

MSD NOTES WM# 2380

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- 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.
- SANITARY SEWER SERVICE BY PROPERTY SERVICE CONNECTION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- PRIOR TO CONSTRUCTION PLAN APPROVAL, AN EASEMENT PLAT SHALL BE REQUIRED FOR ANY THRU DRAINAGE ON SITE.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- JEFFERSONTOWN APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM MAP PANEL 21111C0064F, DATED 02/26/21.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION APPROVAL.
- SITE SUBJECT TO MSD PLAN REVIEW FEES.
- ON-SITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. CAPACITY TO BE VERIFIED DOWN TO THE INTERMITTENT BLUE LINE STREAM AT RUCKRIEGEL PKWY.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

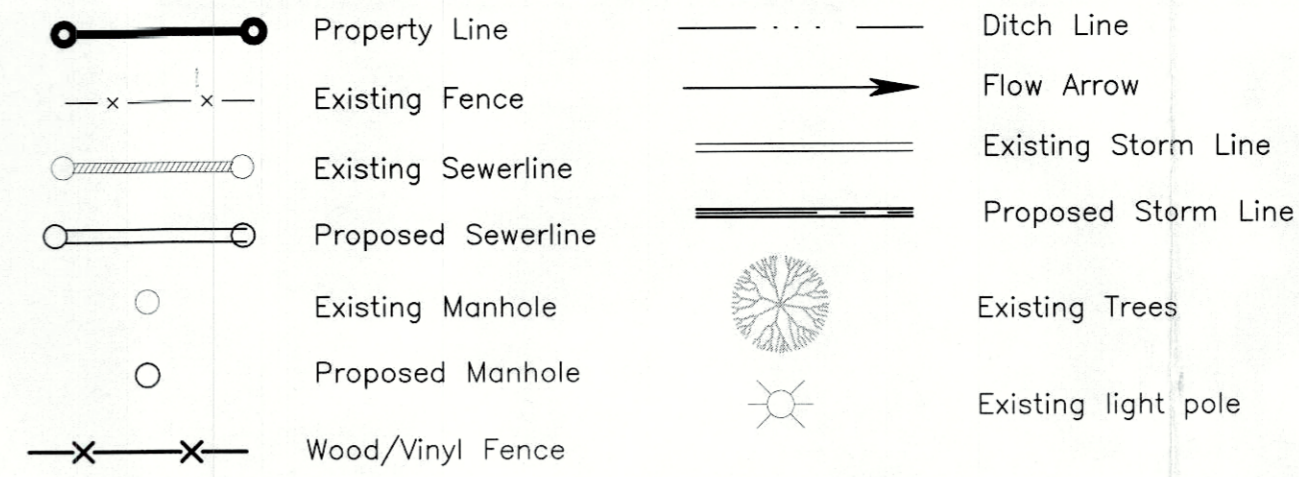
JEFFERSONTOWN NOTES

- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN, ALL APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE (LDC) AND AGREED UPON BINDING ELEMENTS UNLESS AMENDED PURSUANT TO THE LDC. ANY CHANGES/ADDITIONS/ALTERATIONS OF THE PLAN SHALL BE SUBMITTED TO THE CITY OF JEFFERSONTOWN FOR REVIEW AND APPROVAL. ANY CHANGES/ADDITIONS/ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.
- IN ALL CASES SIGNAGE ON THE SITE IS SUBJECT TO THE CITY OF JEFFERSONTOWN SIGN ORDINANCE.
- FORTY EIGHT (48) HOURS PRIOR TO CONSTRUCTION, NOTICE SHALL BE GIVEN BY THE DEVELOPER OR CONTRACTOR TO JEFFERSONTOWN PUBLIC WORKS DEPARTMENT FOR INSPECTIONS OF BASE, PAVEMENT AND SIDEWALKS, (502) 267-7273.
- CONTRACTOR RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION.
- A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO JEFFERSONTOWN PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO INITIATING ANY CONSTRUCTION WORK.
- ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH, AND OTHER DEBRIS.

DEVELOPMENT NOTES

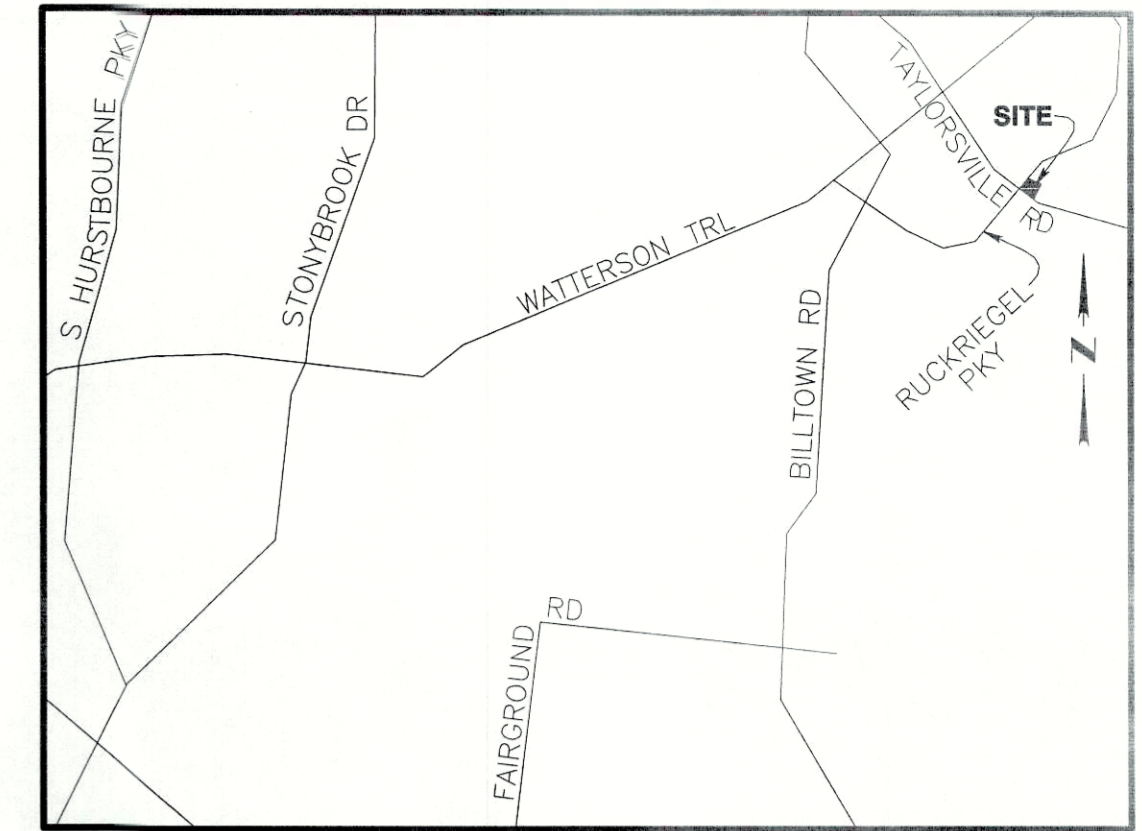
- SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF JEFFERSONTOWN.
- SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
- ELECTRIC SERVICE TO BE COORDINATED WITH LOUISVILLE GAS AND ELECTRIC.
- WATER SERVICE TO BE COORDINATED WITH THE LOUISVILLE WATER COMPANY.
- PROPERTY IS IN JEFFERSONTOWN FIRE DISTRICT AND SUBJECT TO APPROVAL.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- NO IDLING SIGNS SHALL BE POSTED AT ALL LOADING/UNLOADING DOCK AREAS.
- MINOR PLAT AND CROSS ACCESS AGREEMENT REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
- ALL STRUCTURES ON LOT 1 AND 2 TO BE REMOVED. SEPARATE DEMOLITION PERMITS REQUIRED FOR EACH STRUCTURE TO BE REMOVED.

LEGEND



Ex. Sewer & Drain Easements

D.B.	Pg.
①	4317 208
②	4317 207
③	4317 230
④	4317 229
⑤	4317 243



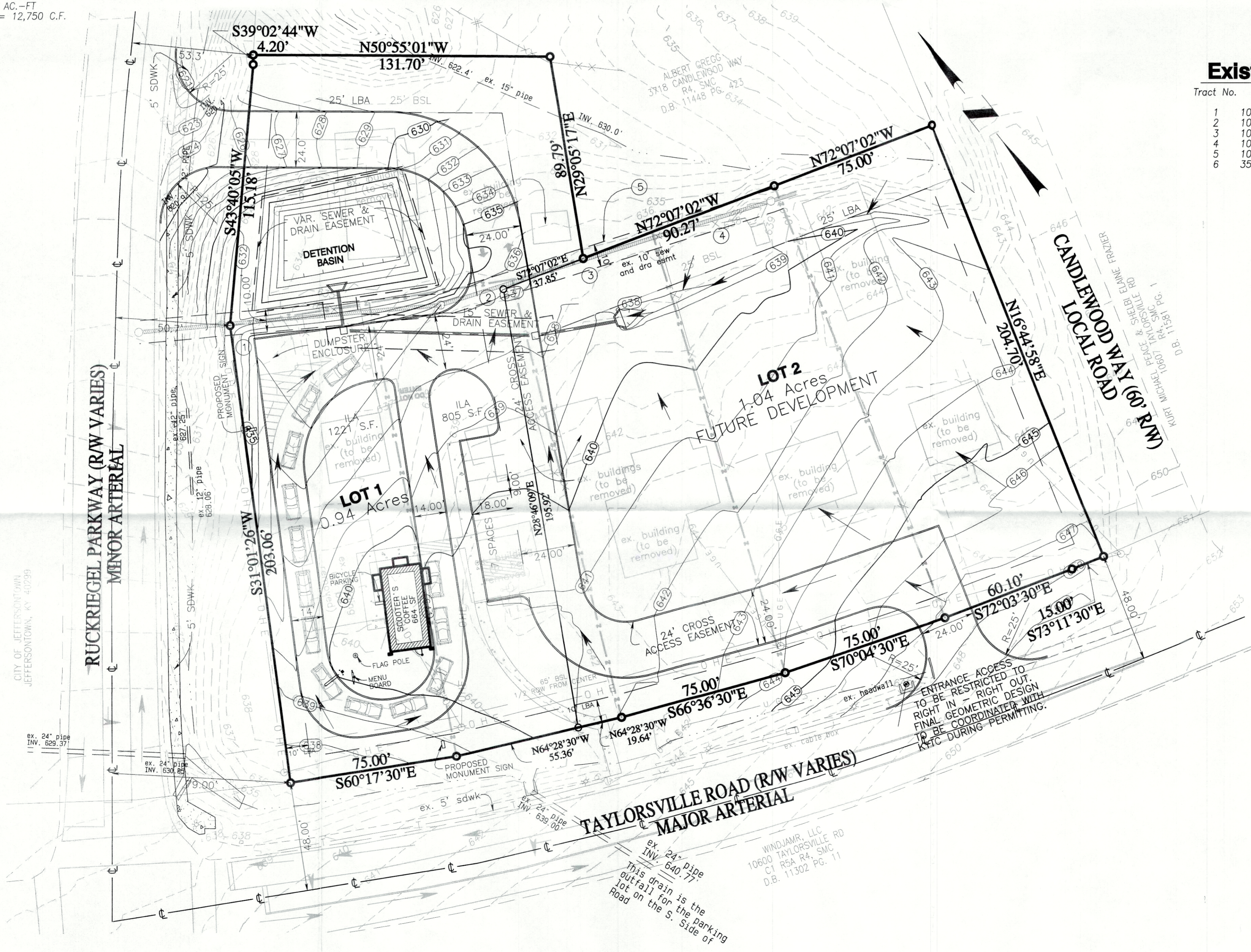
VICINITY MAP
NO SCALE

Development Data

Location:	LOT 1	LOT 2
Area:	10515 Taylorsville Rd 0.94 Acres 40841.96 S.F.	10601 Taylorsville Rd 1.04 Acres 45266.82 S.F.
Zoning:	CN	CN
Form District:	SMC	SMC
Municipality:	Jeffersontown	Jeffersontown
Existing Uses:	Residential	Residential
Proposed Use:	Commercial	Commercial
Plan Certain:	17ZONE1057	17ZONE1057
Owner:	DVSJ Holdings LLC	DVSJ Holdings LLC
Owner Address:	2100 Envoy Circle, Ste. 2100 Louisville, KY 40299	2100 Envoy Circle, Ste. 2100 Louisville, KY 40299

Detention Calcs

C EXISTING = 0.43
 C PROPOSED = 0.85
 $\Delta C = (0.85 - 0.43) = 0.42$
 $V = \frac{ACRA^2}{R \cdot 12}$
 $A = 1.97 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.42)(1.97)(2.8)/12 = 0.193 \text{ AC.-FT}$
 REQUIRED X = (8,500 C.F.*150%) = 12,750 C.F.



Existing Property Data

Tract No.	Address	Inst. No.	Tax	Block	Lot	Owner
1	10515 Taylorsville Rd	D.B. 12437 PG. 924	0496	0034		DVSJ Holdings LLC
2	10517 Taylorsville Rd	D.B. 12437 PG. 936	0496	0036		DVSJ Holdings LLC
3	10519 Taylorsville Rd	D.B. 12437 PG. 928	0496	0037		DVSJ Holdings LLC
4	10601 Taylorsville Rd	D.B. 12437 PG. 920	0496	0038		DVSJ Holdings LLC
5	10603 Taylorsville Rd	D.B. 12437 PG. 916	0496	0039		DVSJ Holdings LLC
6	3551 Ruckriegel Pkwy	D.B. 12437 PG. 932	0496	0077		DVSJ Holdings LLC

Building Summary

Area:	40842 S.F.
Building Area:	664 S.F.
F.A.R.:	0.016
Max Allowed F.A.R.:	0.5

Dimensional Standards

Building Setbacks	Min	Perimeter Buffering
Front:	1/2 ROW (65')	10' LBA
Side:	25'	10' LBA
Street Side:	1/2 ROW (60')	10' LBA
Rear:	25'	25' LBA
Max. Height of Building:	60'	

Parking Summary

LOT 1 Building	Min	Max
	1SP/200S.F.	1SP/100S.F.
	664	3
	3	7
Total Spaces Required	3	7
Spaces Provided	6	spaces
	7	ADA spaces
		Total

Tree Canopy

Class C Tree Canopy Category	
Gross Site Area	40,842 S.F.
Existing Tree Canopy	27,319 S.F.
Ex. Tree Canopy %	66.9 %
Preserved Tree Canopy Coverage Area	0 S.F.
Preserved Tree Canopy Coverage %	0.0 %
Tree Canopy Area Required	8,168.4 S.F.
Tree Canopy Area Required %	20.0 %
New Tree Canopy Required %	20.0 %
New Tree Canopy Area Required	8,168 S.F.
Tree Canopy Preserved	0 S.F.
New Tree Canopy Provided	8,640 S.F.
Tree Canopy Provided	8,640 S.F.
% Tree Canopy Provided	21.2 %

IL A Requirements

Vehicle Use Area	14,761 S.F.
ILA Required:	(7.5%) 1,107 S.F.
ILA Provided:	(13.7%) 2,026 S.F.
ILA Trees Required: (1/4000 S.F.)	4 trees
ILA Trees Provided:	4 trees

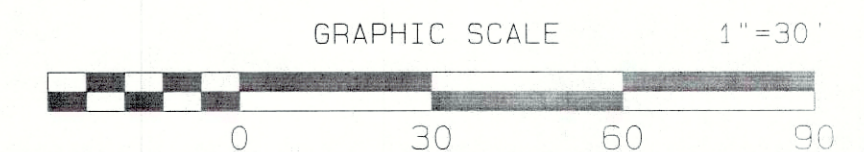
Impervious Areas

Total Site Area	40,842 S.F.
Existing Conditions	10,664 S.F.
Impervious	30,178 S.F.
Pervious	
Proposed Conditions	15,425 S.F.
Impervious	25,417 S.F.
Pervious	

PROJECT REFERENCES

Case #:	22-DDP-0099
Related Case #s:	17ZONE1057 B-52-86
Jeffersontown Case #:	22-0017
MSD WM #:	2380

RECEIVED
DEC 12 2022
PLANNING & DESIGN SERVICES



AL ENGINEERING INC.
Civil Engineering & Land Development Services
1300 Middletown Industrial Blvd., Ste. A
Louisville, KY 40223
(502) 817-4444 Cell

ACCOUNT: 2021-545
DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

iHeartCoffee
A Scooter's Franchise Company
Louisville, KY 40203

Scooter's Coffee
10515 Taylorsville Road
Louisville, Kentucky, 40299

GENERAL/DETAILED DEVELOPMENT PLAN

DRAWING: D-1
SHEET 1 OF 1

22-DDP-0099