2) EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND APPROVED IN A ACCORDANCE WITH MSD DESIGN MANUAL STANDARDS SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

3) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAPS 21111C0105E & 21111C0088E, DECEMBER 5, 2006)

4) SANITARY SEWERS ARE AVAILABLE BY CONNECTION. SANITARY SÉWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.

5) DRAINAGE / STORM WATER DETENTION: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS (IF NEEDED) SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
DETENTION IS NOT REQUIRED DUE TO NO INCREASE IN IMPERVIOUS

6) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP

7) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

8) THE DEVELOPMENT LIES IN THE PRP FIRE DISTRICT.

9) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

10) ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM

11) ALL SIGNAGE WILL COMPLY WITH LDC CHAPTER 8 OR WILL PURSUE THE APPROPRIATE VARIANCE. ALL SIGNAGE WILL OBTAIN THE

12) ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

13) 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 42,850 SF.

14) THIS PROPERTY IS SUBJECT TO THE CROSS-EASEMENT AGREEMENTS OF RECORD IN D.B. 6572, PG. 200 AND D.B. 7274, PG. 253. THIS PROPERTY IS ALSO SUBJECT TO THE RECIPROCAL EASEMENT AGREEMENT RECORDED IN D.B. 11279, PG. 817.

EPSC NOTES

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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

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 NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

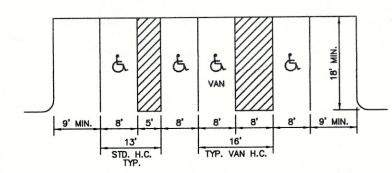
EPSC PHASING

- 1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE & SILT FENCE. 2. BEGIN DEMOLITION, STRIPPING AND GRADING OPERATIONS.
- 3. INSTALL INLET PROTECTION ON ALL EXISTING STORM GRATES WITHIN THE PROJECT WATERSHED.
- 4. INSTALL SITE UTILITIES.
- 5. COMPLETE GRADING OPERATIONS.
- 6. INSTALL CURBS AND PAVE SITE.
- 7. REMOVE SILT FENCES AND INLET PROTECTION ONCE SITE IS STABILIZED & VEGETATION IS ESTABLISHED.

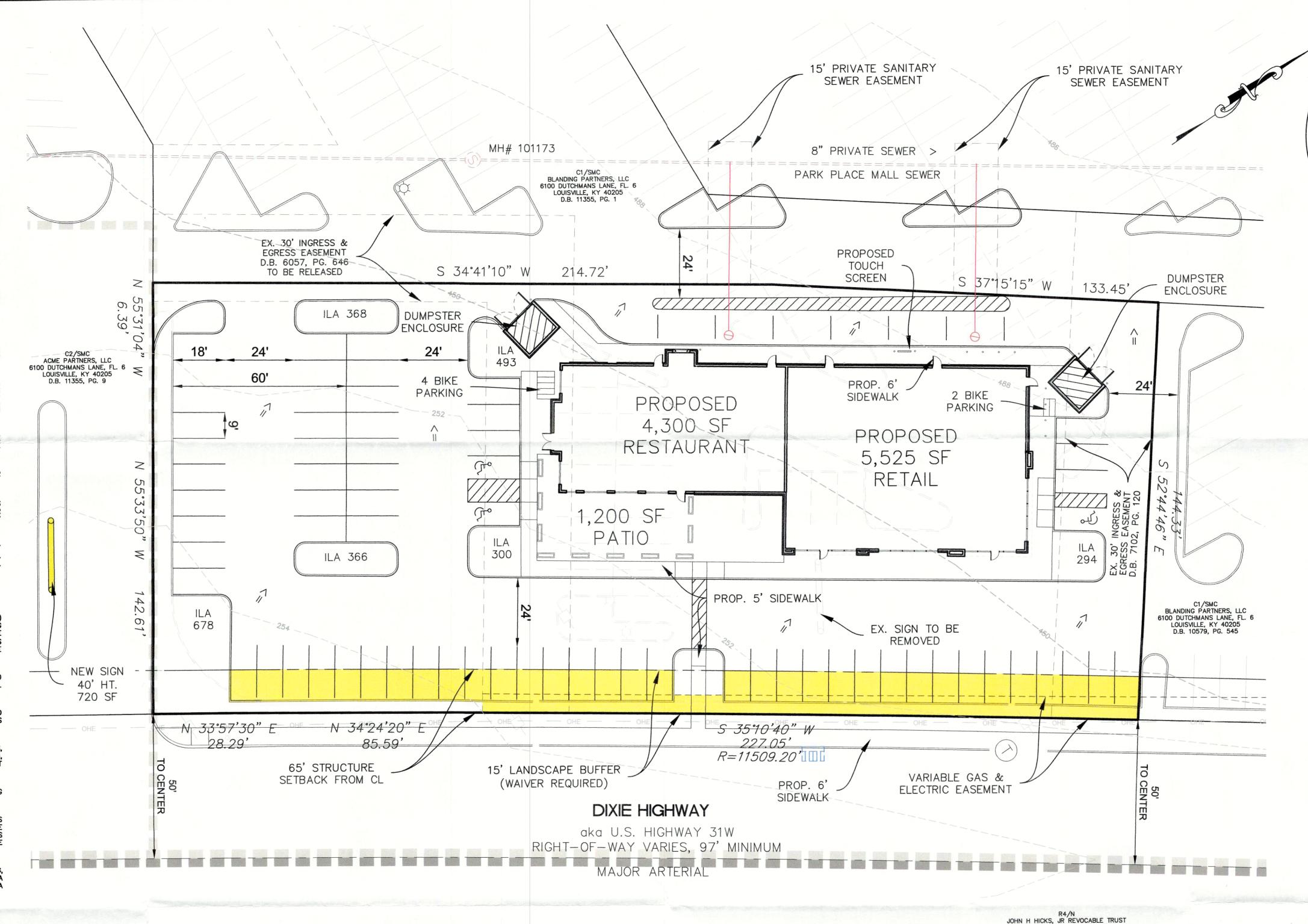
UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. CABLES, ELECTRIC WIRES, 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

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.



TYPICAL PARKING SPACES NO SCALE



CENTER PARKING CALCULATIONS

1,159 SPACES <u>-30%</u> 811 (RESTAURANT \bigcirc 1/125 = 72)

(GENERAL OFFICE @ 1/200 = 12) (SALON © 1/100 = 15)(RESTAURANT @ 1/50 = 179)

20% REDUCTION - GREEN SITE DESIGN STANDARDS

FORM DISTRICT

WITTEN DRIVE 50' R/W

SITE DATA

FORM DISTRICT:

PROPOSED USE:

BUILDING AREA:

BUILDING HEIGHT:

EXISTING TREE CANOPY

EXISTING TREE CANOPY TO REMAIN

REQUIRED NEW TREE CANOPY

ILA CALCULATIONS

PARKING CALCULATIONS

TREE CANOPY CLASS

ILA REQUIRED (7.5%):

PARKING REQUIRED:

PARKING ALLOWED:

PARKING PROVIDED:

LONG TERM

DIFFERENCE

(RETAIL © 1/250 = 22)(RESTAURANT \bigcirc 1/125 = 44)

(RETAIL 0 1/150 = 37)

(RESTAURANT @ 1/50 = 110)

(INCLUDING 3 H.C. SPACES)

TOTAL SITE AREA ESTIMATED AREA OF DISTURBANCE

ADDITIONAL REQUESTS

EXISTING IMPERVIOUS AREA

PROPOSED IMPERVIOUS AREA

BICYCLE PARKING CALCULATIONS

IMPERVIOUS AREA CALCULATIONS

NOTE: LONG TERM BIKE PARKING WILL BE LOCATED INSIDE THE

1. WAIVER OF LDC 10.2.10 TO ALLOW AN EXISTING PARKING AREA TO ENCROACH INTO THE REQUIRED VEHICLE USE

WAIVER OF LDC 10.2.4.B.3 TO ALLOW AN EXISTING UTILITY EASEMENT TO OVERLAP A LANDSCAPE BUFFER BY MORE

3. VARIANCE FROM TABLE 8.3.2 TO ALLOW THE PROPOSED

580 SF LARGER THAN PERMITTED BY THE REGULATION.

FREESTANDING SIGN TO MATCH THE EXISTING SIGN THAT IS

BEING REMOVED. THE NEW SIGN WILL BE 12' TALLER AND

LEGEND

PROP. STORM SEWER

PROP. SANITARY SEWER

DRAINAGE FLOW ARROWS

EX. MAJOR CONTOUR

EX. MINOR CONTOUR

AREA OF WAIVER

AREA OF VARIANCE

ZONING

● = = = = = EX. STORM SEWER

= = = = = EX. SANITARY SEWER

=>

ILA PROVIDED:

GROSS SITE AREA:

EXISTING USE:

LOCATION MAP

TREE CANOPY REQUIREMENTS

VACANT/PARKING

9,825 SF

60' MAX.

50,857 SF 0-40% CLASS C

0 SF (0%)

2,245 SF

2,499 SF

66 SPACES

147 SPACES

68 SPACES

6 SPACES

4 SPACES

42,850 SF

46,053 SF

45,434 SF

LESS 619 SF

10,171 SF (20%)

Q 0

RESTAURANT/RETAIL

1.17 AC (50,857 SF)

RECEIVED

WM# 6816

SERVICES

20 - CAT2 - 0002

EX. ELZIE ROAD 70' R/W TRACT BURLINGTON TRACT LOUISVILLE **OVERSTOCK** NOT A PART OF (INCLUDING 43 H.C. SPACES) CENTER DAIRY CRICKET OUEEN TRACT OUTPARCEL PART OF EX. DIXIE HIGHWAY (A.K.A. HWY 31W) 100' R/W PARKING DIAGRAM SCALE: 1" = 200'

NOTE: SEE SUPPLEMENTAL SPREADSHEET FOR BREAKDOWN OF INDIVIDUAL BUSINESS SQUARE FOOTAGES.

PARKING REQUIRED: (DEPARTMENT STORE \bigcirc 1/300 = 632) (FURNITURE STORE @ 1/400 = 364) (RETAIL SHOP @ 1/250 = 37) (MEDICAL OFFICE @ 1/250 = 42) (GENERAL OFFICE \bigcirc 1/350 = 6) (SALON @ 1/250 = 6)

2,014 SPACES PARKING ALLOWED: (DEPARTMENT STORE @ 1/200 = 949) (FURNITURE STORE @ 1/200 = 728) (RETAIL SHOP @ 1/150 = 61) (MEDICAL OFFICE 0 1/150 = 70)

1,463 SPACES EXISTING PARKING: PARKING TO BE REMOVED: 52 SPACES 68 SPACES NEW PARKING ADDED: 1,479 SPACES TOTAL PARKING PROVIDED:

NOTE: THIS SITE QUALIFIES FOR THE FOLLOWING REDUCTIONS PER LDC 9.1.3.F AS FOLLOWS: 10% REDUCTION - TARC PROXIMITY

- PREVIOUSLY DEVELOPED SITE - TARC ROUTE 18

1929 MAJESTIC MEADOWS DRIVE

CLARKSVILLE, IN 47129 D.B. 7808, PG. 705

FEB 10 2020 CASE # 19-CAT2-0002 & 20-WAIVER-0001 PLANNING & DESIGN

SHEET 1 OF 1

DRAWING NO:

JOB NO.

2966

1"=20

01/06/20