

FLOOD PLAIN NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL...

1735 ALLIANT AVENUE

JEFFERSONTOWN, KY 40299 KY SOCIETY OF CERTIFIED PUBLIC ACCOUNTANTS D.B. 6453, PG. 319 ZONED: PEC FORM DISTRICT: SWFD

INCREASED RUNOFF CALCULATIONS

EXISTING IMPERVIOUS AREA = 84,433 S.F. PROPOSED IMPERVIOUS AREA = 82,687 S.F. DECREASE IN IMPERVIOUS AREA = 1,746 S.F.

VICINITY MAP



LEGEND

- 5/8" REBAR FOUND W/ CAP, P.L.S. NO. 3648
5/8" REBAR FOUND W/ CAP, P.L.S. NO. 2613
5/8" REBAR FOUND W/ CAP, NO. I.D.
MAGNAIL FOUND W/ DISC, P.L.S. NO. 3173
5/8" REBAR FOUND W/ CAP, P.L.S. NO. 3173
5/8" REBAR FOUND
EX. SEWER MANHOLE
EX. TREE
EX. SHRUBS
EX. FIRE HYDRANT
EX. WATER VALVE
EX. WATER METER
EX. WATERLINE
EX. STORM INLET
EX. ELECTRICAL MANHOLE
EX. UNDERGROUND ELECTRICAL LINE
EX. LIGHT POLE
EX. FIBER OPTIC HANDHOLE
EX. FIBER OPTIC LINE
EX. CABLE TV PEDESTAL
EX. CABLE TV HANDHOLE
EX. CABLE TV LINE
EX. TELEPHONE PEDESTAL
EX. UNDERGROUND TELEPHONE LINE
EX. GAS VALVE
EX. GASLINE
EX. MAILBOX
EX. CONTOUR
SHEET FLOW DIRECTION
PROP. SEWER MANHOLE
PROP. SEWER CLEANOUT
VACUUM BOOM
VACUUM SEPARATOR
DETECTABLE WARNING SURFACE PER CURRENT ADA REQUIREMENTS
PROPOSED CONCRETE
QUALIFYING INTERIOR LANDSCAPING WITHIN VEHICULAR USE AREA
LANDSCAPE BUFFER AREA
AREA OF DISTURBANCE (APPROX. 0.71 ACRES)

GENERAL NOTES

- 1. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
2. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.
3. COMPATIBLE UTILITIES (E.G., ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH.
4. ALL PROPOSED SIGNAGE SHALL COMPLY WITH LDC CHAPTER 8 AND PROPER PERMITS SHALL BE ACQUIRED PRIOR TO SIGN INSTALLATION.
5. THE PROPOSED DUMPSTER ENCLOSURE SHALL COMPLY WITH LDC 5.5.5.A.1.

JEFFERSONTOWN NOTES

- a. 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 CITY OF JEFFERSONTOWN FOR REVIEW AND APPROVAL. ANY CHANGES/ADDITIONS/ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.
b. ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
c. MITIGATION MEASURE FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.
d. BEFORE ANY PERMIT (INCLUDING BUT NOT LIMITED TO BUILDING, PARKING LOT, CHANGE OF USE OR ALTERATION PERMIT) IS REQUESTED:
i) THE DEVELOPMENT MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE CITY OF JEFFERSONTOWN (1514 WATSON TRAIL) AND METROPOLITAN SEWER DISTRICT (200 WEST LIBERTY).
ii) ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE KENTUCKY TRANSPORTATION CABINET OR ENDOCHMENTMENT PERMITS MUST BE OBTAINED FROM THE LOUISVILLE METRO PUBLIC WORKS DEPARTMENT (IF REQUIRED).
e. ANY AREA PROPOSED TO BE USED FOR OUTDOOR SALES, DISPLAY OR STORAGE IN ACCORDANCE WITH SECTION 4.4.8 SHALL BE ACCURATELY DELINEATED ON THE DEVELOPMENT PLAN.

RECEIVED 11.18.2019 PLANNING & GRAPHIC SERVICES

1640 KENTUCKY MILLS DRIVE LOUISVILLE, KY 40299

ROBERT D. & ROSEMARY S. TAYLOR D.B. 7063, PG. 514 ZONED: PEC FORM DISTRICT: SWFD

1640 KENTUCKY MILLS DRIVE LOUISVILLE, KY 40299

FORM DISTRICT: SWFD

Signature Date
RECORD DWGS:
CHECKED BY:
DESIGNED BY: JUB 07/17/2019
DRAWN BY:
FILE NAME: P:\2019\19DEVPLA1095\19DEVPLA1095.dwg
PLOT DATE:

PLANS PREPARED AND SUBMITTED BY:
BRYANT ENGINEERING INC.
1531 FREDERICKA STREET - P.O. BOX 2182
OWENSBORO, KENTUCKY 40301
(270) 665-2611

OWNER (TRACT 2)
S & M REAL ESTATE LLC
1852 SHREVEPORT ROAD
LOUISVILLE, KY 40245

DEVELOPER (TRACT 2)
ZIPS Real Estate II, LLC
127 WEST MAIN STREET, SUITE #300
PO BOX 11869
LOUISVILLE, KY 40202
(214) 236 - 0104

Table with columns: NO., REVISION, DATE

SHEET TITLE: REVISED DISTRICT DEVELOPMENT PLAN
PROJECT TITLE: ZIPS EXPRESS CAR WASH
ALLIANT AVENUE
LOUISVILLE, KENTUCKY 40299

BUDGET I.D.
CONTRACT NO.
RECORD NO.
DRAWING NO. C2.00

1717 ALLIANT AVENUE
JEFFERSONTOWN, KY 40299

ANDERSON, STEIER DEVELOPMENT CO. D.B. 7265, PG. 303 ZONED: PEC FORM DISTRICT: SWFD

1650 ALLIANT AVENUE
LOUISVILLE, KY 40299

BRE HOMESTEAD PORTFOLIO, LLC D.B. 8175, PG. 240 ZONED: PEC FORM DISTRICT: SWFD

1610 KENTUCKY MILLS DRIVE
LOUISVILLE, KY 40299

EMV HOLDING, LLC D.B. 10475, PG. 642 ZONED: PEC FORM DISTRICT: SWFD

LOUISVILLE METROPOLITAN SEWER DISTRICT NOTES

- 1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. JEFFERSONTOWN APPROVAL REQUIRED PRIOR TO MID CONSTRUCTION PLAN APPROVAL.
3. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL HIGH WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- 1. 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.
2. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING DR-02-02.
3. SEDIMENT-LADEN GROUNDWATER DISCHARGED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

SITE STATISTICS

Table with columns: TRACTS, EXISTING ZONING, EXISTING FORM DISTRICT, NET ADGAGE OF SITE, TAX BLOCK, RESTAURANT, CAR WASH, PARKING LOT (VACANT), PROPOSED USE, GROSS BUILDING FOOTPRINT AREA, PROPOSED BUILDING HEIGHT, FLOOR AREA RATIO, LOT NUMBER, SOURCE OF TITLE, PARKING LOT (VACANT), PROPOSED USE, GROSS BUILDING FOOTPRINT AREA, PROPOSED BUILDING HEIGHT, FLOOR AREA RATIO, LOT NUMBER, SOURCE OF TITLE.

PARKING SUMMARY

Table with columns: REQUIRED PARKING - TRACT 1, REQUIRED PARKING - TRACT 2, PROVIDED PARKING - TRACT 1, PROVIDED PARKING - TRACT 2, TOTAL PARKING PROVIDED, TOTAL PARKING REQUIRED, MIN. MAX.

BICYCLE PARKING SUMMARY

Table with columns: REQUIRED BICYCLE PARKING - TRACT 1, REQUIRED BICYCLE PARKING - TRACT 2, PROVIDED BICYCLE PARKING - TRACT 1, PROVIDED BICYCLE PARKING - TRACT 2, TOTAL BICYCLE PARKING PROVIDED, TOTAL BICYCLE PARKING REQUIRED, MIN. MAX.

TREE CANOPY REQUIREMENT

Table with columns: GROSS SITE AREA, EXISTING TREE CANOPY, PERCENTAGE TREE CANOPY TO BE PRESERVED, PERCENTAGE TREE CANOPY TO BE PLANTED, TOTAL REQUIRED PERCENTAGE TREE CANOPY, TRACT 1, TRACT 2, PROPOSED VEHICULAR USE AREA (VUA), REQUIRED (5.0%), PROVIDED, ILA TREES, REQUIRED (1/4,000 S.F.), PROVIDED.

INTERIOR LANDSCAPING REQUIREMENT

Table with columns: TRACT 1, TRACT 2, PROPOSED VEHICULAR USE AREA (VUA), REQUIRED (7.0%), PROVIDED, ILA TREES, REQUIRED (1/4,000 S.F.), PROVIDED.

KY-913 SIDEWALKS

SIDEWALKS ALONG AND CONNECTING TO KY-913 (BLANKENBAKER PARKWAY) TO BE PROVIDED OR FEE-IN-LIEU PAID TO JEFFERSONTOWN AT TIME OF CONSTRUCTION.

1630 KENTUCKY MILLS DRIVE

ARC CAFE/SA001 LLC D.B. 10102, PG. 509 ZONED: PEC FORM DISTRICT: SWFD