

KEYNOTES

- 1 CONCRETE CURB
- 2 CONCRETE PAVING
- 3 ASPHALT PAVING
- 4 HANDICAP PARKING AREA
- 5 HANDICAP PARKING SIGN
- 6 PIPE GUARD
- 7 EXISTING SITE LIGHTING TO REMAIN
- 8 CONCRETE SIDEWALK
- 9 DUMPSTER LAYOUT - 6' HIGH WOOD ENCLOSURE W/ GATE
- 10 6'-0" LONG CONCRETE WHEEL STOP, PINNED TO PAVEMENT, LOCATE 2'-6" FROM FACE OF CURB OR SIDEWALK
- 11 EXISTING SIGN TO REMAIN AND BE RE-FACED
- 12 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.)
- 13 4" WIDE DIAGONAL STRIPES PAINTED WHITE AT 2 FT. O.C.
- 14 CONCRETE HANDICAP RAMP - MAXIMUM SLOPE 1:12 (8.33%) (PER A.D.A. REQUIREMENTS). MAXIMUM CROSS SLOPE 1:50 (2.00%), PROVIDE DETECTABLE WARNINGS
- 15 EXISTING LANDSCAPE AREA
- 16 ELEVATED DOCK AREA (SEE STRUCTURAL DRAWINGS)
- 17 EXISTING GAS METER
- 18 SERVICE DOOR
- 19 APPROXIMATE LIMITS OF DISTURBANCE
- 20 NEW LANDSCAPE AREA
- 21 EXISTING SIDEWALK TO REMAIN
- 22 PAVEMENT WIDENING REQUIRED
- 23 BICYCLE RACK
- 24 RECONSTRUCT PORTION OF EXISTING ISLAND AS A MOUNTABLE MEDIUM
- 25 EXISTING DUMPSTER ENCLOSURE TO BE REMOVED
- 26 EXISTING ASPHALT PAVEMENT TO REMAIN

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 PYLON SIGN TO REMAIN AND BE RE-FACED.
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. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
11. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
12. CITY OF JEFFERSONTOWN APPROVAL REQUIRED.
13. 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.
14. KYTC ENCROACHMENT BOND AND PERMIT WILL BE REQUIRED FOR WORK WITHIN THE RIGHT OF WAY OF RUCKRIEGEL PARKWAY.
15. THE DEVELOPER/PROPERTY OWNER SHALL INSTALL A CONCRETE BOARDING PAD, BENCH PAD AND THEN NOTIFY TARC WHEN THE CONSTRUCTION IS COMPLETE. TARC WILL THEN INSTALL A STANDARD BENCH. IN ADDITION, THE DEVELOPER/PROPERTY OWNER SHALL CLEAN THE STOP AS NEEDED.

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. CITY OF JEFFERSONTOWN APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
5. SANITARY SEWER SERVICE TO BE PROVIDED BY EXISTING SANITARY SEWER SERVING THE SITE. SITE SERVICED BY CEDAR CREEK WATER QUALITY TREATMENT CENTER.
6. THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM MAP 21111C0063E DATED DECEMBER 5, 2006.

LEGEND

- 50' — EXISTING CONTOUR
- 500' — EXISTING INDEX CONTOUR
- W — EXISTING WATER LINE
- E — EXISTING UNDERGROUND ELECTRIC
- OH — EXISTING OVERHEAD UTILITIES
- G — EXISTING GAS LINE
- SA — EXISTING SANITARY SEWER
- SS — EXISTING STORM SEWER
- UT — EXISTING UNDERGROUND TELECOMM
- F — EXISTING FENCE
- SM — EXISTING SANITARY SEWER MANHOLE
- SD — EXISTING STORM DRAIN
- G — EXISTING GAS METER
- G — EXISTING GAS VALVE
- W — EXISTING WATER METER
- F — EXISTING FIRE HYDRANT
- W — EXISTING WATER VALVE
- A — EXISTING AIR CONDITIONER
- U — EXISTING UTILITY POLE
- L — EXISTING LIGHT POLE
- E — EXISTING ELECTRIC METER
- H — EXISTING HANDICAPPED SPACE
- SAN — PROPOSED SANITARY SEWER SERVICE LINE
- STM — PROPOSED STORM SEWER
- CO — PROPOSED CLEANOUT
- LBA — LANDSCAPE BUFFER AREA
- TCPA — TREE CANOPY PROTECTION AREA
- — — — — APPROXIMATE LIMITS OF DISTURBANCE

DRAINAGE SUMMARY

GROSS SITE AREA 45,423 S.F. (1.04 AC.)
 EXISTING IMPERVIOUS AREA = 31,985 S.F.
 EXISTING PERVIOUS AREA = 13,437 S.F.
 PROPOSED IMPERVIOUS AREA = 31,934 S.F.
 PROPOSED PERVIOUS AREA = 13,488 S.F.
 IMPERVIOUS AREA NET DECREASE = 51 S.F.
 STORMWATER DETENTION NOT REQUIRED.

SITE SUMMARY

ZONING DISTRICT: C-1
 FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR (SMC)
 COUNCIL DISTRICT: 20
 TAX BLOCK 2261 LOT NUMBER 0025
 DEED BOOK 11347 PAGE 98
 EXISTING USE: RETAIL
 PROPOSED USE: RETAIL SALE OF AUTO PARTS
 EXISTING BUILDING AREA: 6,010 S.F.
 PROPOSED BUILDING ADDITION AREA: 1,347 S.F.
 PROPOSED BUILDING AREA INCREASE: 22%
 TOTAL PROPOSED BUILDING AREA: 7,357 S.F.
 FLOOR AREA RATIO: 0.17
 BUILDING HEIGHT: EXISTING 1-STORY BUILDING
 SITE ACREAGE: 1.04 AC. (45,422.53 S.F.)

PARKING SUMMARY

BUILDING AREA = 7,357 S.F.
 PARKING REQUIREMENTS (MINIMUM)
 RETAIL:
 1 PARKING SPACE PER 300 S.F. = 25 SPACES
 PARKING REQUIREMENTS (MAXIMUM)
 RETAIL:
 1 PARKING SPACE PER 200 S.F. = 37 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)

TREE CANOPY CALCULATIONS

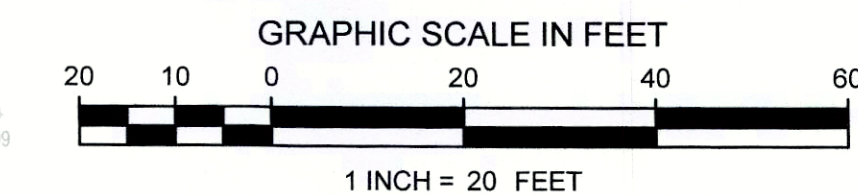
IN ACCORDANCE WITH CHAPTER 10, PART 1 OF THE LAND DEVELOPMENT CODE.
 FROM TABLE 10.1.1:
 TREE CANOPY CATEGORY FOR COMMERCIAL USE IS CLASS C
 FROM TABLE 10.1.2:
 EX TREE CANOPY COVERAGE = 24% (10,800 SQ. FT.)
 TREE CANOPY PRESERVED = 24% (10,800 SQ. FT.)
 TOTAL TREE CANOPY REQUIRED = 15% (6,800 SQ. FT.)

LANDSCAPE SUMMARY

IN ACCORDANCE WITH CHAPTER 10, PART 2 OF THE LAND DEVELOPMENT CODE:
 EXISTING VEHICULAR USE AREA (VUA) = 22,430 SQ. FT.
 PROPOSED VEHICULAR USE AREA (VUA) = 22,412 SQ. FT.
 ILA REQUIRED = 22,412 SQ. FT. X 7.5% = 1,681 SQ. FT.
 ILA PROPOSED = 2,025 SQ. FT.

LBA:	N (FRONT)	S (REAR)	E (FRONT)	W (SIDE)
REQUIRED-	10'	*25/35'	10'	0'
PROVIDED-	10'	*25/35'	10'	0'

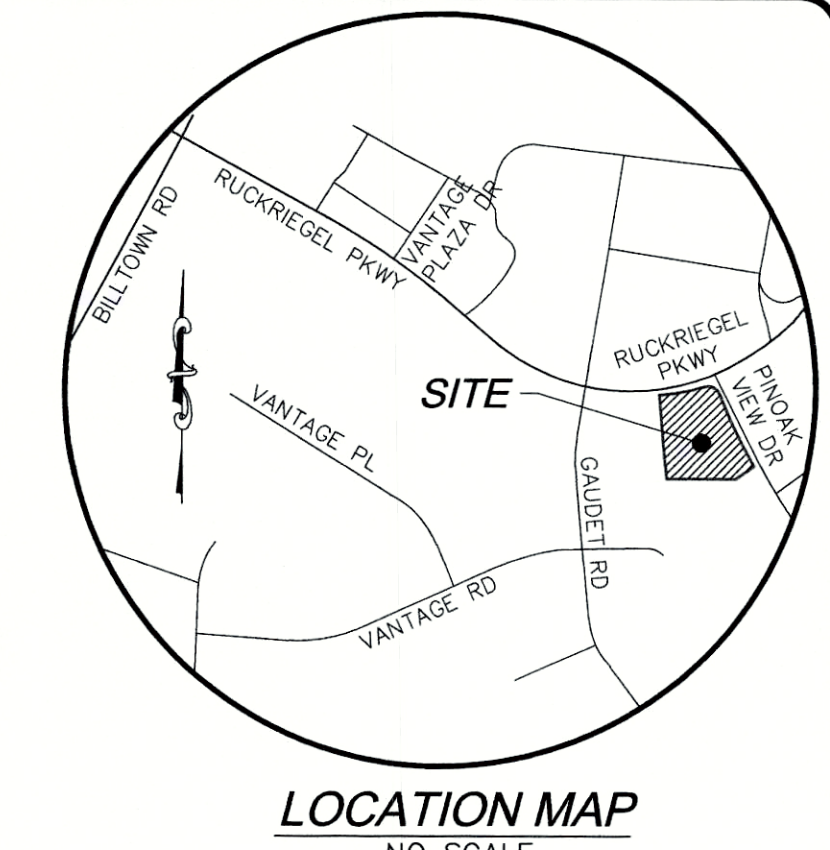
*WHERE A 25' LBA IS PROVIDED, A 1.5 TREE PLANTING MULTIPLIER SHALL BE APPLIED PER CHAPTER 10 OF THE LAND DEVELOPMENT CODE.



- 4/11/19 REVISED TARC BOARDING PAD.
- 4/10/19 ADDED GENERAL NOTE 15.
- 3/20/19 REVISED PER AGENCY REVIEWS.

19DEVPLAN1019
 WM # 9101

DP1.0



CITY OF JEFFERSONTOWN NOTES

1. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN, ALL APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE (LDC) AND AGREED UPON BINDING ELEMENTS UNLESS AMENDED PURSUANT TO THE LAND DEVELOPMENT CODE. ANY CHANGES/ADDITIONS/ALTERATIONS OF THE PLAN SHALL BE SUBMITTED TO THE CITY OF JEFFERSONTOWN FOR REVIEW AND APPROVAL; ANY CHANGES/ADDITIONS/ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.
2. ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLE, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
3. MITIGATION MEASURE FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
4. BEFORE ANY PERMIT (INCLUDING BUT NOT LIMITED TO BUILDING, PARKING LOT, CHANGE OF USE OR ALTERATION PERMIT) IS REQUESTED:
 - A. THE DEVELOPMENT MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE CITY OF JEFFERSONTOWN (10416 WATTERSON TRAIL) AND METROPOLITAN SEWER DISTRICT (700 WEST LIBERTY).
 - B. ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE KENTUCKY TRANSPORTATION CABINET OR ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE LOUISVILLE METRO PUBLIC WORKS DEPARTMENT (IF REQUIRED).
5. ANY AREA PROPOSED TO BE USED FOR OUTDOOR SALES, DISPLAY OR STORAGE IN ACCORDANCE WITH SECTION 4.4.8 SHALL BE ACCURATELY DELINEATED ON THE DEVELOPMENT PLAN.

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 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.

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.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CROWE-WHEELER AND ASSOCIATES. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF ALL EXISTING UTILITIES ARE NOT CERTAIN.

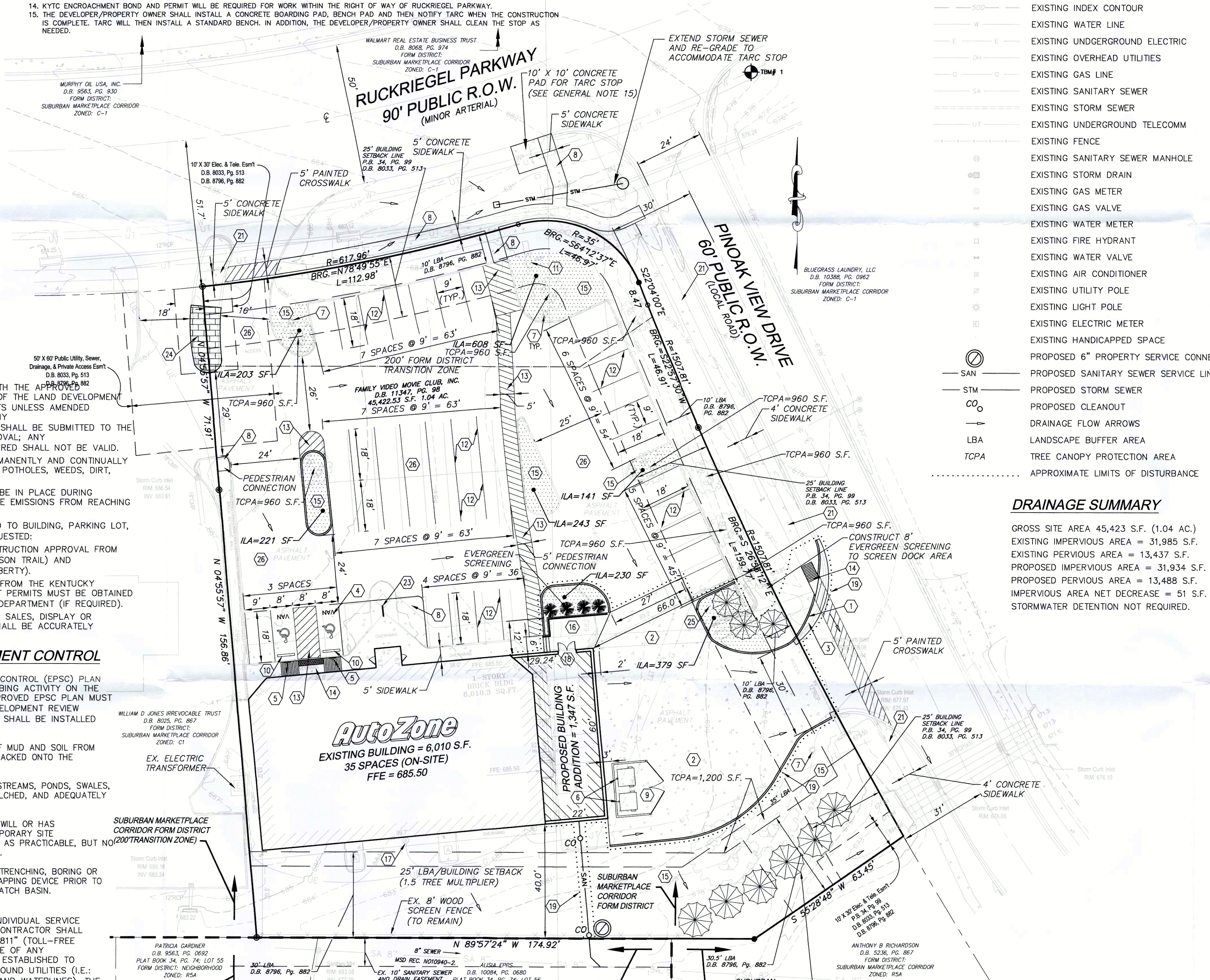


FLOOD NOTE

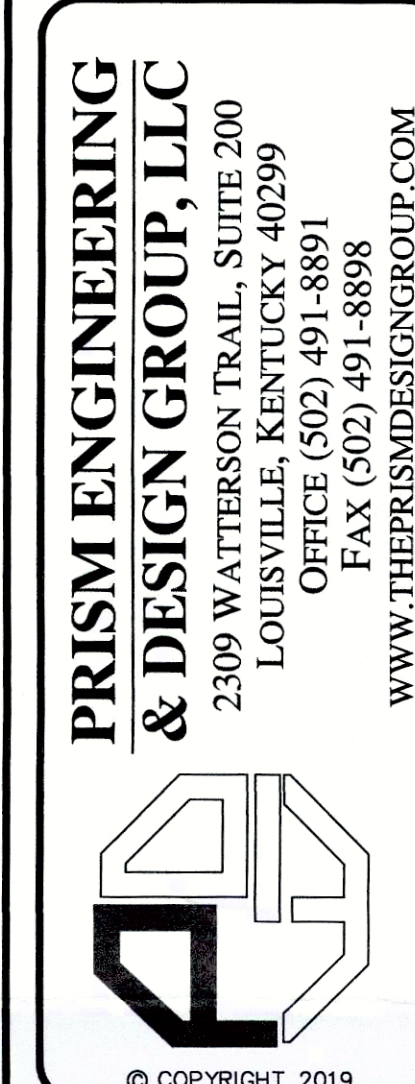
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP NUMBER 21111C0063E WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 05, 2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

TBM INFORMATION

TBM#1 - BENCHMARK SET BY GPS STATIC SESSION, OPUS POST-PROCESSED, HORIZONTAL DATUM NAD83, VERTICAL DATUM NAVD88. (PER ALTA SURVEY)
 NORTHING: 3956380.66
 EASTING: 4974703.99
 ELEV.: 679.48



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REVISED DETAILED DISTRICT DEVELOPMENT PLAN
 AUTOZONE STORE NO. 6093
 3801 RUCKRIEGEL PARKWAY
 LOUISVILLE, KENTUCKY 40299

OWNER: FAMILY VIDEO MOVIE CLUB, INC.
 1022 E. ADAMS STREET
 SPRINGFIELD, IL 62703-1028
 DEVELOPER: AUTOZONE DEVELOPMENT, LLC
 123 SOUTH FRONT STREET
 MEMPHIS, TENNESSEE 38103

DATE: JANUARY 25, 2019	PROJECT NO.: 218088-E1	REVISIONS:
DRAWN BY: RTG	CHECKED BY: JLH	SCALE: 1" = 20'

19DEVPLAN1019

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