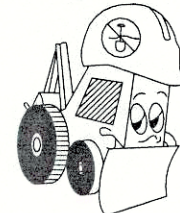


\\del1-wsl\del1-network\del1-projects\2021-569 Scooter's Coffee 1 (11506 Shelbyville) 569 DDP.dwg 2/23/2021 1:45:50PM JMB

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.



The New Look For Digging Safely in Kentucky
Kentucky 811
Call 811 Before You Dig

LEGEND

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

existing retaining wall
HAUS PROPERTIES LLC
D.B. 10307, PG. 894
C-1, TC

152.29'
S73°23'07"W

BH LAND LLC
D.B. 9702, PG. 408
C-1, TC

22.74'
S15°55'28"E
JAYLA INVESTMENTS, INC.
D.B. 9059, PG. 194
C-1, TC

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

Building Summary

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

Waiver/Variations

- Variance from LDC 5.5.1 A2 to allow a building to exceed the maximum allowed building setback.
- Waiver from LDC 10.3.6.A.9 to allow VJA to encroach into the scenic corridor buffer.
- Waiver from LDC 5.5.1A.3.c to allow surface parking to be located between the public ROW and the building façade.

Parking Summary

Building	Min 1SP/500S.F.	Max 1SP/100S.F.
	2	6
Total Spaces Required	2	6
Spaces Provided	3	spaces
	1	ADA spaces
	4	Total
Bicycle Parking	2 Long-Term	2 Short-Term

I L A Requirements

Vehicle Use Area 7,656 S.F.
ILA Required: (2.5%) 191 S.F.
ILA Provided: 1,528 S.F.
ILA Trees Required: (1/4000 S.F.) 2 trees
ILA Trees Provided: 2 trees

Impervious Areas

Total Site Area	16,806 S.F.
Existing Conditions	
Impervious	14,786 S.F.
Pervious	2,020 S.F.
Proposed Conditions	
Impervious	8,800 S.F.
Pervious	8,006 S.F.
Area of Disturbance	16,806 S.F.

RECEIVED
FEB 24 2021
PLANNING & DESIGN
SERVICES

GRAPHIC SCALE 1"=10'

0 10 20 30

WM# 11975

DRAWING
1
SHEET
OF 1

DEVELOPMENT PLAN

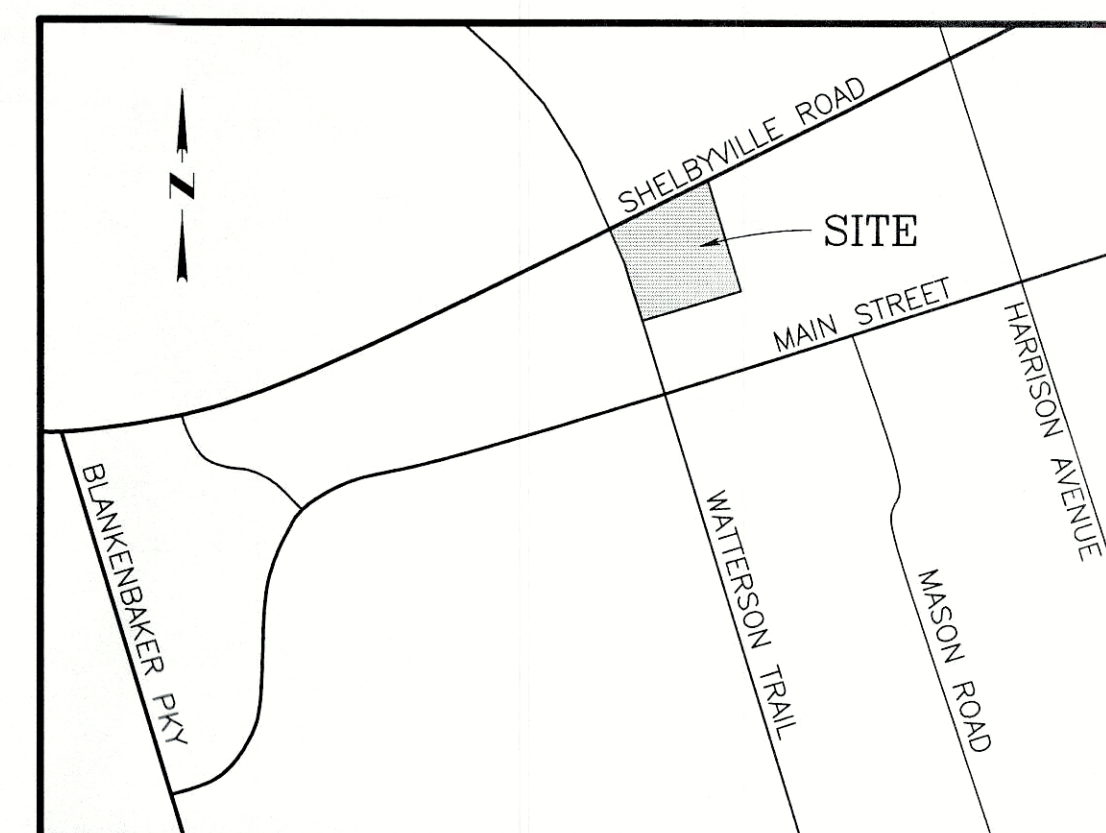
SCOOTER'S COFFEE
11506 Shelbyville Road
Louisville, Kentucky 40223

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

ACCOUNT: 2021-569
DATE: 2-10-2021
DESIGNED BY: AMR
DRAWN BY: AMR
APPROVED BY: AMR

AL ENGINEERING INC.
Civil Engineering & Land Development Services
13000 Middletown Industrial Blvd. Ste A
Louisville, KY 40223
(502) 254-2245 Off
(502) 517-4444 Cell

REVISION
DATE



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 KY 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.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS.

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.

21-Variance-0011