

GENERAL NOTES

- ALL EXISTING STRUCTURES AND IMPROVEMENTS TO BE REMOVED FROM THE SITE.
- ALL SIDEWALKS SHALL HAVE ADA COMPLIANT RAMPS. ALL RAMPS SHALL HAVE DETECTABLE WARNINGS.
- ALL PAVEMENT MARKINGS/SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL 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.
- 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.
- 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.
- 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 OF THE LAND DEVELOPMENT CODE. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE REAINED, 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.
- ANY WORK WITHIN THE RIGHT OF WAY WILL REQUIRE CONSTRUCTION PLANS, BOND, AND PERMIT FROM THE KENTUCKY TRANSPORTATION CABINET.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- MINOR PLAT CREATING THE LOT LINES AS SHOWN SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
- CHAMBERLAIN LANE IS CLASSIFIED AS A PRIMARY COLLECTOR. BUILDING SHALL BE SETBACK FROM THE ROADWAY CENTERLINE NO LESS THAN HALF OF THE MINIMUM REQUIRED R/W. THEREFORE, MINIMUM BUILDING SETBACK IS 40 FEET FROM CENTERLINE OF CHAMBERLAIN LANE. THERE ARE NO REAR/SIDE YARD SETBACK REQUIREMENTS.
- CROSS ACCESS EASEMENT AGREEMENT SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
- DUMPSTER SCREENING TO CONFORM TO LDC SECTION 5.5.2.B.2.
- EXISTING FREESTANDING SIGN TO REMAIN AND BE RE-FACED.
- AT THE TIME OF LOT SUBDIVISION, A RECIPROCAL ACCESS AND CROSSOVER AGREEMENT, IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNSEL, SHALL BE CREATED BETWEEN THE ADJOINING PROPERTY OWNERS AND RECORDED. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO DIVISION OF PLANNING AND DESIGN SERVICES.
- NO EVIDENCE OF KARST ACTIVITY EVIDENT OF SITE PER FIELD SURVEY PERFORMED BY MICHAEL L. DANIEL, P.L.S., PRISM ENGINEERING ON AUGUST 17, 2018.

LEGEND

- 501 — EXISTING CONTOUR
- 500 — EXISTING INDEX CONTOUR
- UGE — UNDERGROUND ELECTRIC
- UGT — UNDERGROUND TELEPHONE
- UGC&T — UNDERGROUND CABLE & TELEPHONE
- W — WATER LINE
- 8" W — 8" WATER LINE
- G — GAS LINE
- 8" G — 8" GAS LINE
- 12" G — 12" GAS LINE
- ☀ LIGHT POLE
- ☎ TELEPHONE PEDESTAL
- ⛑ WATER METER
- ⛑ WATER VALVE
- 🔥 FIRE HYDRANT
- 🚰 CLEANOUT
- ⛑ GAS METER
- 🚰 SIGN
- ⚡ DOWN SPOUT
- 📍 SPOT ELEVATION
- ➡ TRAFFIC DIRECTIONAL ARROW
- 🌳 LANDSCAPING
- 🌳 TREE W/SIZE
- SAN — PROPOSED SANITARY LINE
- STM — PROPOSED STORM SEWER
- ➡ DRAINAGE FLOW DIRECTION
- 🚗 PARKING COUNT
- 🌳 LBA LANDSCAPE BUFFER AREA
- 🌳 ILA INTERIOR LANDSCAPE AREA
- 🌳 TCCA TREE CANOPY COVERAGE AREA

MSD NOTES

- 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.
- SOIL TYPE IS LISTED PER THE JEFFERSON COUNTY SOIL SURVEY AS URBAN LAND-ALFIC-UDARENTS-CRIDER COMPLEX, HYDROLOGIC SOIL GROUP "B".
- STORMWATER SHALL BE DIRECTED TO THE EXISTING ONSITE DRAINAGE SYSTEM. EXISTING STORM SEWER SYSTEM TO REMAIN.
- 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.
- SANITARY SEWER TO BE PROVIDED BY EXISTING SANITARY SEWER.
- THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM MAP 21111C0019E DATED DECEMBER 5, 2006.
- 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 16,664 S.F.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

EROSION PREVENTION AND SEDIMENT CONTROL

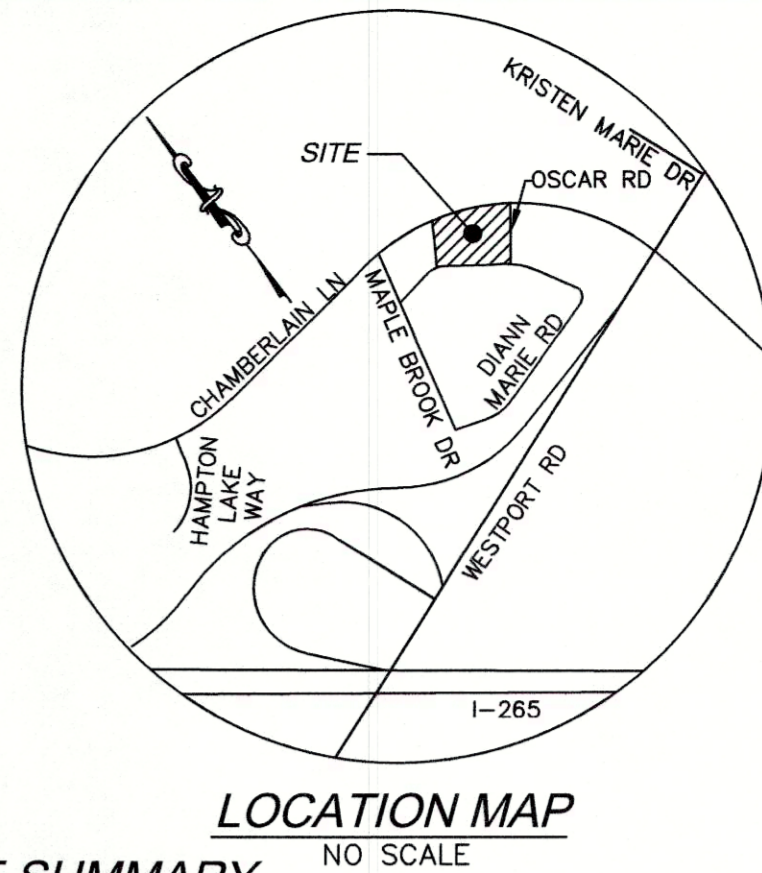
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) 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 SEED, 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.



SITE SUMMARY

EXISTING ZONING DISTRICT: C-1
 PROPOSED ZONING DISTRICT: C-1
 FORM DISTRICT: REGIONAL CENTER
 COUNCIL DISTRICT: 17
 FIRE PROTECTION DISTRICT: WORTHINGTON
 PARCEL ID: 254500070000
 PLAT BOOK 39, PAGE 006
 EXISTING USE: RESTAURANT W/DRIVE THRU
 EXISTING BUILDING AREA: 6,421 S.F.
 PROPOSED USE: RESTAURANT W/DRIVE THRU
 PROPOSED BUILDING AREA: 2,666 S.F.
 FLOOR AREA RATIO: 0.08
 HEIGHT: 30' MAX. HEIGHT ALLOWED
 GROSS SITE ACREAGE: 1.20 AC. (52,134 S.F.)
 PROPOSED TRACT 1: 0.78 AC. (34,041 S.F.)
 PROPOSED TRACT 2: 0.42 AC. (18,092 S.F.)

PARKING SUMMARY

BUILDING = 2,666 S.F.
 PARKING REQUIREMENTS (MINIMUM) = 21 SPACES
 RESTAURANT W/DRIVE THRU:
 1 PARKING SPACE PER 125 S.F. = 21 SPACES
 PARKING REQUIREMENTS (MAXIMUM) = 53 SPACES
 RESTAURANT W/DRIVE THRU:
 1 PARKING SPACE PER 50 S.F. = 53 SPACES
 TOTAL PARKING = 40 SPACES INCLUDING 2 ACCESSIBLE SPACES

BICYCLE PARKING

SHORT TERM SPACES = 4
 (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) = 19,888 SQ. FT.
 INTERIOR LANDSCAPE AREA (ILA) = 19,888 X 0.075 (7.5%)
 ILA REQUIRED = 1,492 SQ. FT.
 ILA PROPOSED = 1,604 SQ. FT.
 VUA TREES = 1 TREE PER 50 FT. OF ROADWAY FRONTAGE = 11 TREES REQUIRED
 PER LDC 10.2.13, ONE MEDIUM OR LARGE DECIDUOUS TREE TO BE PLANTED FOR EVERY 4,000 S.F. OF VUA. THEREFORE, 5 TREES ARE REQUIRED (19,888 S.F./4,000 S.F. = 5 TREES).

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 = 21% (7,200 S.F.)
 TREE CANOPY PRESERVED = 21% (7,200 S.F.)
 TOTAL TREE CANOPY REQUIRED = 15% (5,082 S.F.)

DRAINAGE SUMMARY

GROSS SITE AREA 52,134 S.F. (1.20 AC.)
 TRACT 1 AREA = 34,041 S.F. (0.78 AC.)
 TRACT 2 AREA = 18,092 S.F. (0.42 AC.)
 HYDROLOGIC SOIL GROUP "B" - CRIDER SERIES
 EXISTING IMPERVIOUS AREA (TRACT 1) = 30,633 S.F.
 PROPOSED IMPERVIOUS AREA (TRACT 1) = 31,163 S.F.
 IMPERVIOUS AREA NET INCREASE = 341 S.F.
 TOTAL SITE DISTURBANCE = 15,673 S.F.

GRAPHIC SCALE IN FEET
 20 10 0 20 40 60
 1 INCH = 20 FEET

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 DEC 07 2018
 PLANNING & DESIGN SERVICES

WM #11867
 18DEVPLAN1162

PRISM ENGINEERING & DESIGN GROUP, LLC
 2309 WATKINSON TRAIL, SUITE 200
 LOUISVILLE, KENTUCKY 40299
 OFFICE (502) 491-8891
 FAX (502) 491-8898
 WWW.THEPRISMDSIGNGROUP.COM



REVISED DETAILED DISTRICT DEVELOPMENT PLAN
 HARDEE'S RESTAURANT
 11201 OSCAR ROAD
 LOUISVILLE, KY 40241
 PARCEL ID: 254500070000

OWNER: RE NO ONE, LLC
 4920 SW HOMESTEADER ROAD
 WILSONVILLE, OREGON 97070
 DB: 10339, PG. 0630
 CLIENT: GUGENHEIM DEVELOPMENT SERVICES, LLC
 3000 INTERNET BOULEVARD SUITE 570
 FRISCO, TEXAS 75034

DATE: SEPTEMBER 20, 2018	PROJECT NO.: 210038-E1	REVISIONS:	RTG	PRG	SCALE: 1" = 20'
DRAWN BY:					
CHECKED BY:					

DP1.0

18DEVPLAN1162