

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

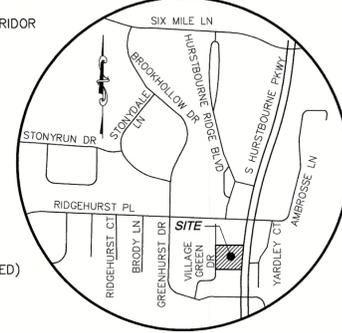
1. ALL SIDEWALKS SHALL HAVE ADA COMPLIANT RAMPS. ALL RAMPS SHALL HAVE DETECTABLE WARNINGS.
2. ALL PAVEMENT MARKINGS/SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. EXISTING SIGN TO REMAIN. SIGNAGE SHALL COMPLY WITH LDC CHAPTER 8 AND THE PROPER PERMITTING PROCESS.
4. ALL SITE LIGHTING TO REMAIN.
5. 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.
6. ALL CONSTRUCTION TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH AND WELLNESS PER CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
7. MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
8. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
9. DUMPSTER SCREENING TO CONFORM TO THE LAND DEVELOPMENT CODE.
10. ZONING DIVISION LINES SHOWN AS APPROXIMATE PER LOJC MAPPING.
11. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
12. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES PER LDC SECTION 9.1.12.C.
13. A KARST SURVEY OF THE SITE WAS PERFORMED BY JASON L. HALL, PE OF PRISM ENGINEERING ON MARCH 22, 2019. NO KARST ACTIVITY WAS OBSERVED.

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. SOIL TYPE IS LISTED PER THE JEFFERSON COUNTY SOIL SURVEY AS URBAN LAND-UDORTHERTS COMPLEX.
3. STORMWATER SHALL BE DIRECTED TO THE EXISTING DRAINAGE SYSTEM.
4. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
5. SANITARY SEWER SERVICE TO BE PROVIDED BY EXISTING SANITARY SEWER SERVING THE SITE. SITE SERVICED BY MORRIS FORMAN WATER QUALITY TREATMENT CENTER.
6. THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM MAP 21111C0062E DATED DECEMBER 5, 2006.
7. 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 APPROXIMATE AREA OF DISTURBANCE IS 4,208 S.F.

SITE SUMMARY

EXISTING ZONING DISTRICT: C-2, R-6
 FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR
 COUNCIL DISTRICT: 11
 FIRE PROTECTION DISTRICT: JEFFERSONTOWN
 TAX BLOCK 0044, LOT NO. 0474
 D.B. 9715, PG. 0673
 EXISTING USE: RETAIL/CARWASH
 PROPOSED USE: RETAIL/RESTAURANT
 EXISTING BUILDING AREA 6,644 S.F.
 PROPOSED VESTIBULE AREA: 150 S.F.
 TOTAL BUILDING AREA: 6,794
 RESTAURANT: 3,382 S.F.
 EXISTING RETAIL: 3,472 S.F.
 FLOOR AREA RATIO: 0.12
 HEIGHT: 18' EXISTING (60' MAX. HEIGHT ALLOWED)
 SITE ACREAGE: 1.27 AC. (55,307 S.F.)



LOCATION MAP
NO SCALE

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE & TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING WATER LINE
- EXISTING 12" WATER LINE
- EXISTING GAS LINE
- EXISTING WOOD FENCE
- EXISTING GUARD RAIL
- EXISTING LIGHT POLE
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CABLE TV PEDESTAL
- EXISTING WATER METER
- EXISTING CLEANOUT
- EXISTING GAS METER
- EXISTING SIGN
- EXISTING DOWN SPOUT
- EXISTING LANDSCAPING
- EXISTING BUSHES AND SHRUBS
- EXISTING TREE W/SIZE
- PARKING COUNT
- TO BE REMOVED
- DRAINAGE FLOW DIRECTION
- PROPOSED SANITARY SEWER SERVICE LINE

TBM INFORMATION

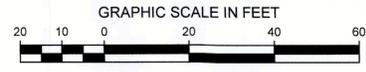
TBM#1 - CHISELED SQUARE IN CURB LOCATED IN ENTRANCE TO SITE FROM S. HURSTBOURNE LANE. ELEVATION: 633.13' NAVD 88
 CHISELED SQUARE IN CURB LOCATED 97'± NORTHEAST OF NORTHWEST PROPERTY CORNER. ELEVATION: 631.53' NAVD 88

WAIVERS REQUESTED

1. WAIVER OF SECTION 10.2.4.A TO REDUCE THE LBA ALONG THE SOUTHERN PROPERTY LINE TO 15 FEET AND TO ALLOW THE EXISTING PLANTINGS TO FULFILL THE REQUIREMENTS.
2. WAIVER OF SECTION 10.2.4.A TO NOT PROVIDE THE LBA ALONG THE ZONING BOUNDARY NEAR THE WESTERN PROPERTY LINE AND TO INSTEAD ALLOW THE EXISTING 15 FOOT LBA AND EXISTING PLANTINGS ALONG THE PROPERTY LINE TO FULFILL THE REQUIREMENTS.

PARKING SUMMARY

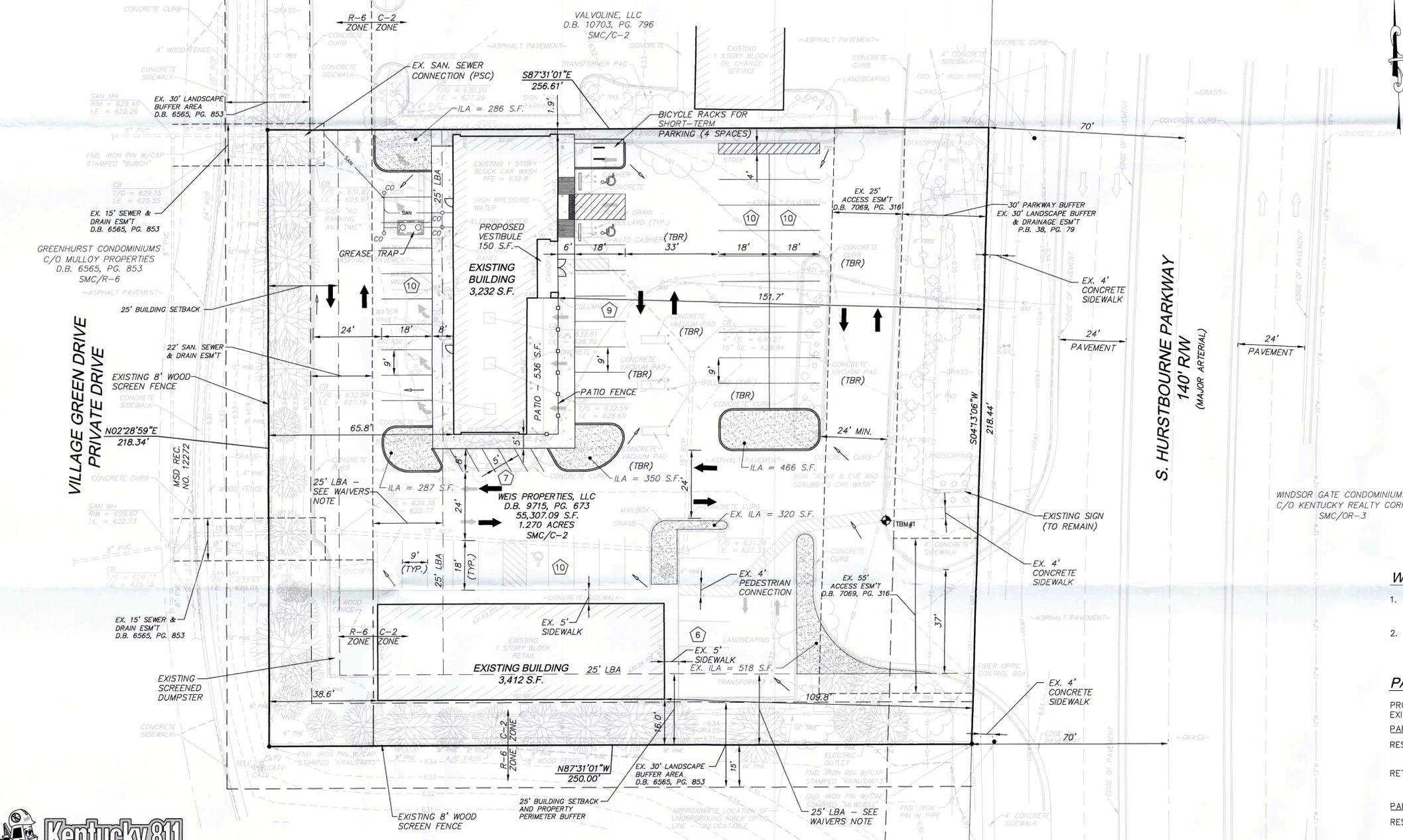
PROPOSED RESTAURANT = 3,382 S.F. + PATIO 536 S.F. = 3,918 S.F.
 EXISTING RETAIL = 3,472 S.F.
PARKING REQUIREMENTS (MINIMUM) = 45 SPACES
 RESTAURANT:
 1 PARKING SPACE PER 125 S.F. = 31 SPACES
 RETAIL:
 1 PARKING SPACE PER 250 S.F. = 14 SPACES
PARKING REQUIREMENTS (MAXIMUM) = 101 SPACES
 RESTAURANT:
 1 PARKING SPACE PER 50 S.F. = 78 SPACES
 RETAIL:
 1 PARKING SPACE PER 150 S.F. = 23 SPACES
 TOTAL PARKING PROPOSED = 55 SPACES INCLUDING 3 ACCESSIBLE SPACES, PLUS 7 MOTORCYCLE SPACES



- 4/12/19 REVISED PARKING LAYOUT.
- 3/22/19 REVISED PER AGENCY REVIEW.



19DEVPLAN1047
WM # 7748



TREE CANOPY CALCULATIONS

IN ACCORDANCE WITH CHAPTER 10, PART 1 OF THE LAND DEVELOPMENT CODE, THERE ARE NO TREE CANOPY REQUIREMENTS FOR THIS PROJECT.

BICYCLE PARKING

SHORT TERM SPACES - 4 SPACES (BICYCLE RACK TO BE PROVIDED)
 LONG TERM SPACES - 2 SPACES (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) = 28,885 SQ. FT.
 INTERIOR LANDSCAPE AREA (ILA) = 28,885 X 0.075 (7.5%)
 ILA REQUIRED = 2,166 SQ. FT.
 ILA PROPOSED = 2,227 SQ. FT.

LBA:	REQUIRED -	N	S	E	W
	PROVIDED -	0'	25'/35'	30'	25'/35'
		0'	15'	30'	15'

DRAINAGE SUMMARY

GROSS SITE AREA 55,307 S.F. (1.270 AC.)
 HYDROLOGIC SOIL GROUP "B" - CRIDER SERIES
 EXISTING IMPERVIOUS AREA = 40,139 S.F.
 EXISTING PERVIOUS AREA = 15,168 S.F.
 PROPOSED IMPERVIOUS AREA = 39,709 S.F.
 PROPOSED PERVIOUS AREA = 15,598 S.F.
 IMPERVIOUS AREA NET DECREASE = 430 S.F.



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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 LOUISVILLE, KENTUCKY 40299
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 WWW.THEPRISMDSIGNGROUP.COM



REVISED DETAILED DISTRICT DEVELOPMENT PLAN
 SCOOTERS TRIPLE BS
 3840 S. HURSTBOURNE PARKWAY
 LOUISVILLE, KENTUCKY 40299

OWNER: WEIS PROPERTIES, LLC
 2230 AMPERE DRIVE
 LOUISVILLE, KENTUCKY 40299
 CLIENT: ALLEGIANT CONSTRUCTION, LLC
 15505 CRYSTAL VALLEY WAY
 LOUISVILLE, KY 40299

PROJECT NO.: 219009-E1
 DATE: FEBRUARY 27, 2019
 DRAWN BY: CMK
 CHECKED BY: JLH
 SCALE: 1" = 20'

DP1.0

19 Duplan 1047