF USED) – VICTOR STANLEY S-24 COLOR: BLACK
BOLLARD – VICTOR STANLEY- W-489 COLOR: BLACK
FOR DETAILS WWW.VICTORSTANLEY.COM, CHANGES TO SELECTIONS SHALL BE APPROVED IN WRITING BY PDS STAFF.



MONUMENT SIGN
16'-0" WIDTH x 3'-0" DEPTH x 12'-0" HT
SCALE: 1/4"=1'

METRO WORKS AND KDOT NOTES:

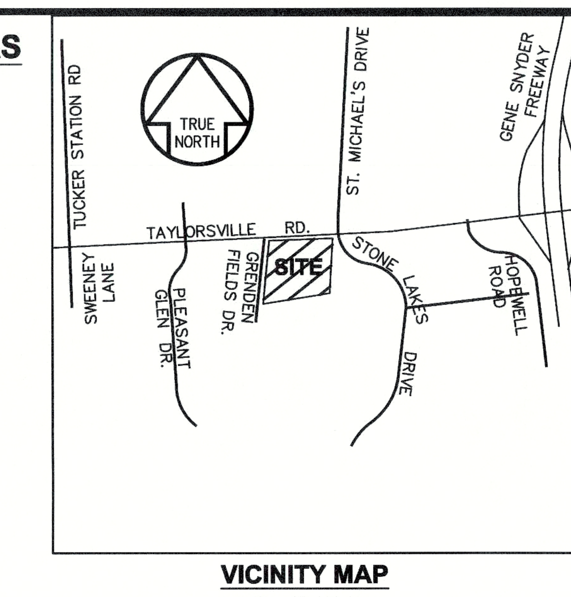
1. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY.
2. THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
3. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
4. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF. REFER TO LIGHTING NOTES.
5. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED BY KTC AND METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
6. ROADWAY DESIGNS TO BE FINALIZED DURING CONSTRUCTION PLAN PHASE.
7. RIGHT OF WAY DEDICATION WAS BY PB 53 PAGE 88.
8. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED BY KTC AND METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
9. NO TURNING LANES PROPOSED AT THIS TIME. WHEN REQUESTED, TAPER LENGTHS FOR TURN LANE WILL MEET KTC REQUIREMENTS.
10. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATION (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
11. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
12. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH 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.

LEGEND

- PROPOSED HANDICAP PARKING
- INTERNAL LANDSCAPE AREA
- PROPOSED COMMON OPEN SPACE
- PROPOSED SIDEWALK/PATIO AREA
- EXISTING SIDEWALK
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED BIKE RACK SHORT TERM
- EXISTING ZONING BOUNDARY
- SITE BOUNDARY
- BLACK FOUR BOARD HORSE FENCE
- PROPOSED PEDESTRIAN CROSSING
- PROPOSED BENCH
- PROPOSED TRASH RECEPTACLE
- HEADWALL
- CATCH BASIN
- DRAINAGE MANHOLE
- EXISTING HYDRANT LOCATION
- 646 EXISTING CONTOURS
- 735 PROPOSED CONTOURS
- PROPOSED PSC
- CONSTRUCTION ENTRANCE
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED DRAINAGE FLOW
- PROPOSED SEDIMENT CHECK
- EXISTING TREE TBR
- EXISTING TREE CANOPY TO REMAIN
- TREE PROTECTION FENCE
- PROPOSED QUEUING SPACE (10'X20')

I.L.A. AREAS

1	352 sq.ft.
2	366 sq.ft.
3	338 sq.ft.
4	313 sq.ft.
5	150 sq.ft.
LOT 1	1,473sq.ft.
6	601 sq.ft.
7	274 sq.ft.
8	290 sq.ft.
9	682 sq.ft.
10	173 sq.ft.
11	152 sq.ft.
12	152 sq.ft.
LOT 2	2,324 sq.ft.



VICINITY MAP
NOT TO SCALE

SITE DATA:

OVERALL LOT SIZE	±97,574 S.F. (2.24 AC)
FORM DISTRICT	TOWN CENTER
LAND USE PERMITTED	RU,IU,OU,CU1
LAND USE LIMITED	LU1,LU2,LU6
EXISTING ZONING	PDD – AREA IIC
EXISTING USES:	VACANT
LOT 1	
LOT SIZE	±44,828 S.F. (1.03 AC)
PROPOSED USE	24' (1 1/2-STY)
BUILDING HEIGHT	DISCOUNT STORE / RETAIL
PROPOSED RETAIL SPACE	12,114 SF
FLOOR AREA RATIO	0.25 FAR
DISCOUNT PARKING REQ:	1/500 MIN. (MIN*15% = MAX.)
DISCOUNT PARKING REQUIRED	24 MIN. 28 MAX.
ACCESSIBLE PARKING REQUIRED	1 SPACES
ACCESSIBLE PARKING PROVIDED	3 SPACES
ASPHALT PARKING PROVIDED	26 SPACES
PERMEABLE PARKING PROVIDED	16 SPACES
TOTAL PARKING PROVIDED	42 SPACES
BICYCLE SPACES REQUIRED	4 LONG & 4 SHORT TERM SPACES
PARKING SPACES PROVIDED	4 LONG & 7 SHORT TERM SPACES
LOT 2	
LOT SIZE	±52,750 S.F. (1.21 AC)
PROPOSED USE	24' (1-STY)
BUILDING HEIGHT	RESTAURANT
PROPOSED RESTAURANT SPACE	5,000 SF + 1,400 SF PATIO = 6,400 SF
FLOOR AREA RATIO	0.12 FAR
PARKING REQUIREMENTS:	
PARKING REQ:	1/250 MIN. (MIN*15% = MAX.)
ACCESSIBLE PARKING REQUIRED	2 SPACES
ACCESSIBLE PARKING PROVIDED	2 SPACES
PARKING REQUIRED	26 MIN. 30 MAX.
ASPHALT PARKING PROVIDED	30 SPACES
PERMEABLE PARKING PROVIDED	19 SPACES
TOTAL PARKING PROVIDED	49 SPACES
BICYCLE SPACES REQUIRED	4 LONG & 4 SHORT TERM SPACES
PARKING SPACES PROVIDED	4 LONG & 7 SHORT TERM SPACES

OPEN SPACE REQUIREMENTS

COMMON OPEN SPACE REQUIRED 25% OF GROSS AREA	24,394 S.F.
COMMON OPEN SPACE PROVIDED	24,394 SF (25%)

LANDSCAPE REQUIREMENTS

PROPOSED V.U.A.	LOT 1–16,953 S.F.	LOT 2–17,287 S.F.
ILA REQUIRED	1,271 SF (7.5%)	1,297 SF (7.5%)
ILA PROVIDED	1,473 SF (8.7%)	2,324 SF (13.4%)

TREE CANOPY

TCPA CATEGORY	C
CLASS "C" 0%–40% EXISTING CANOPY	7% EXISTING CANOPY
SITE AREA	±97,574 S.F. (2.44 AC)
EXISTING TREE CANOPY AREA	6,886 S.F. (7%)
PERSERVED TREE CANOPY AREA	3,558 S.F. (4%)
NEW TREE CANOPY AREA REQUIRED	15,612 SF (16%)
TOTAL TREE CANOPY COVERAGE AREA REQ.	19,170 SF (19%)

GENERAL NOTES:

1. "TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TREE PROTECTION AREAS (TPAS) PRIOR TO SITE DISTURBANCE ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS. ALL TREE PROTECTION FENCING SHALL BE LOCATED AT LEAST 3 FEET FROM THE OUTSIDE EDGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. WHEN TREES MUST BE REMOVED IN A TPA, THE FENCE SHALL BE RELOCATED TO PROTECT ALL REMAINING TREES WITHIN THAT TPA. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITY SHALL BE PERMITTED WITHIN THE FENCED AREA."
2. NO FURTHER DIVISION OF LOTS WITHOUT PLANNING COMMISSION APPROVAL.
3. B.M. – TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS DERIVED FROM TOPOGRAPHIC SURVEY PREPARED BY OTHERS.
4. A SOIL EROSION AND SEDIMENTATION PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA SOIL CONSERVATION SERVICE RECOMMENDATIONS AS A PART OF THE SITE CONSTRUCTION PLAN SET.
5. BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM A MINOR PLAT RECORDED IN D.B. 7512, PG. 514.
6. GEOTECH INPECTION, TESTING, & REPORT HAVE BEEN COMPLETED. REFER TO KARST NOTE THIS SHEET.
7. ROADWAY PROFILE GRADES SHALL NOT EXCEED 10% SLOPE, OR BE LESS THAN 1%.
8. WATER SERVICE BY LOUISVILLE WATER COMPANY.
9. SITE IS LOCATED WITHIN THE JEFFERSONTOWN FIRE PROTECTION DISTRICT.
10. METRO WORKS & KTC APPROVAL REQUIRED.
11. THE SITE IS LOCATED WITHIN METRO COUNCIL DISTRICT 18.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
13. 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.
14. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NOS. 21111C0082E & 21111C0065E.
15. DRAINAGE & SANITARY SEWER CONCEPTS DEPICTED ARE PRELIMINARY.
16. NO INCREASE IN UPSTREAM WATER SURFACE ELEVATIONS ON ADJOINING PROPERTY OWNERS.
18. INTERNAL DRAINAGE SYSTEMS NOT CARRYING THROUGH DRAINAGE WILL BE PRIVATE.
21. ANY IMPROVEMENTS AS PART OF THE TYLER PDD MUST BE COMPLETE PRIOR TO CO.
22. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
25. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
26. CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
27. AN EASEMENT PLAT FOR THE THOROUGH DRAINAGE SYSTEM &/OR SANITARY SEWERS WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
28. MSD SANITARY SEWERS ARE AVAILABLE BY LATERAL EXTENTION, SUBJECT TO FEES AND CHARGES. THIS SITE IS WITH IN AND SUBJECT TO A SANITARY SEWER RECAPTURE FEE.
29. ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10 AND 100-YEAR STORMS. PRE-DEVELOPED FLOWS TO INCLUDE THAT THIS SITE CURRENTLY DRAINS TO A SINKHOLE.
30. IF LOT 2 GAINS ACCESS TO STONE LAKES DRIVE, TYLER TOWN CENTER PD 4.4.1.D SHALL BE APPLIED.
31. A MINOR PLAT, CROSS OVER AGREEMENT & SIDEWALK EASEMENT WILL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.
32. SANITARY SEWER CAPACITY IS CURRENTLY NOT AVAILABLE TO THIS DEVELOPMENT. CAPACITY WILL BE AVAILABLE UPON ELIMINATION OF THE JEFFERSONTOWN TREATMENT PLANT IN 2015.
33. EXTERIOR LIGHTING ELEMENTS ARE TO FOLLOW THE GUIDELINES ESTABLISHED IN TYLER TOWN CENTER PD PART 4.4.3..

KARST NOTE:

THE SITE WAS VISTED & BORINGS WERE COMPLETED ON 8-29-13 BY A.C.E.S. TESTING AND A GEOTECHICAL REPORT WAS COMPLETED BY A.C.E.S. DATED SEPT 9, 2013. THE APPLICANT OBTAINED THE SERVICES OF THIS GEOTECHINCAL LICENSED IN THE STATE OF KENTUCKY WHO HAS EXPERIENCE IN THE REVIEW AND ANALYSIS OF KARST GEOLOGIC FEATURES PRACTICING IN ACCORDANCE WITH KRS 322 TO CONDUCT A GEOLOGICAL ASSESSMENT REPORT TO RECOMMEND TREATMENT AND CONSTRUCTION METHOD. A REPORT HAS BEEN SUBMITTED AND THE PLANNING DIRECTOR OR DESIGNEE MAY CONFER WITH OTHER APPROPRIATE AGENCIES (USGS (UNITED STATES GEOLOGICAL SURVEY), KGS (KENTUCKY GEOLOGICAL SURVEY), HOFFMAN ENVIRONMENTAL RESEARCH INSTITUTE (WESTERN KENTUCKY UNIVERSITY), NRCS (NATIONAL RESOURCE CONSERVATION SERVICE),
MSD (METROPOLITAN SEWER DISTRICT)) IN DETERMINING THE SIGNIFICANCE OF THE FEATURE(S) IN QUESTION AS WELL AS THE APPROPRIATENESS OF THE PROPOSED TREATMENT. IF THE PROPOSED
TREATMENT AND CONSTRUCTION METHOD IS APPROVED THEN THE LICENSED GEOTECHNICAL ENGINEER SHALL BE ON THE CONSTRUCTION SITE TO OBSERVE AND VERIFY THAT THE CORRECT TREATMENT WAS APPLIED DURING CONSTRUCTION. THE LICENSED GEOTECHNICAL ENGINEER SHALL SUBMIT A LETTER TO PLANNING AND DESIGN SERVICES STATING THAT THE APPROVED TREATMENT METHOD WAS APPLIED.

CASE NO.: 13DEVPLAN1087 PLAN CERTAIN #12427 TYLER TOWN CENTER PDD WM NO.:10869

RECEIVED
DEC 2 1 2015
PLANNING & DESIGN SERVICES

REVISIONS

Ω	DATE	DESCRIPTION	BY
	12/1/15	REVISED PER 12000SF BUILDING	CV
	12/10/15	REVISED PER 11800SF BUILDING &LOT SIZE CHANGE	CV

Site Design - Planning - Landscape Architecture - Project Management
ALPHA OMEGA INNOVATIONS, LLC
11600 Gulf Beach Hwy, Pensacola, FL 32507
Phone: 502.299.6678 Fax: 877.741.6213
chadw@aoibydesign.com www.aoibydesign.com

BlueStone Engineers, PLLC
3703 Taylorsville Road, Suite 205, Louisville, Kentucky 40220
Phone: 502.298.2272 chris@bluestoneengineers.com

Project: **12616 Taylorsville Road**

Title: DETAIL DISTRICT DEVELOPMENT PLAN

OWNER:
PORTLAND CHRISTIAN SCHOOL SYSTEM
2500 PORTLAND AVENUE LOUISVILLE, KENTUCKY 40212 9044 Pg. 813
T.B. 47, LOT 305

PROPERTY ADDRESS:
12616 Taylorsville Road
Louisville, Kentucky 40299

DEVELOPER:
GOODWILL INDUSTRIES OF KENTUCKY
907 E. BROADWAY
LOUISVILLE, KY 40204

Draw By: CW	Checked By: CW/CTC
Scale: 1"=20'	
Drawing Date: 12/1/15	
Drawing Name: 2013-18-DDP16	
Sheet: P17.00	

15DEVPLAN1206