

LEGEND

- ▲ EXISTING SECTION CORNER FOUND (TYPE AS NOTED)
- EXISTING 5/8" REBAR WITH CAP STAMPED "TA NORMAN 3705" SET
- EXISTING REBAR FOUND
- ⊙ EXISTING MAG NAIL SET
- ⊙ EXISTING MAG/PK NAIL FOUND
- ⊙ EXISTING RAILROAD SPIKE FOUND
- ⊙ EXISTING RAILROAD SPIKE SET
- ⊙ EXISTING IRON PIPE FOUND
- ⊙ EXISTING WOOD CORNER POST FOUND
- (R) EXISTING RECORD DEED DIMENSION
- R/W EXISTING RIGHT OF WAY
- x-x- EXISTING FENCELINE
- ⊕ EXISTING LIGHT POLE
- ⊖ EXISTING POWER POLE
- ▲ EXISTING SOIL BORING
- ⊖ EXISTING UTILITY POLE
- ⊖ EXISTING SIGN
- ⊕ EXISTING MANHOLE
- ⊖ EXISTING STORM SEWER INLET
- ⊖ EXISTING HEADWALL
- ⊕ EXISTING WATER METER
- ⊕ EXISTING TREE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- EXISTING PROPERTY LINE
- EXISTING GAS LINE
- EXISTING TELECOMMUNICATIONS
- EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING GUARD RAIL
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR

SITE SUMMARY

EXISTING ZONING DISTRICT: C-1
 FORM DISTRICT: SUBURBAN WORKPLACE
 COUNCIL DISTRICT: 24, 2
 FIRE PROTECTION DISTRICT: BUECHEL, HIGHVIEW
 TAX BLOCK 0636, LOT NO. 23
 D.B. 10920, PG. 949
 D.B. 8663, PG. 623
 EXISTING USE: FAMILY CENTER
 PROPOSED USES: CONVENIENCE STORE/FUEL RETAIL RESTAURANT
 PROPOSED BUILDING AREA: 10,000 S.F.
 FLOOR AREA RATIO: 0.06
 HEIGHT: 50' MAX. HEIGHT ALLOWED
 SITE ACREAGE: 3.854 AC. (167,874 S.F.)

PARKING SUMMARY

PROPOSED BUILDING = 10,000 S.F.
 CONVENIENCE STORE = 4,000 S.F.
 RETAIL = 4,500 S.F.
 RESTAURANT = 1,500 S.F.
PARKING REQUIREMENTS (MINIMUM)
 CONVENIENCE STORE:
 1 PARKING SPACE PER 500 S.F. = 8 SPACES
 RETAIL:
 1 PARKING SPACE PER 500 S.F. = 9 SPACES
 RESTAURANT:
 1 PARKING SPACE PER 500 S.F. = 3 SPACES
 MINIMUM REQUIRED PARKING = 20 SPACES
PARKING REQUIREMENTS (MAXIMUM)
 CONVENIENCE STORE:
 1 PARKING SPACE PER 200 S.F. = 20 SPACES
 RETAIL:
 1 PARKING SPACE PER 200 S.F. = 23 SPACES
 RESTAURANT:
 1 PARKING SPACE PER 100 S.F. = 15 SPACES
 MAXIMUM ALLOWABLE PARKING = 58 SPACES
 TOTAL PARKING PROVIDED = 45 SPACES INCLUDING 4 ACCESSIBLE SPACES

DRAINAGE SUMMARY

SITE AREA 3.854 AC. (167,874 S.F.)
 HYDROLOGIC SOIL GROUP "D" - CANEYVILLE SILT LOAM
 EXISTING IMPERVIOUS AREA = 23,278 S.F.
 EXISTING PERVIOUS AREA = 144,596 S.F.
 PROPOSED IMPERVIOUS AREA = 59,532 S.F.
 PROPOSED PERVIOUS AREA = 108,341 S.F.
 IMPERVIOUS AREA NET INCREASE = 36,254 S.F.

BICYCLE PARKING

SHORT TERM SPACES = 2
 (BICYCLE RACK TO BE PROVIDED)
 LONG TERM SPACES = 2
 (TO BE PROVIDED INSIDE BUILDING FOR EMPLOYEES)

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII SHALL BE AS NOTED ON PLANS.
- ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER ADA STANDARDS.
- PRIOR TO ANY CONSTRUCTION IN RIGHT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL ON ACCORDANCE WITH MUTCD.

LANDSCAPE SUMMARY

IN ACCORDANCE WITH CHAPTER 10, PART 2 OF THE LAND DEVELOPMENT CODE.
 VEHICULAR USE AREA (VUA) = 45,960 SQ. FT.
 INTERIOR LANDSCAPE AREA (ILA) = 45,960 X 0.075 (7.5%)
 ILA REQUIRED = 3,447 SQ. FT.
 ILA PROPOSED = 3,624 SQ. FT.

LBA:	REQUIRED	N	S	E	W
	PROVIDED	30'	100'	30'	15'

TREE CANOPY CALCULATIONS

IN ACCORDANCE WITH CHAPTER 10, PART 1 OF THE LAND DEVELOPMENT CODE.
 FROM TABLE 10.1.1:
 EX. TREE CANOPY COVERAGE = 39% (65,379 S.F.)
 TREE CANOPY PRESERVED = 34% (56,752 S.F.)
 TOTAL TREE CANOPY REQUIRED = 35% (58,756 S.F.)

GENERAL NOTES

- ALL EXISTING STRUCTURES AND IMPROVEMENTS TO BE REMOVED FROM THE SITE.
- ALL SIDEWALKS SHALL HAVE ADA COMPLIANT RAMPS. ALL RAMPS SHALL HAVE DETECTABLE WARNINGS.
- ALL PAVEMENT MARKINGS/SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- FREESTANDING BUSINESS SIGNS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- ALL SITE LIGHTING, IF PROVIDED, SHALL BE IN CONFORMANCE WITH CHAPTER 4, PART 1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL CONSTRUCTION TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH AND WELLNESS PER CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
- SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AND ROADWAYS. SITE LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF SECTION 4.1.3 OF THE LAND DEVELOPMENT CODE. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE REAIMED, SHIELDED OR TURNED OFF.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE, PER LDC SECTION 9.1.12.C.
- STREET TREES TO BE PROVIDED IN ADJACENT RIGHTS-OF-WAY PER LAND DEVELOPMENT CODE SECTION 10.2.8. FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN.

MSD NOTES

- SOIL TYPE IS LISTED PER THE JEFFERSON COUNTY SOIL SURVEY AS CANEYVILLE SILT LOAM, HYDROLOGIC SOIL GROUP "D".
- RUNOFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF x 1.5.
- 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 PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE A PER FIRM MAP 21111C0078E, EFFECTIVE ON DECEMBER 5, 2007.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD APPLICATIONS.
- 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.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- TREES LOCATED WITHIN THE 25' STREAM SIDE ZONE BUFFER ARE NOT PERMITTED TO BE CUT DOWN TO ACCOMMODATE CONSTRUCTION OF THE STORM SEWER.

EROSION PREVENTION AND SEDIMENT CONTROL

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.

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 THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

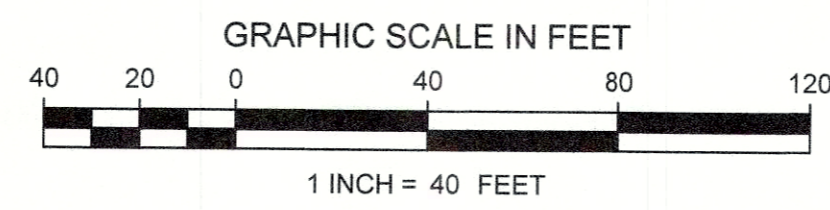
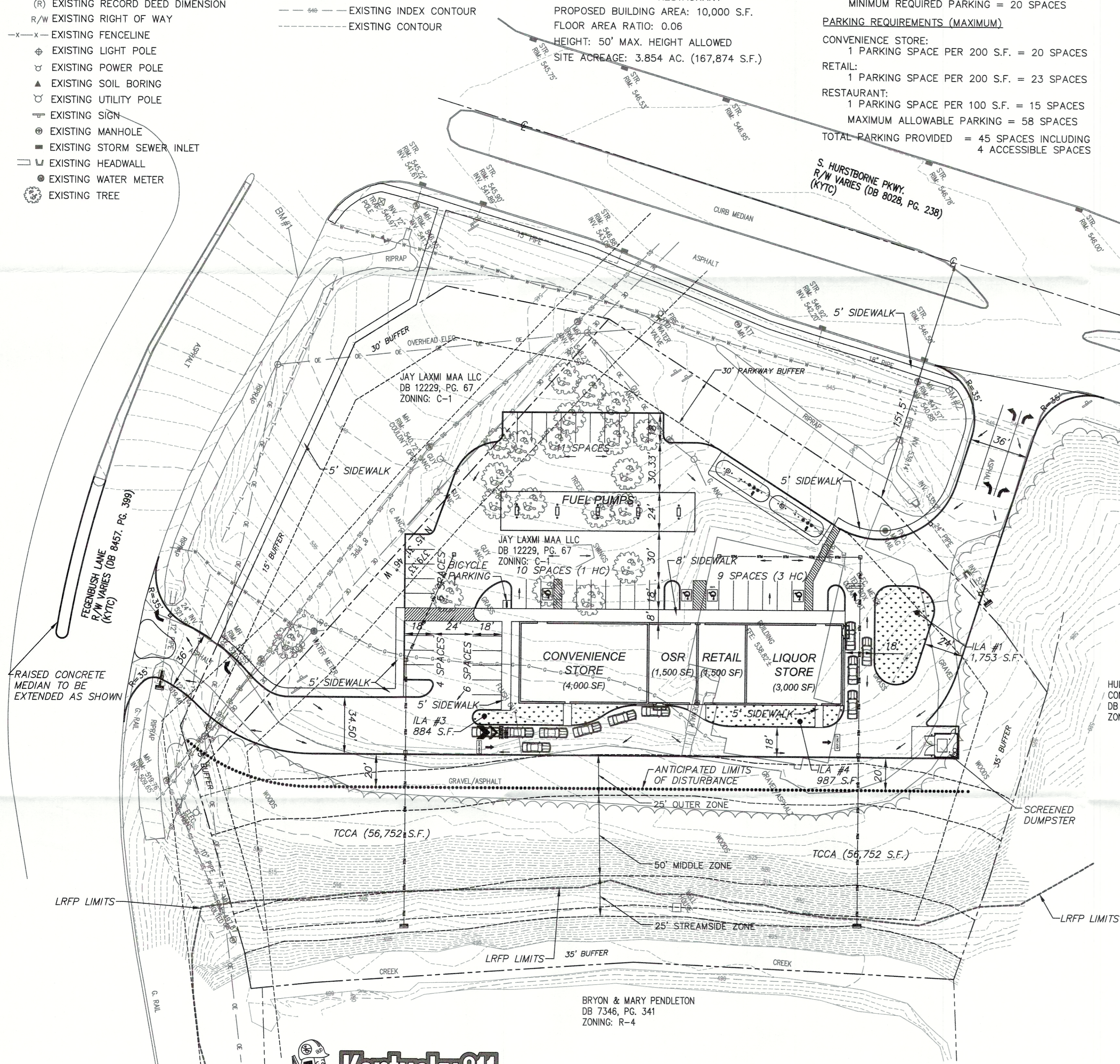
WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED 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.

WAIVER SUMMARY

- A WAIVER OF LDC SECTION 10.3.5 TO ALLOW THE APPLICANT TO ENCRoACH INTO THE REQUIRED PARKWAY BUFFER IS REQUESTED FOR THIS DEVELOPMENT.
- A WAIVER TO NOT CONSTRUCT A SIDEWALK ALONG FEGENSBUSH LANE PAST THE SOUTH ACCESS IS REQUESTED FOR THIS DEVELOPMENT. THE GUARD RAIL BEGINS AT THE ACCESS WITH CONSIDERABLY STEEP SLOPES GOING TOWARD THE BRIDGE. THIS WAIVER WAS PREVIOUSLY GRANTED UNDER CASE NUMBER 17-ZONE-1039.

DEVELOPMENT PLAN

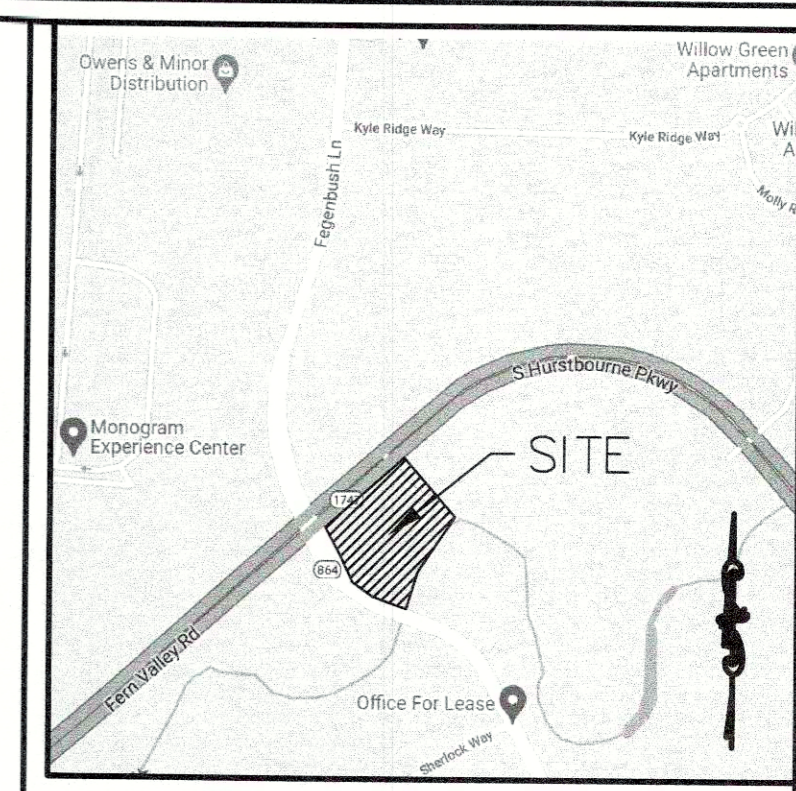


UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL-FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123), 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AVAILABLE PLANS AND INFORMATION OBTAINED IN THE FIELD. NEITHER THE SURVEYOR NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. INDIVIDUAL SERVICE LINES ARE NOT SHOWN.



Vicinity Map
Not To Scale

PE PROJ. # 221028-E2

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PE ENGINEERING

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NOT FOR CONSTRUCTION FOR REVIEW ONLY

REVISED DETAILED DISTRICT DEVELOPMENT PLAN CONVENIENCE STORE WITH FUEL, QSR & RETAIL

6101 FEGENSBUSH LANE
 LOUISVILLE, KENTUCKY 40228

NO.	REVISIONS DESCRIPTION	DATE

OWNER: Jay Laxmi Maa, LLC
 1420 West Broadway
 Louisville, Kentucky 40203

DRAWN: RFB
 CHECK: JAM
 APPROVE: JAM
 DATE: 12/17/2021

RECEIVED
 APR 11 2022
 PLANNING & DESIGN SERVICES

17ZONE1039
 WM # 11683

DECEMBER 17, 2021

DEVELOPMENT PLAN

DP1.0