

**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.

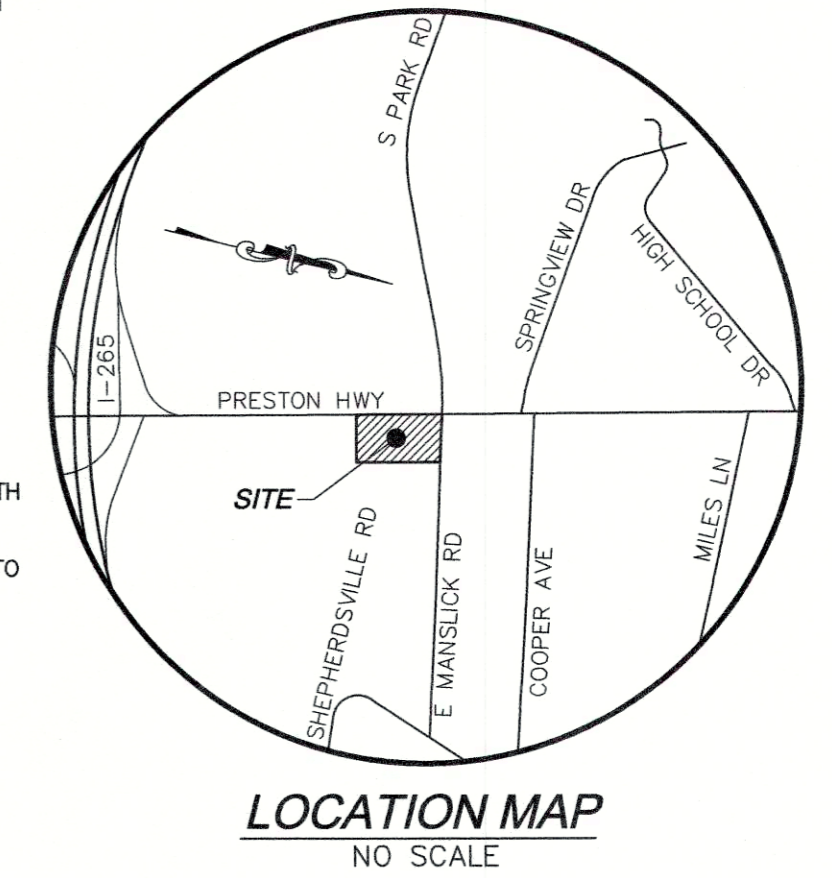
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

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.

**GENERAL NOTES**

- ALL EXISTING STRUCTURES AND IMPROVEMENTS TO BE REMOVED FROM THE SITE.
- ALL SIDEWALKS SHALL HAVE ADA COMPLIANT RAMP. ALL RAMP SHALL HAVE DETECTABLE WARNING.
- ALL PAVEMENT MARKINGS/SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- SOIL TYPE IS LISTED PER THE JEFFERSON COUNTY SOIL SURVEY AS URBAN LAND-ALFIC-UDARENS-CRIDER COMPLEX, HYDROLOGIC SOIL GROUP "B".
- 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.
- STORMWATER SHALL BE DIRECTED TO THE PROPOSED ONSITE DETENTION BASIN. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DRAINAGE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES. SITE MUST MEET MSD'S WATER QUALITY REQUIREMENTS.
- 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.
- 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 TO BE PROVIDED BY EXISTING SANITARY SEWER. PARTIAL SANITARY SEWER RELOCATION IS REQUIRED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM MAP 21111C011E DATED DECEMBER 5, 2006.
- 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 4.1.3.3 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.
- THERE SHALL BE NO INCREASE IN RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ALL WORK WITHIN THE RIGHT OF WAY WILL REQUIRE CONSTRUCTION PLANS, BOND, AND PERMIT FROM THE KENTUCKY TRANSPORTATION CABINET.
- IF ADJACENT PROPERTIES ARE RE-ZONING NON-RESIDENTIAL PROPERTY, UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- A KARST SURVEY WAS PERFORMED IN CONJUNCTION WITH THE SITE TOPOGRAPHICAL SURVEY PERFORMED BY PRISM ENGINEERING ON FEBRUARY 2, 2017. AT THE TIME OF THE SURVEY, THERE WERE NO EVIDENT SIGNS OF KARST ACTIVITIES.
- RUNOFF VOLUME IMPACT FEE REQUIRED, BASED ON REGIONAL FACILITIES FEE CALCULATION WITH FEE = RFF X 1.50.
- BUILDING SETBACKS ALONG PRESTON HIGHWAY AND EAST MANSLUCK ROAD ARE REFERENCED TO PROPOSED RIGHT-OF-WAY.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD APPLICATIONS.
- AT THE TIME OF DEVELOPMENT OF THE ADJACENT PROPERTY TO THE EAST, THE PROPOSED ACCESS DRIVE SHALL BE EXTENDED TO THE PROPERTY LINE TO PROVIDE A VEHICULAR CONNECTION BETWEEN PROPERTIES. A RECIPROCAL ACCESS AND CROSSOVER EASEMENT/AGREEMENT SHALL BE SUBMITTED TO THE DIVISION OF PLANNING AND DESIGN SERVICES FOR REVIEW AT THAT TIME.



**SITE SUMMARY**

EXISTING ZONING DISTRICT: 'R-4' AND 'OR'  
 PROPOSED ZONING DISTRICT: 'C-1'  
 FORM DISTRICT: NEIGHBORHOOD  
 COUNCIL DISTRICT: 24  
 FIRE PROTECTION DISTRICT: OKOLONA  
 TAX BLOCK 0661, LOT NO. 262, 565, 566, AND PART OF 98 D.B. 8044, PG. 534, D.B. 9511, PG. 871, AND PART OF D.B. 4110, PG. 217  
 EXISTING USE: RESIDENTIAL  
 PROPOSED USE: CONVENIENCE STORE  
 PROPOSED BUILDING AREA: 4,968 S.F.  
 FLOOR AREA RATIO: 0.06  
 HEIGHT: 30' MAX. HEIGHT ALLOWED  
 GROSS SITE ACREAGE: 2.245 AC. (97,799 S.F.)  
 NET SITE ACREAGE: 2.04 AC (89,062 S.F. - AFTER RIGHT-OF-WAY DEDICATION)

**PARKING SUMMARY**

BUILDING = 4,968 S.F.  
 PARKING REQUIREMENTS (MINIMUM) = 25 SPACES  
 CONVENIENCE STORE:  
 1 PARKING SPACE PER 200 S.F. = 25 SPACES  
 PARKING REQUIREMENTS (MAXIMUM) = 50 SPACES  
 CONVENIENCE STORE:  
 1 PARKING SPACE PER 100 S.F. = 50 SPACES  
 TOTAL PARKING = 35 SPACES INCLUDING 2 ACCESSIBLE SPACES

**BICYCLE PARKING**

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

**LANDSCAPE SUMMARY**

IN ACCORDANCE WITH CHAPTER 10, PART 2 OF THE LAND DEVELOPMENT CODE.  
 VEHICULAR USE AREA (VUA) = 39,372 SQ. FT.  
 INTERIOR LANDSCAPE AREA (ILA) = 47,009 X 0.075 (7.5%)  
 ILA REQUIRED = 3,526 SQ. FT.  
 ILA PROPOSED = 3,645 SQ. FT.

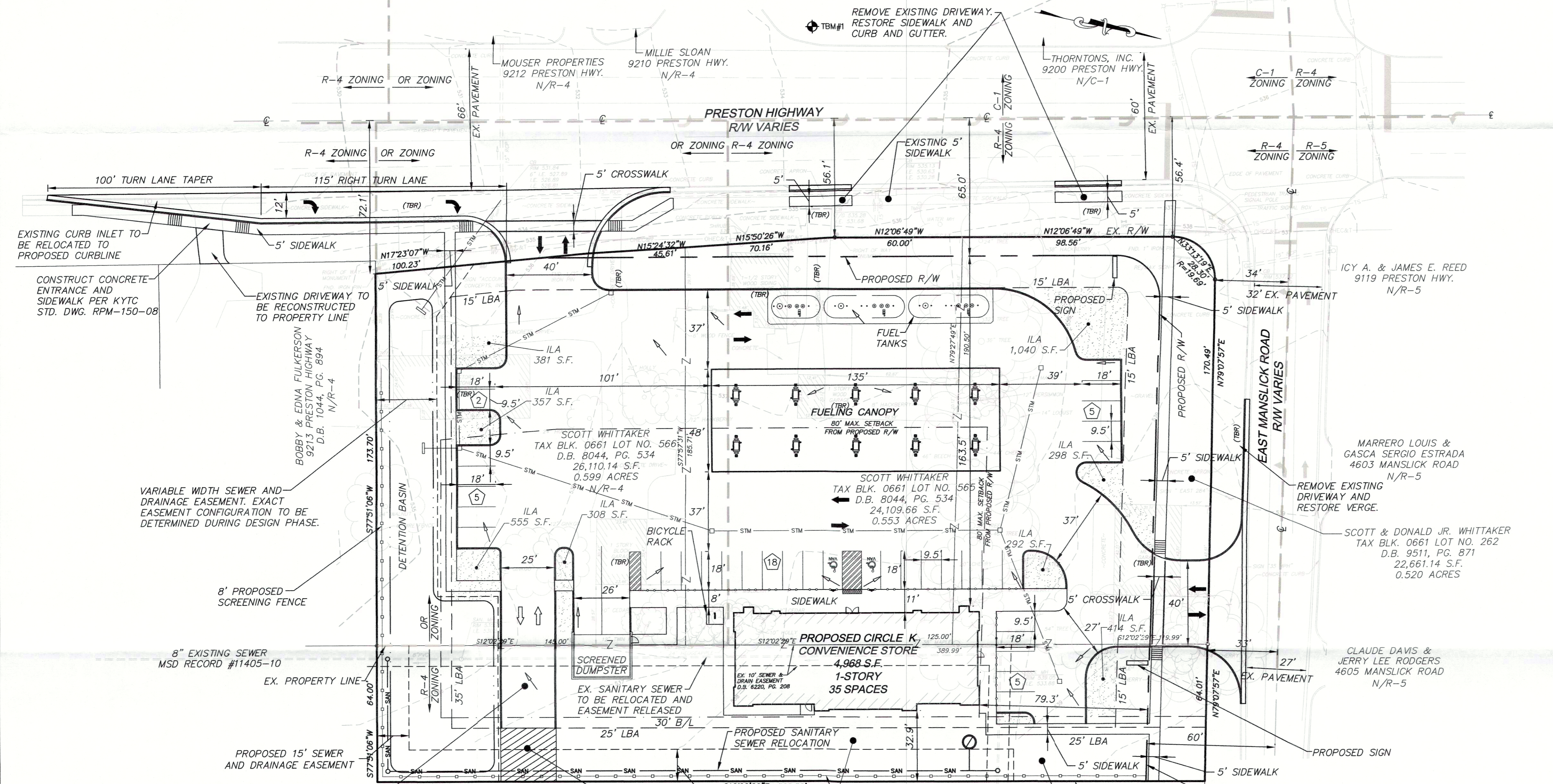
LBA:	REQUIRED -	N	S	E	W
		15	35	25	15
	PROVIDED -	15	35	25	15

**TREE CANOPY CALCULATIONS**

IN ACCORDANCE WITH CHAPTER 10, PART 1 OF THE LAND DEVELOPMENT CODE.  
 FROM TABLE 10.1.1:  
 TREE CANOPY CATEGORY FOR COMMERCIAL USE IS CLASS C  
 FROM TABLE 10.1.2:  
 EX. TREE CANOPY COVERAGE = 19% (17,204 S.F.)  
 TREE CANOPY PRESERVED = 0% (0 S.F.)  
 TOTAL TREE CANOPY REQUIRED = 20% (17,812 S.F.)  
 NOTE: CALCULATIONS BASED ON SITE AREA AFTER RIGHT-OF-WAY DEDICATION

**VARIANCE REQUESTED**

- BUILDING SETBACK VARIANCE FOR EXCEEDING THE 80' MAXIMUM BUILDING SETBACK REQUIRED ALONG PRESTON HIGHWAY PER LDC TABLE 5.3.2.
- GRAPHIC SCALE IN FEET  
 1 INCH = 30 FEET
- 05/24/18 REVISED ACCESS TO ADJACENT PROPERTY; ADDED GENERAL NOTE 27.  
 03/08/18 REVISED PER AGENCY REVIEW AND UPDATED TRAFFIC STUDY.  
 01/08/18 REVISED PER AGENCY REVIEW AND CLIENT.



**DRAINAGE SUMMARY**

SEE GENERAL NOTE NO. 27  
 GROSS SITE AREA 97,799 S.F. (2.245 AC.)  
 NET SITE AREA = 89,062 S.F. (2.04 AC. - AFTER RIGHT-OF-WAY DEDICATION)  
 HYDROLOGIC SOIL GROUP "B" - CRIDER SERIES  
 EXISTING IMPERVIOUS AREA = 10,002 S.F.  
 EXISTING PERVIOUS AREA = 79,060 S.F.  
 PROPOSED IMPERVIOUS AREA = 57,381 S.F.  
 PROPOSED PERVIOUS AREA = 31,681 S.F.  
 IMPERVIOUS AREA NET INCREASE = 43,379 S.F.  
 STORMWATER DETENTION CALCULATION:  
 $X = \Delta CRA / 12$   
 $C (PRE) = 0.48$   
 $C (POST) = 0.84$   
 $\Delta C = 0.84 - 0.48 = 0.36$   
 $A = 2.04 AC.$   
 $R = 2.8 INCHES OF RAINFALL$   
 $X = (0.36)(2.8)(2.04) / 12$   
 $X = 0.171 ACRE-FEET (7,449 CUBIC FEET)$   
 PROPOSED DETENTION BASIN VOLUME = 12,000 CU. FT.  
 PROPOSED DETENTION BASIN DEPTH = 3'  
 PROPOSED DETENTION BASIN AREA = 6,000 SQ. FT.

**TBM INFORMATION**

TBM#1 - RAILROAD SPIKE IN UTILITY POLE 8'± WEST OF BACK OF WEST CURB OF PRESTON HIGHWAY AND 221'± SOUTH OF CENTERLINE OF SOUTH PARK ROAD.  
 ELEVATION: 535.42' NAVD 88

**LEGEND**

- EXISTING CONTOUR
- EXISTING OVERHEAD ELECTRIC, CABLE & TELEPHONE
- EXISTING TRAFFIC SIGNAL LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING FENCE
- EXISTING WOOD FENCE
- EXISTING SPOT ELEVATION
- EXISTING UTILITY POLE
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING GUY WIRE
- EXISTING TELEPHONE MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING SIGN
- EXISTING WOOD FENCE
- EXISTING SPOT ELEVATION
- EXISTING TREELINE
- EXISTING SHRUB
- EXISTING TREE W/SIZE
- CONCEPTUAL STORM SEWER
- CONCEPTUAL DRAINAGE FLOW ARROWS
- PROPOSED INTERIOR LANDSCAPE AREA
- PARKING COUNT
- 6" PROPERTY SERVICE CONNECTION
- TO BE REMOVED
- DO NOT DISTURB



**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, 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.

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**DETAILED DISTRICT DEVELOPMENT PLAN**  
 9201-9211 PRESTON HIGHWAY  
 LOUISVILLE, KENTUCKY 40229

**MULTIPLE OWNERS - SEE PLAN**  
 CLIENT: MAC'S CONVENIENCE STORES LLC  
 4080 W. JONATHAN MOORE PIKE  
 COLUMBUS, INDIANA 47201

DATE: MAY 7, 2017	PROJECT NO: 217010-E1	REVISIONS
DRAWN BY: RTG		
CHECKED BY: JH		
SCALE: 1" = 30'		

WM # 8365  
 17ZONF1017

DP1.0

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