

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY PRISM ENGINEERING & DESIGN GROUP, LLC. 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.

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 OR LOCAL 502-266-5123), 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 WATER LINES). 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.



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 DEPOSIT PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

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. NO INCREASE IN DRAINAGE FLOW TO THE EXISTING 8" STORMLINE IN NORTH DRIVING LANE.
- SANITARY SEWER TO BE PROVIDED BY EXISTING SANITARY SEWER.
- THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM MAP 21111C0072E DATED DECEMBER 5, 2006.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.



TBM INFORMATION

TBM#1 - RAILROAD SPIKE IN UTILITY POLE LOCATED NEAR NORTHEAST PROPERTY CORNER. ELEVATION: 456.69' NAVD 88

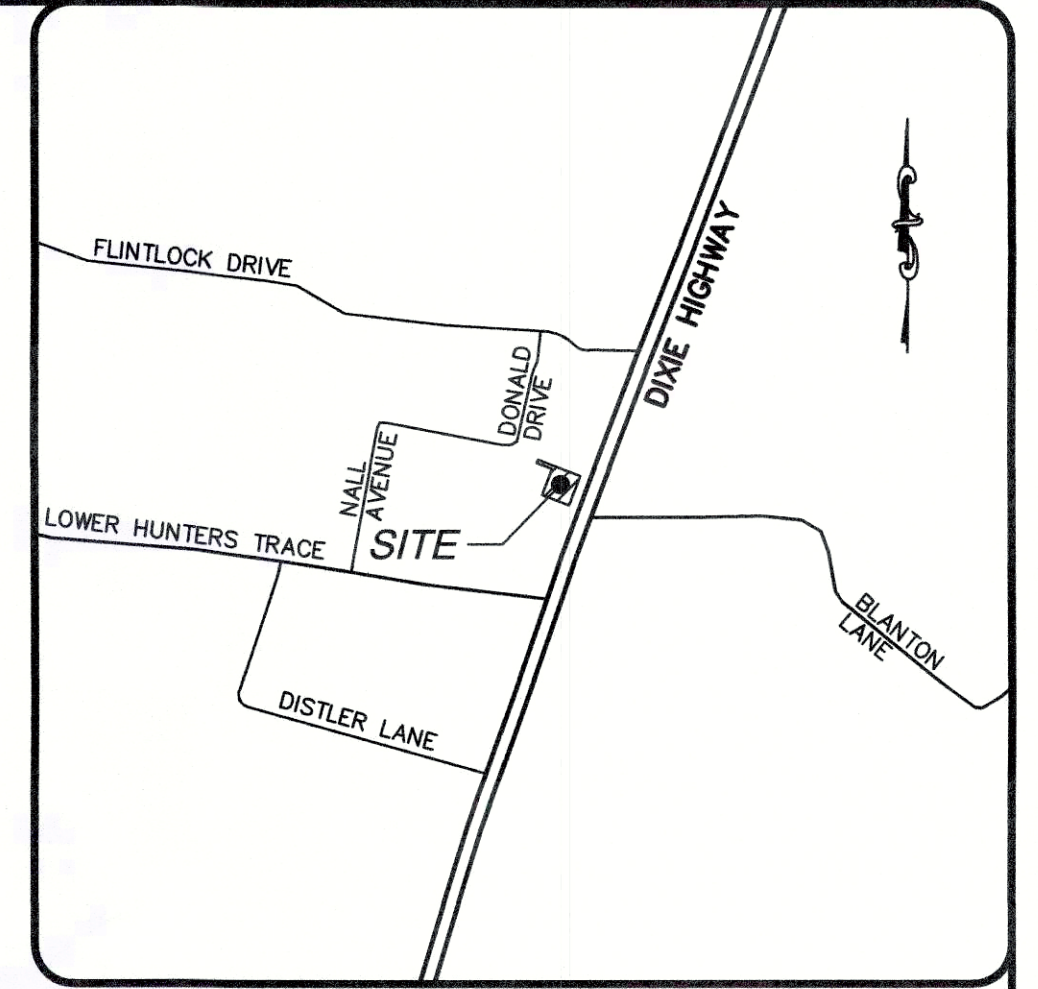
TBM#2 - X-CUT IN LIGHT POLE BASE LOCATED 69'± WEST OF PROPERTY. ELEVATION 451.77' NAVD 88

LEGEND

- 501 — EXISTING CONTOUR
- 500 — EXISTING INDEX CONTOUR
- PP POWER POLE
- UP UTILITY POLE
- ☼ LIGHT POLE
- ☼ TMH TRAFFIC SIGNAL POLE
- TMH TELEPHONE MANHOLE
- WM WATER METER
- WV WATER VALVE
- HYD FIRE HYDRANT
- CO CLEANOUT
- GV GAS VALVE
- DS DOWN SPOUT
- OHE OVERHEAD ELECTRIC
- OHT OVERHEAD TELEPHONE
- OHE&T OVERHEAD ELECTRIC & TELEPHONE
- UGE UNDERGROUND ELECTRIC
- UGT UNDERGROUND TELEPHONE
- UGC&T UNDERGROUND ELECTRIC & TELEPHONE
- 12"W 12" DUCTILE IRON WATER LINE
- W WATER LINE
- G GAS LINE
- X FENCE
- ☁ TREE W/SIZE
- ⇒ DRAINAGE FLOW ARROW

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 REAIMED, 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.
- DIXIE HIGHWAY IS CLASSIFIED AS A MAJOR ARTERIAL. BUILDING SHALL BE SETBACK FROM THE ROADWAY CENTERLINE NO LESS THAN HALF OF THE MINIMUM REQUIRED R/W. THEREFORE, MINIMUM BUILDING SETBACK IS 65 FEET FROM CENTERLINE OF DIXIE HIGHWAY. 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.
- A LANDSCAPE PLAN SHALL BE SUBMITTED TO PDS AND APPROVED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES.



LOCATION MAP
NO SCALE

SITE SUMMARY

EXISTING ZONING DISTRICT: C-2
PROPOSED ZONING DISTRICT: C-2
FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR
COUNCIL DISTRICT: 12
FIRE PROTECTION DISTRICT: PLEASURE RIDGE PARK
PARCEL ID: 102605960000
PLATBOOK 330, PAGE 086
DEED BOOK 9246, PAGE 0217
EXISTING USE: RETAIL (SHOE STORE)
EXISTING BUILDING AREA: 3,021 S.F.
PROPOSED USE: RESTAURANT WITH DRIVE THRU
PROPOSED BUILDING AREA: 2,351 S.F.
FLOOR AREA RATIO: 0.07
HEIGHT: 30' MAX. HEIGHT ALLOWED
GROSS SITE ACREAGE: 0.77 AC. (33,414 S.F.)

PARKING SUMMARY

BUILDING = 2,351 S.F.
PARKING REQUIREMENTS (MINIMUM) = 19 SPACES
RESTAURANT W/DRIVE THRU:
1 PARKING SPACE PER 125 S.F. = 19 SPACES
PARKING REQUIREMENTS (MAXIMUM) = 47 SPACES
RESTAURANT W/DRIVE THRU:
1 PARKING SPACE PER 50 S.F. = 47 SPACES
PARKING PROVIDED = 30 SPACES INCLUDING 4 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

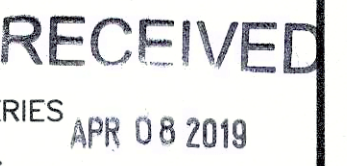
IN ACCORDANCE WITH CHAPTER 10, PART 2 OF THE LAND DEVELOPMENT CODE.
VEHICULAR USE AREA (VUA) = 16,311 SQ. FT.
INTERIOR LANDSCAPE AREA (ILA) = 16,311 X 0.075 (7.5%)
ILA REQUIRED = 1,223 SQ. FT.
ILA PROPOSED = 1,887 SQ. FT.
VUA TREES: 1 TREE PER 50 FT. OF ROADWAY FRONTAGE = 4 TREES REQUIRED
PER LDC 10.2.13, ONE MEDIUM OR LARGE DECIDUOUS TREE TO BE PLANTED FOR EVERY 4,000 S.F. OF VUA. THEREFORE, 4 TREES ARE REQUIRED (16,311 S.F./4,000 S.F. = 4 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 = 4% (1,200 S.F.)
TREE CANOPY PRESERVED = 4% (1,200 S.F.)
TOTAL TREE CANOPY REQUIRED = 16% (5,346 S.F.)

DRAINAGE SUMMARY

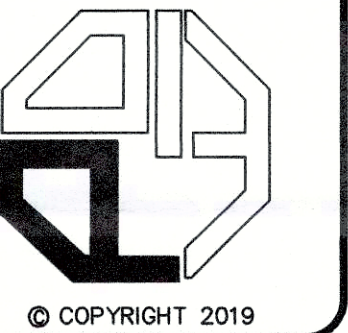
GROSS SITE AREA 33,414 S.F. (0.77 AC.)
HYDROLOGIC SOIL GROUP "B" - CRIDER SERIES
EXISTING IMPERVIOUS AREA = 20,547 S.F.
PROPOSED IMPERVIOUS AREA = 21,237 S.F.
IMPERVIOUS AREA NET INCREASE = 690 S.F.
TOTAL SITE DISTURBANCE = 15,476 S.F.



WM # 11922
19DEVPLAN1020

NOT FOR
CONSTRUCTION
REVIEW
ONLY

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REVISED DETAILED DISTRICT
DEVELOPMENT PLAN
HARDEE'S RESTAURANT
5352 DIXIE HIGHWAY (US-31W)
LOUISVILLE, KY 40216
PARCEL ID: 102605960000

OWNER: THOMAS VENTURES, LLC
3900 SWEENEY LANE
LOUISVILLE, KENTUCKY 40299
DB. 9246, PG. 0217
CLIENT: STARCORP, LLC - FRANCHISEE
20 E. THOMAS ROAD, SUITE 2200
PHOENIX, ARIZONA 85012

| PROJECT NO. | 219001-E1 | REVISIONS | 03/04/19 AGENCY COMMENTS | 04/08/19 AGENCY COMMENTS |
|-------------|------------------|-----------|--------------------------|--------------------------|
| DATE: | JANUARY 28, 2019 | RTG | PRG | SCALE: 1" = 20' |

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