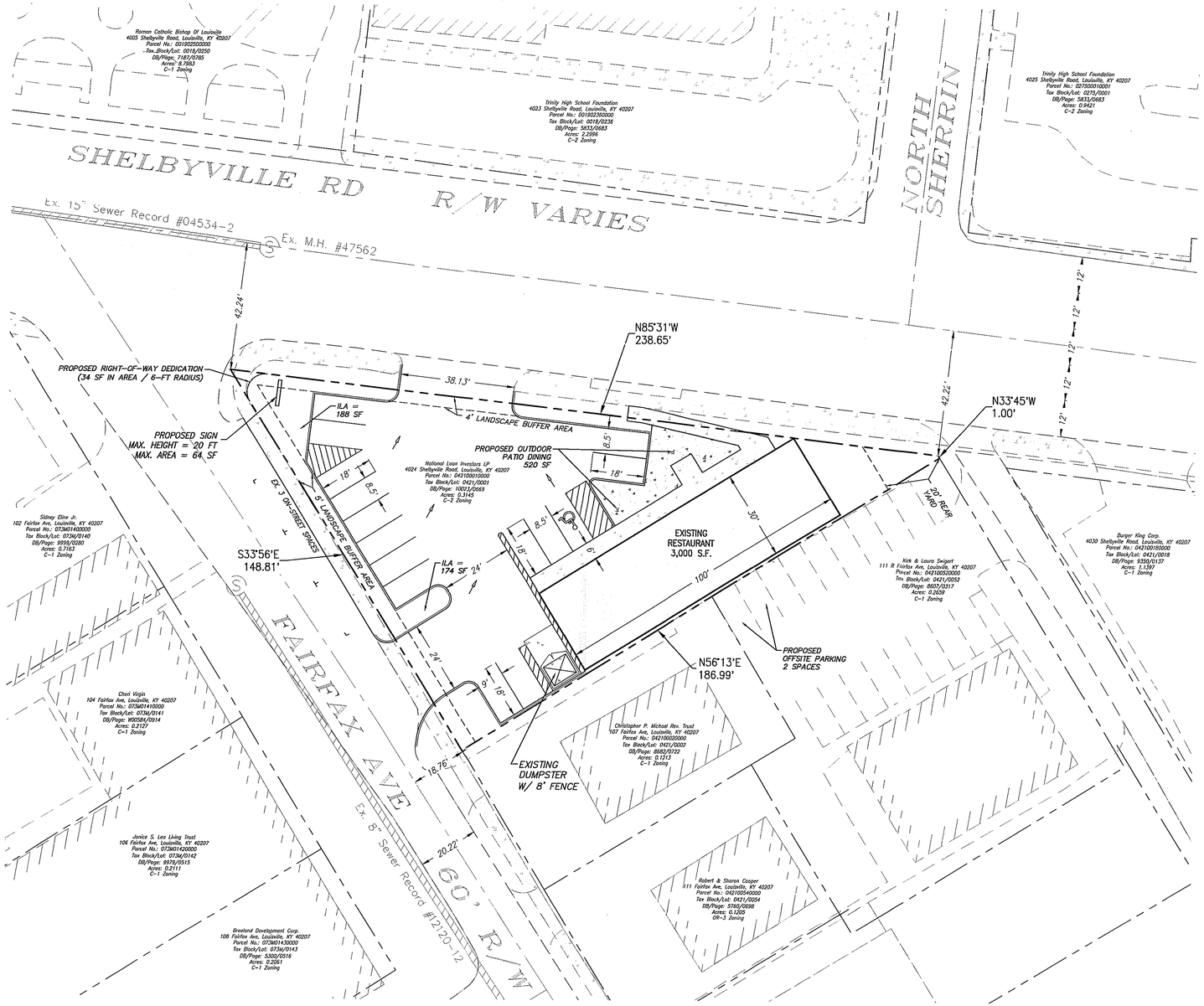
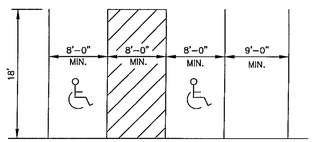
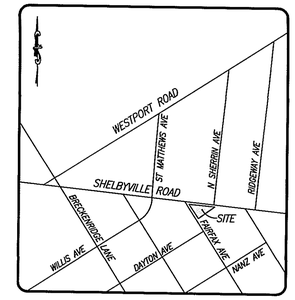


LEGEND:

EX.	EXISTING
R/W	RIGHT OF WAY
TBR	TO BE REMOVED
BLDG.	BUILDING
	EXISTING UTILITY POLE
DS	EXISTING DOWNSPOUT
	EXISTING FIRE HYDRANT
GM	EXISTING GAS METER
	EXISTING LIGHT POLE
MH	EXISTING MANHOLE
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
C.O.	EXISTING CLEAN OUT
PROPOSED	PROPOSED TEXT
Existing	EXISTING TEXT
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING EOP & CURB
	EXISTING PROPERTY LINE
	EXISTING STORM
OHE	EXISTING OVERHEAD ELECTRIC
UGE	EXISTING UNDERGROUND ELECTRIC
	EXISTING SIDEWALK
	EXISTING SANITARY SEWER
	EXISTING SIGN
	EXISTING BUILDING
W	PROPOSED WATER
E	PROPOSED ELECTRIC
PSC	PROPOSED PSC
UTC	PROPOSED UNDERGROUND TELE.
	PROPOSED SIGN
	PROPOSED LIGHT POLE
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED CURB
	PROPOSED EDGE OF PAVEMENT



TYPICAL PARKING SPACE LAYOUT
NO SCALE



LOCATION MAP
NOT TO SCALE

SITE DATA

4024 SHELBYVILLE ROAD
LOUISVILLE, KY
DB/PAGE: 10228/130
TAX BLOCK/LOT: 0421/0001

TOTAL SITE AREA	0.3145± ACRES
FORM DISTRICT	TOWN CENTER
EX. ZONING	C-2
EX. LAND USE	RESTAURANT
MAX F.A.R.	5.0%

OWNER/DEVELOPER

NICKLIES LLC #1
6060 DUTCHMANS LANE
SUITE 110
LOUISVILLE, KY 40205

SETBACK DATA

FRONT YARD	NONE
SIDE YARD	NONE
REAR YARD	20'
MAX. BLDG HEIGHT	60'

PERVIOUS AREA

PRE	12,919.5 S.F.
POST	12,594.3 S.F.

LANDSCAPE DATA

EX. V.U.A.	6,959 S.F.
I.L.A. REQUIRED (5% X V.U.A.)	348 S.F.
I.L.A. PROVIDED	362 S.F.

NOTES

1) WASTEWATER:
SANITARY SEWER WILL USE A NEW PSC. NEW PSC SHALL BE BY PRIVATE CONNECTION TO EXISTING (SEWER). FLOW WILL BE TREATED AT THE MORRIS FORMAN WATER QUALITY TREATMENT CENTER. CAPACITY CHARGES AND CONNECTION FEES TO BE CALCULATED.
2) DOMESTIC WATER SUPPLY:
SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
3) DRAINAGE:
DRAINAGE PATTERN DEPICTED BY ARROWS (⟷) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
4) THE DEVELOPMENT LIES IN THE ST. MATTHEWS FIRE DISTRICT.
5) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0029E REV. DECEMBER 5, 2006).
6) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ABUTTING RESIDENTIAL AREAS.
7) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
8) PRIOR TO ANY CONSTRUCTION ACTIVITY, AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL.
9) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
10) KTC APPROVAL WILL BE REQUIRED.
11) SITE SUBJECT TO MSD'S REGIONAL FACILITY FEE.
12) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY KTC FOR ANY WORK WITHIN RIGHT-OF-WAY.
13) APPROVAL FROM THE CITY OF ST. MATTHEWS WILL BE REQUIRED.

EROSION CONTROL NOTES

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 SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S 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 STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH 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 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

WAIVER REQUEST

A WAIVER IS REQUESTED FROM CHAPTER 9, PART 1 OF THE LAND DEVELOPMENT CODE TO WAIVER 20% OF THE MINIMUM PARKING REQUIRED. 25-20 Spaces

PARKING SUMMARY

USE	FLOOR AREA	MIN. RATIO	MAX. RATIO	MIN. REQUIRED	MAX. ALLOWED
RESTAURANT (CARRY OUT)	3,000 S.F.	1/125 S.F.	1/50 S.F.	24 SPACES	60 SPACES
RESTAURANT (PATIO DINING)	520 S.F.	1/125 S.F.	1/50 S.F.	4 SPACES	10 SPACES
			TOTAL	28 SPACES	
10% TARC REDUCTION				-3 SPACES	
TOTAL SPACES REQUIRED				25 SPACES	
TOTAL MAX ALLOWED					70 SPACES
TOTAL PARKING SPACES PROVIDED (ONSITE)				15 SPACES	
TOTAL PARKING SPACES PROVIDED (OFFSITE)				2 SPACES	
TOTAL PARKING SPACES PROVIDED (STREET PARKING) (INCLUDES 1 HANDICAP SPACE)				3 SPACES	
TOTAL PARKING SPACES PROVIDED				20 SPACES (20% PARKING WAIVER REQUESTED)	

BICYCLE PARKING

RESTAURANT 4 SHORT / 2 LONG

UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811(PHONE NO. 811) FORTY EIGHT OURS 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, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detailed by	Chk'd by	Approved By

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

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET

JOB NO:	13056
HORIZ. SCALE:	1"=20'
VERTICAL SCALE:	N/A
DESIGNED BY:	WRS
DETAILED BY:	MAW
CHECKED BY:	WRS
DATE:	SEPTEMBER 3, 2014

Case# | Case# 13DEVPLAN1065 | DOC# 9-66-88 | WM# 10850

ENGINEER:
HERITAGE ENGINEERING, LLC
642 South 4th Street
Suite 100
Louisville, KY 40202
(502) 562-1414
(502) 562-1413 Fax
603 North Shore Drive
Unit 204
Jeffersonville, IN 47130
(812) 280-8201
(812) 280-8281 Fax

DEVELOPER:
NICKLIES DEVELOPMENT
6060 Dutchmans Lane Suite 110
Louisville, KY 40205

PROJECT:
REVISED DETAILED DISTRICT DEVELOPMENT PLAN
FOR
PANERA RESTAURANT
4024 SHELBYVILLE ROAD
LOUISVILLE, KY

RECEIVED
SEP 15 2014
PLANNING & DESIGN SERVICES

C05

19DEVPAN112.ai

X:\AA-Projects-2013\13056 - Nicklies - St Matthews Retail\Preliminary\13056DS - St Matthews Panera.dwg PLOT DATE: September 08, 2014 - 8:00am