

GENERAL NOTES

- 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).
- 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.
- SANITARY SEWER SERVICE TO BE PROVIDED BY EXISTING SANITARY SEWER SERVICE LINE FROM THE BUILDING.
- THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM MAP 21111C0097E, EFFECTIVE ON DECEMBER 5, 2006.
- 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.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- EXISTING SURVEY INFORMATION FOR THIS PROJECT WAS PROVIDED BY THE CLIENT. PRISM ENGINEERING IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.
- EXISTING ELEVATION CONTOURS SHOWN PER LOIC MAPPING. THE CONTOURS HAVE NOT BEEN FIELD VERIFIED.
- A SITE DISTURBANCE PERMIT IS REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 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 5,062 S.F.

EROSION PREVENTION AND SEDIMENT CONTROL

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPCS PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPCS 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.

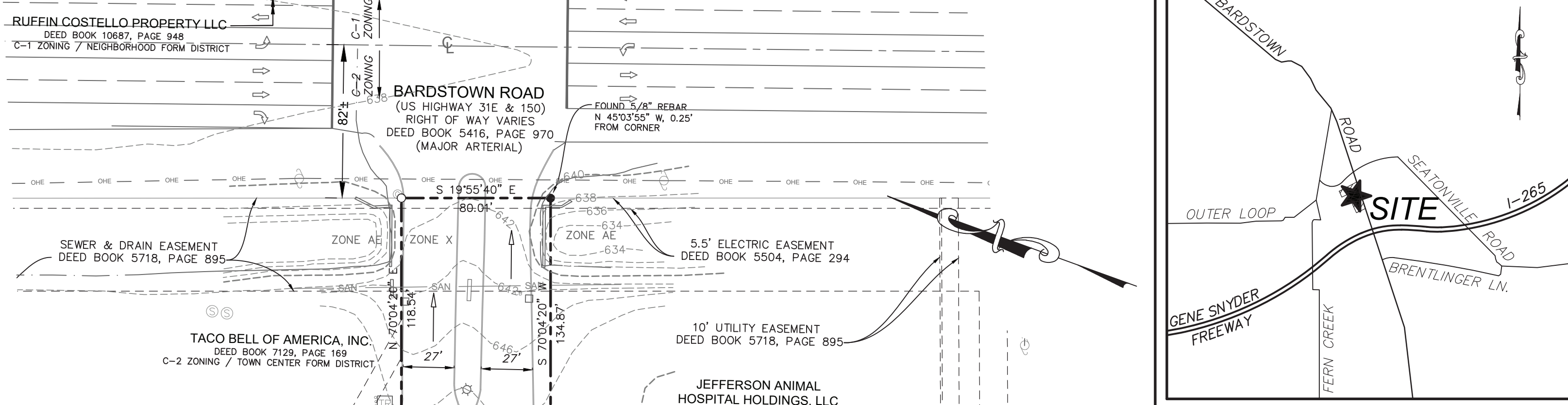
LANDSCAPE SUMMARY

EXISTING BUILDING AREA: 35,896 S.F.
 PROPOSED BUILDING ADDITION: 3,528 S.F.
 PERCENT INCREASE IN BUILDING AREA: 9.8%

THIS PROJECT DOES NOT MEET THE THRESHOLD REQUIRED FOR ADDITIONAL LANDSCAPING. PER THE LAND DEVELOPMENT CODE, THEREFORE, THE CURRENT APPROVED LANDSCAPE PLAN SHALL APPLY.

PARKING SUMMARY

PARKING REQUIREMENTS (MINIMUM)	PARKING REQUIREMENTS (MAXIMUM)
FINANCIAL INSTITUTION (3,200 S.F.): 1 PARKING SPACE PER 500 S.F. = 6 SPACES	FINANCIAL INSTITUTION (3,200 S.F.): 1 PARKING SPACE PER 200 S.F. = 16 SPACES
POST OFFICE (1,300 S.F.): 1 PARKING SPACE PER 300 S.F. = 4 SPACES	POST OFFICE (1,300 S.F.): 1 PARKING SPACE PER 150 S.F. = 9 SPACES
GENERAL OFFICE (1,140 S.F.): 1 PARKING SPACE PER 500 S.F. = 2 SPACES	GENERAL OFFICE (1,140 S.F.): 1 PARKING SPACE PER 200 S.F. = 6 SPACES
RESTAURANT (2,800 S.F.): 1 PARKING SPACE PER 250 S.F. = 11 SPACES	RESTAURANT (2,800 S.F.): 1 PARKING SPACE PER 125 S.F. = 23 SPACES
BEAUTY SHOP (3,120 S.F.): 1 PARKING SPACE PER 350 S.F. = 9 SPACES	BEAUTY SHOP (3,120 S.F.): 1 PARKING SPACE PER 100 S.F. = 31 SPACES
RETAIL (2,200 S.F.): 1 PARKING SPACE PER 500 S.F. = 4 SPACES	RETAIL (2,200 S.F.): 1 PARKING SPACE PER 150 S.F. = 15 SPACES
MEDICAL CLINIC (6,928 S.F.): 1 PARKING SPACE PER 500 S.F. = 13 SPACES	MEDICAL CLINIC (6,928 S.F.): 1 PARKING SPACE PER 150 S.F. = 46 SPACES
PET-RETAIL (12,528 S.F.): 1 PARKING SPACE PER 500 S.F. = 25 SPACES	PET-RETAIL (12,528 S.F.): 1 PARKING SPACE PER 150 S.F. = 84 SPACES
AUTO SERVICE ESTABLISHMENT (6,208 S.F.): 1 PARKING SPACE FOR EACH EMPLOYEE ON MAXIMUM SHIFT, PLUS 2	AUTO SERVICE ESTABLISHMENT (6,208 S.F.): 1 PARKING SPACE FOR EACH EMPLOYEE ON MAXIMUM SHIFT, PLUS 5
PARKING SPACES FOR EACH SERVICE BAY = 13 SPACES	PARKING SPACES FOR EACH SERVICE BAY = 36 SPACES
MINIMUM REQUIRED PARKING = 87 SPACES	MAXIMUM ALLOWED PARKING = 266 SPACES
PARKING SPACES PROVIDED = 242 SPACES	PARKING SPACES PROVIDED = 242 SPACES



Vicinity Map
Not To Scale

LEGEND

- ☆ EX. SITE LIGHTING
- TR EX. TRANSFORMER
- S— EX. SANITARY SEWER
- C— EX. CATCH BASIN
- 660- EX. CONTOUR
- S-B/L- EX. BUILDING LIMIT

SITE SUMMARY

EXISTING ZONING DISTRICT: C-2
 FORM DISTRICT: TOWN CENTER
 COUNCIL DISTRICT: 22
 FIRE PROTECTION DISTRICT: FERN CREEK
 TAX BLOCK 0638, LOT NO. 16
 D.B. 11683, PG. 747.
 EXISTING USE: COMMERCIAL
 PROPOSED USE: COMMERCIAL
 EXISTING BUILDING AREA: 35,896 S.F.
 PROPOSED BUILDING ADDITION AREA: 3,528 S.F.
 FLOOR AREA RATIO: 0.13
 HEIGHT: 22'
 SITE ACREAGE: 6.904 AC. (300,738 S.F.)
 TOTAL SITE DISTURBANCE: 5,062 S.F.
 EXISTING IMPERVIOUS AREA: 238,277 S.F.
 PROPOSED IMPERVIOUS AREA: 238,459 S.F.
 NET INCREASE OF IMPERVIOUS AREA: 182 S.F.

FLOOD NOTE

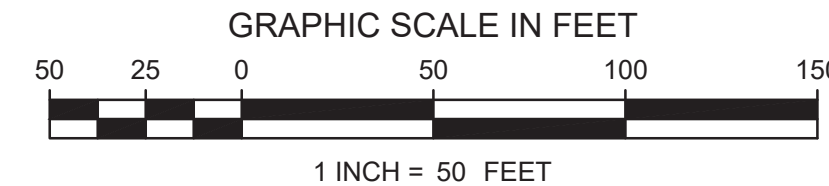
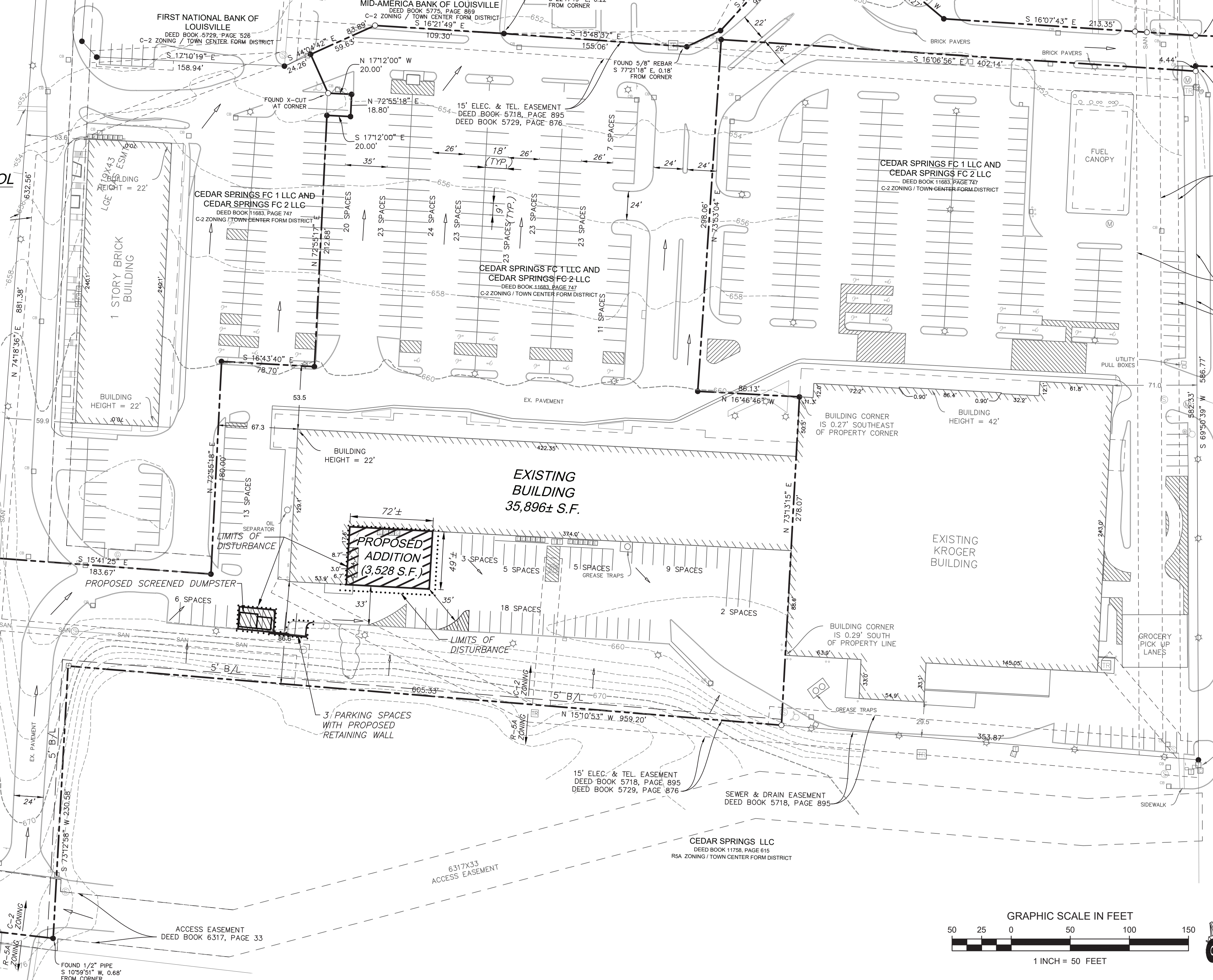
AS SCALED ON THE NFIP FIRM MAP NUMBER 21111C0097E FOR JEFFERSON COUNTY, KENTUCKY EFFECTIVE ON DECEMBER 5, 2006, THE REAL ESTATE DEPICTED AND DESCRIBED HEREON APPEARS TO LIE IN ZONE "X" (NOT A SPECIAL FLOOD HAZARD AREA).

UTILITY NOTE

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

UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CRONTACTOR 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.



WM # 577
20-DDP-0081

PE PROJ. # 220045-E1

PRISM ENGINEERING
 2309 WATTERSON TRAIL, SUITE 200
 LOUISVILLE, KENTUCKY 40299
 OFFICE: (502) 491-8891
 FAX: (502) 491-8898
 WWW.PEGLLC.COM

PRISM ENGINEERING

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NOT FOR CONSTRUCTION REVIEW ONLY

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
 6820 BARDSTOWN ROAD
 LOUISVILLE, KY 40291

NO.	REVISIONS	DESCRIPTION	DATE
1	REVISED PER AGENCY COMMENTS		01/25/21

OWNER:	DESIGNED BY:	CHECKED BY:	DATE:
CEDAR SPRINGS FC 1, LLC CEDAR SPRINGS FC 2, LLC 6710 WOODBURN LANE, 6TH FLOOR, LOUISVILLE, KENTUCKY 40205	AM	AM	JUN

DECEMBER 28, 2020

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
DP1.0