

NOTES:

- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- 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.
- 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 33,426 S.F.
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- A TELLA-INSPECTION, FLUSH AND CLEANING WILL BE REQUIRED PRIOR TO MSD ACCEPTING THROUGH DRAINAGE PIPE EASEMENT. MAINTENANCE ON EXISTING PIPE MAY BE REQUIRED TO BRING IT TO MSD SPECIFICATIONS.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

CURVE 1 DATA
RADIUS 770.00'
ARC LENGTH 123.22'
CHORD BEARING N42°28'03"E
CHORD LENGTH 123.09'

CURVE 2 DATA
RADIUS 30.00'
ARC LENGTH 42.32'
CHORD BEARING N78°18'15"E
CHORD LENGTH 38.90'

CURVE 3 DATA
RADIUS 825.62'
ARC LENGTH 168.87'
CHORD BEARING S67°08'03"E
CHORD LENGTH 168.58'

20' LOUISVILLE WATER COMPANY EASEMENT PER D.B. 6845, PG. 17
APPROXIMATE LOCATION OF VARIABLE WIDTH SANITARY SEWER & DRAIN EASEMENT PER EXCEPTION NO. 17
15' S.C.B. & T EASEMENT PER EXCEPTION NO. 15
15' ELECTRICAL & TELEPHONE EASEMENT PER EXCEPTION NO. 14
25' BUFFER EASEMENT PER EXCEPTION NO. 14
25' SEWER & DRAIN EASEMENT PER EXCEPTION NO. 17

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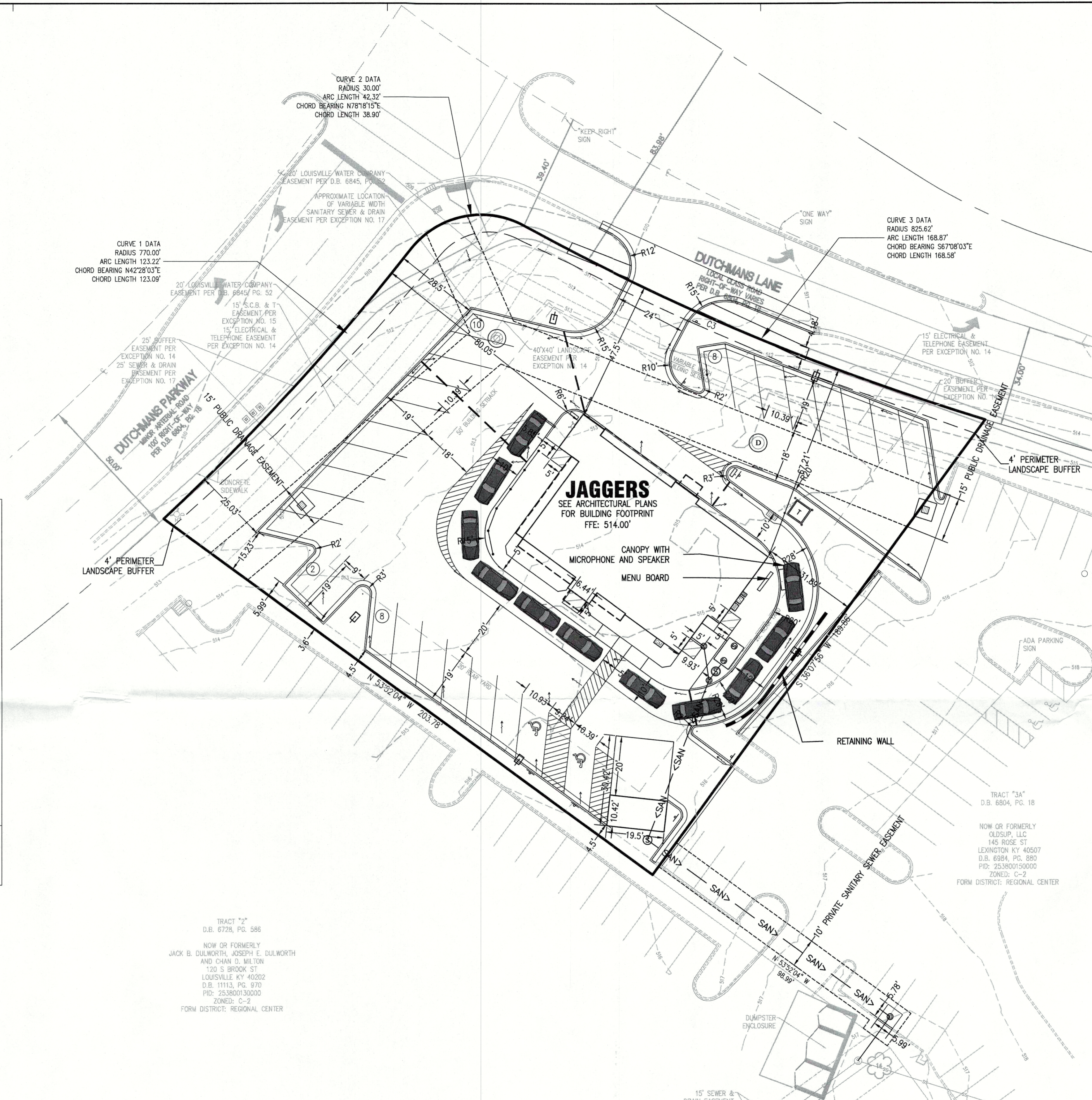
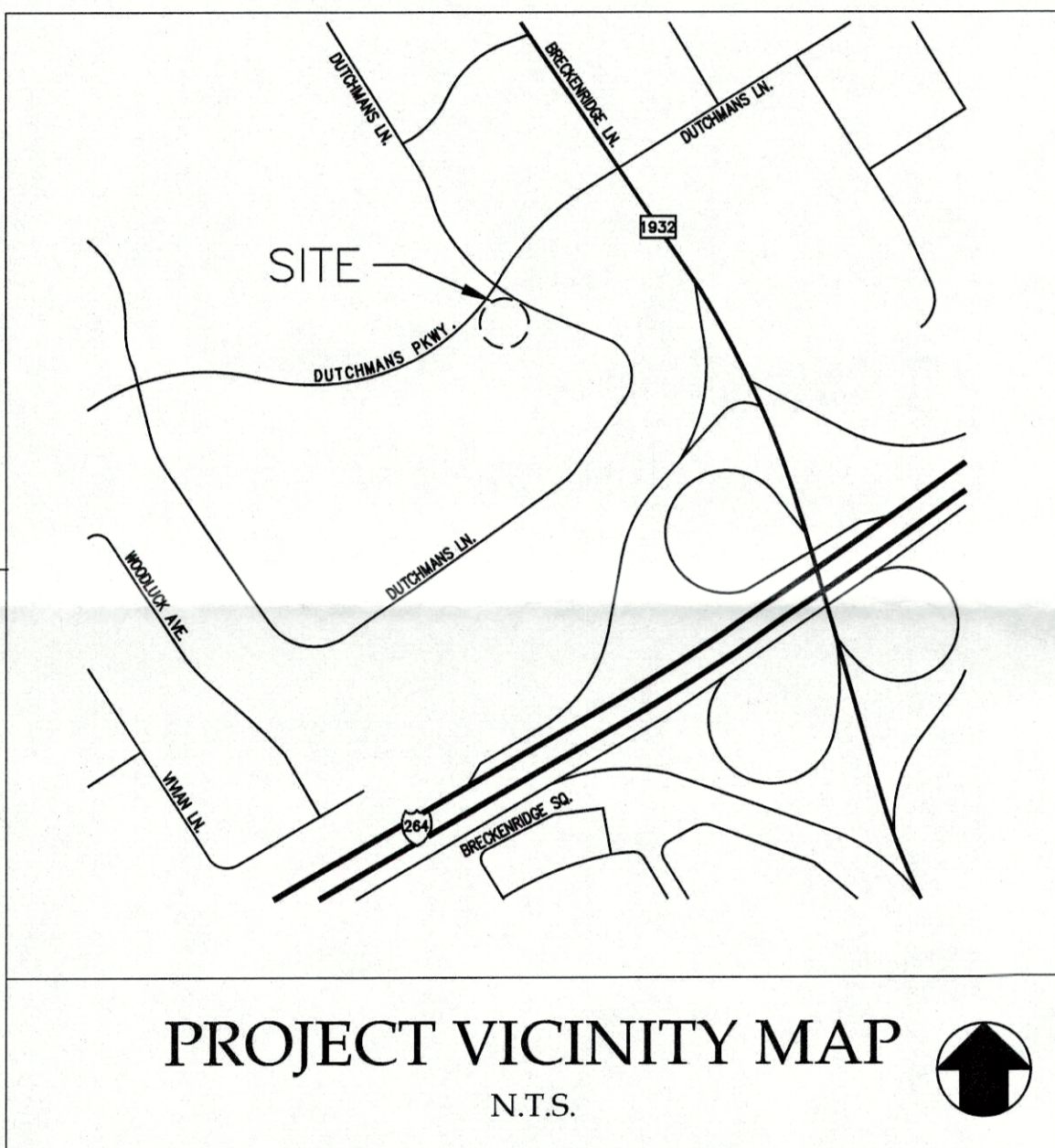
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PROPOSED LEGEND:

- PROPERTY LINE
- ==== PROPOSED CONCRETE CURB AND GUTTER
- ==== PROPOSED REVERSE PITCH CURB AND GUTTER
- ==== PROPOSED DEPRESSED CURB AND GUTTER
- 7 ○ PROPOSED PARKING STALL COUNT
- PROPOSED CONCRETE WHEEL STOP
- PROPOSED SIGN
- PROPOSED PYLON SIGN
- PROPOSED LIGHT POLE
- ○ ○ ○ PROPOSED STORM SEWER STRUCTURES
- ○ ○ ○ PROPOSED SANITARY SEWER STRUCTURES
- ○ ○ ○ PROPOSED SANITARY SEWER GREASE INTERCEPTOR
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED TAPPING SLEEVE AND VALVE
- WM PROPOSED WATER METER AND VAULT
- ⊗ PROPOSED GATE VALVE AND VALVE BOX
- PROPOSED WATER SERVICE TAP
- PROPOSED BACK FLOW PREVENTOR
- FIRE SERVICE AND DOMESTIC METER VAULT
- PROPOSED TRANSFORMER PAD AND STEEL BOLLARDS
- PROPOSED GAS METER
- PROPOSED ELECTRIC METER, CT CABINET AND DISCONNECT

EXISTING LEGEND:

- EXISTING BUILDING
- PROPERTY LINE
- UTILITY POLE (UP), OVERHEAD LINES & GUY
- FIBER OPTIC CABLE
- TREE LINE
- SANITARY SEWER MANHOLE
- SANITARY CLEAN-OUT (SCO)
- SANITARY SEWER STUB OUT
- TELEPHONE MANHOLE/PEDESTAL
- STORM DRAIN PIPE WITH HEADWALL
- DOUBLE-WING CATCH BASIN
- SINGLE-WING CATCH BASIN
- JUNCTION BOX (JB)
- DROP OR CURB INLET (DI OR CI)
- FENCE
- EXISTING CONTOUR
- EXISTING GRADE SPOT ELEVATION
- RECORDED DATA
- PARKING SPACE COUNT
- LIGHT POLE (LP)
- ELECTRICAL TRANSFORMER BOX
- ELECTRICAL METER
- ELECTRICAL STUB OUT
- UNKNOWN UTILITY STUB OUT
- WATER STUB OUT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- MONITORING WELL
- POST INDICATOR VALVE
- MAILBOX
- STREET SIGN
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- BACKFLOW PREVENTER
- FIRE DEPT. CONNECTION

PROJECT INFORMATION:

SITE AREA:	±0.73 ACRES
OWNER NAME AND ADDRESS:	OLD ROAD LLC, 311 TOWNPARK CENTER, SUITE 102 LOUISVILLE, KY 40243
TAX BLOCK AND LOT NUMBER:	253800160000
DEED BOOK & PAGE NUMBER:	D.B. 6891, PG. 299
ZONED:	C-2
FORM DISTRICT:	REGIONAL CENTER
PROPOSED BUILDING AREA:	3,115 SQ. FT.
ALLOWABLE BUILDING HEIGHT:	200'-0"
PROPOSED BUILDING HEIGHT:	25'-00"
EXISTING USE:	PARKING LOT
PROPOSED USE:	RESTAURANT
PARKING (MINIMUM):	25 STALLS (1 STALL PER 125 SQ. FT.)
PARKING (MAXIMUM):	62 STALLS (1 STALL PER 50 SQ. FT.)
PARKING PROVIDED:	28 STALLS (INCLUDING 2 VAN-ACCESSIBLE ADA STALLS)
ALLOWABLE FLOOR RATIO AREA:	5.0
PROPOSED FLOOR RATIO AREA:	0.1
VEHICULAR USE AREA:	18,089 S.F.
INTERIOR PLANTING AREA:	1,850 S.F.

SITE AREA TABLE:

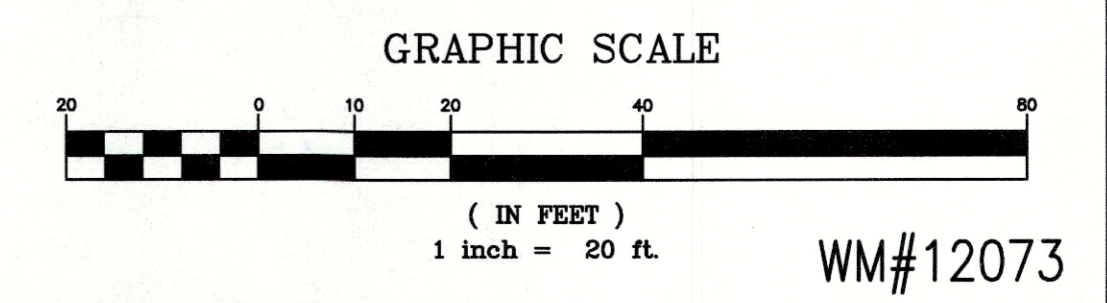
TOTAL SITE AREA:	31,884 SQ. FT. / 0.73 ACRES
DISTURBED AREA (INC. OFFSITE):	33,426 SQ. FT. / 0.77 ACRES
EXISTING IMPERVIOUS AREA:	21,446 SQ. FT. / 0.49 ACRES
PROPOSED IMPERVIOUS AREA:	22,443 SQ. FT. / 0.52 ACRES
NET IMPERVIOUS CHANGE:	+997 SQ. FT. / 0.03 ACRES

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
BY: *E. Daniel W. Stief*
DATE: 2/26/20
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval:
[Signature]
Development Review Date

RECEIVED
FEB 24 2020
PLANNING & DESIGN SERVICES



PROJECT TEAM

NAME	ROLE
KERI WILLIAMS	PROFESSIONAL ENGINEER
MATTHEW H. BUDDÉ	PROJECT MANAGER
EDWARD GOSS	QUALITY CONTROL
MATTHEW H. BUDDÉ	DRAWN BY

ISSUE/REVISION RECORD

DATE	DESCRIPTION
10/25/19	COORDINATION SET
11/15/19	PERMIT SET
12/19/19	REVISED SUBMITTAL
01/06/20	BID SET
01/09/20	MSD REVISED SUBMITTAL
01/10/20	PLANNING REVISED SUBMITTAL
01/27/20	DRIVE-THROUGH SIGNAGE REV.
02/14/20	SITE REVISED SUBMITTAL



PROFESSIONAL IN CHARGE
KERI WILLIAMS
PROFESSIONAL ENGINEER
LICENSE NO. 32425

PROJECT MANAGER
MATTHEW H. BUDDÉ

QUALITY CONTROL
EDWARD GOSS

DRAWN BY
MATTHEW H. BUDDÉ

PROJECT NAME

JAGGERS
6221 DUTCHMAN'S LANE
LOUISVILLE, KY 40205



PROJECT NUMBER
20190161.0

SHEET TITLE
SITE PLAN

SHEET NUMBER
C3.1