

VICINITY MAP
NO SCALE

DEVELOPMENT NOTES

- SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF MIDDLETOWN.
- SANITARY SEWER SERVICE BY EXISTING PROPERTY SERVICE CONNECTION.
- ELECTRIC SERVICE TO BE COORDINATED WITH LOUISVILLE GAS AND ELECTRIC.
- WATER SERVICE TO BE COORDINATED WITH THE LOUISVILLE WATER COMPANY.
- PROPERTY IS IN MIDDLETOWN FIRE DISTRICT AND SUBJECT TO APPROVAL.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED FOR WORK IN THE RIGHT-OF-WAY PRIOR TO CONSTRUCTION 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.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTIBLE WARNINGS FOR RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
- ALL SIDEWALKS, PEDESTRIAN RAMPS, LANDINGS, AND CROSSWALKS, ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE AMERICAN DISABILITIES ACT (A.D.A.).
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCY.

MSD NOTES WM# 11975

- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 16,806 S.F.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- SITE MAY BE SUBJECT TO MSD REGIONAL FACILITY FEE.

Site Development Data

Location: 11506 Shelbyville Road
 Inst. No. D.B. 10207 PG. 75
 Tax Block, Lot, Sublot: 22, 551
 Area: 0.39 Acres
 16,806 S.F.
 Zoning: C-1
 Form District: Town Center
 Form District Transit Zone: No
 Enterprise Zone: No
 Existing Use: Vacant
 Proposed Use: Commercial
 Plan Certain: No
 Property Owner: 3 B Properties II, LLC
 4101 Taylorsville Road, Ste 200
 Louisville KY 40220

Parking Summary

Building	Min 1SP/500S.F.	Max 1SP/100S.F.
Building	220	2
Outdoor Seating	1SP/500S.F.	1SP/100S.F.
	1,216	12
Total Spaces Required	3	14
Spaces Provided	12	spaces
	1	ADA spaces
	13	Total
Bicycle Parking	2 Long-Term	2 Short-Term

Building Summary

Building Area: 220 S.F.
 F.A.R. 0.01
 Max Allowed F.A.R. 1.00
 Building Height: 14'

IL A Requirements

Vehicle Use Area 9,749 S.F.
 ILA Required: (2.5%) 244 S.F.
 ILA Provided: (8.79%) 857 S.F.
 ILA Trees Required: (1/4000 S.F.) 2 trees
 ILA Trees Provided: 4 trees

Dimensional Standards

Building Setbacks	Min	Max	Perimeter Buffering
Front:	None	5'	5'LBA
Side:	None	5'	5'LBA
Street Side:	None	5'	5'LBA
Rear:	5'	None	5'LBA

Impervious Areas

Total Site Area 16,806 S.F.
 Existing Conditions
 Impervious 14,786 S.F.
 Pervious 2,020 S.F.
 Proposed Conditions
 Impervious 11,186 S.F.
 Pervious 5,621 S.F.
 Area of Disturbance 16,806 S.F.

UTILITY NOTE

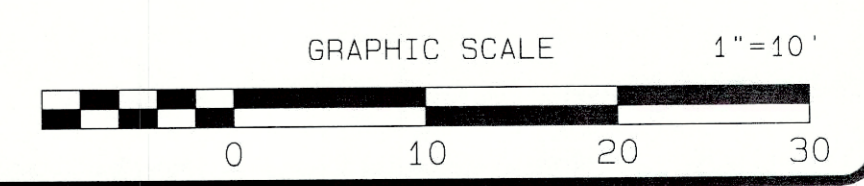
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS & WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.

LEGEND

- Property Line
- Existing Fence
- Existing Sewerline
- Proposed Sewerline
- Existing Manhole
- Proposed Manhole
- Wood/Vinyl Fence
- Ditch Line
- Flow Arrow
- Existing Storm Line
- Proposed Storm Line
- Existing Contours
- Proposed Contours



WM# 11975



RECEIVED
 JUN 10 2019
 PLANNING &
 DESIGN SERVICES

SITE PLAN

DRAWING
 1
 SHEET
 OF
 1

DATE	REVISION

AL ENGINEERING INC.
 Civil Engineering & Land Development Services
 13000 Middletown Industrial Blvd. Ste A (502) 841-2444 Off
 Louisville, KY 40223

ACCOUNT: 2018-534
 DATE: 2-25-2019
 DESIGNED BY: AMR
 DRAWN BY: AMR
 APPROVED BY: AMR

3B Properties II, LLC
 4101 Taylorsville Road
 Louisville, KY 40220

COFFEE STOP
 11506 Shelbyville Road
 Louisville, Kentucky 40223

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