

GENERAL NOTES:

- DOMESTIC WATER SUPPLY:
SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- TREE PRESERVATION:
A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED:
CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES--PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- WHEEL STOPS AND PROTECTIVE CURBING, 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. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
- STREET TREES WILL BE REQUIRED.

MSD NOTES:

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER:
SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT BY PROPERTY SERVICE CONNECTION, SUBSIDIARY FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION:
DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- EROSION AND SILT CONTROL:
A SOL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111100121F).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- AN EPSI PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

PUBLIC WORKS AND KTC NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SIGHT DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.
- THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY.
- CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE STATE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER CONSTRUCTED OR RECONSTRUCTED TO MEET ADA CURRENT STANDARDS.
- DESIGN OF ACCESS TO STATE HIGHWAY SHALL COMPLY WITH KYTC STANDARD DRAWING. ENTRANCE THROAT WIDTH LIMITED TO 36FT MAXIMUM WITH 35FT MINIMUM CORNER RADIUS. ACCESS TO US 31W TO BE RESTRICTED TO RIGHT IN/RIGHT OUT VIA FG300 CURB DELINEATION SYSTEM, LOCATED BETWEEN SOUTHBOUND LEFT LANE AND NORTHBOUND LEFT TURN LANE ON US 31W.
- ADDITIONAL SIDEWALK TO BE CONSTRUCTED IN FRONT OF 11705 DIXIE HIGHWAY AND SHALL BE USED AS A CREDIT TOWARDS THE FEE-IN-LIEU FOR THE SIDEWALK NOT BEING INSTALLED ALONG E. ORELL ROAD.

SITE DATA:

EXISTING FORM DISTRICT
EXISTING ZONING
PROPOSED ZONING
EXISTING LAND USE
PROPOSED LAND USE
GROSS LAND AREA
NET LAND AREA
GROSS BUILDING AREA
BUILDING HEIGHT
FLOOR AREA RATIO (MAX. ALLOWED 5.0)

NEIGHBORHOOD
R-4
C-1
VACANT
RESTAURANT W/ DRIVE-THRU
1.64 ±AC (71,438 ±SF)
1.50 ±AC (65,372 ±SF)
3,700 ±SF
20'-9 1/2"
0.06
1/500 SF MIN, 1/100 SF MAX
= 8 MIN, 37 MAX
40 SPACES
(INCLUDES 2 ADA SPACES &
2 DRIVE-THRU WAITING SPACES)*
3 SPACES
3 SPACES

BICYCLE PARKING REQUIRED:
BICYCLE PARKING PROVIDED:
*PER 9.1.3.G.2 & 9.1.3.G.4, THE OFF-STREET SPACES DEDICATED FOR ACCESSIBLE PARKING AND FOR DRIVE-THROUGH WAITING SHALL NOT COUNT TOWARD THE MAXIMUM NUMBER OF PARKING SPACES.

PROPOSED VJA
ILA REQUIRED (7.5% x VJA)
ILA PROVIDED

28,450 ±SF
2,134 SF
2,164 SF

IMPERVIOUS AREA:
EXISTING IMPERVIOUS AREA
PROPOSED IMPERVIOUS AREA
TOTAL
NET IMPERVIOUS AREA

0± SF
34,480± SF
34,480± SF
34,480± SF

TREE CANOPY DATA:
GROSS SITE AREA
LAND USE
EXISTING TREE CANOPY
EXISTING TREE CANOPY TO BE PRESERVED
TOTAL TREE CANOPY REQUIRED

1.64 ±AC (71,438 ±SF)
COMMERCIAL
10,317± SF (14%)
0± SF
25,003± SF (35%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

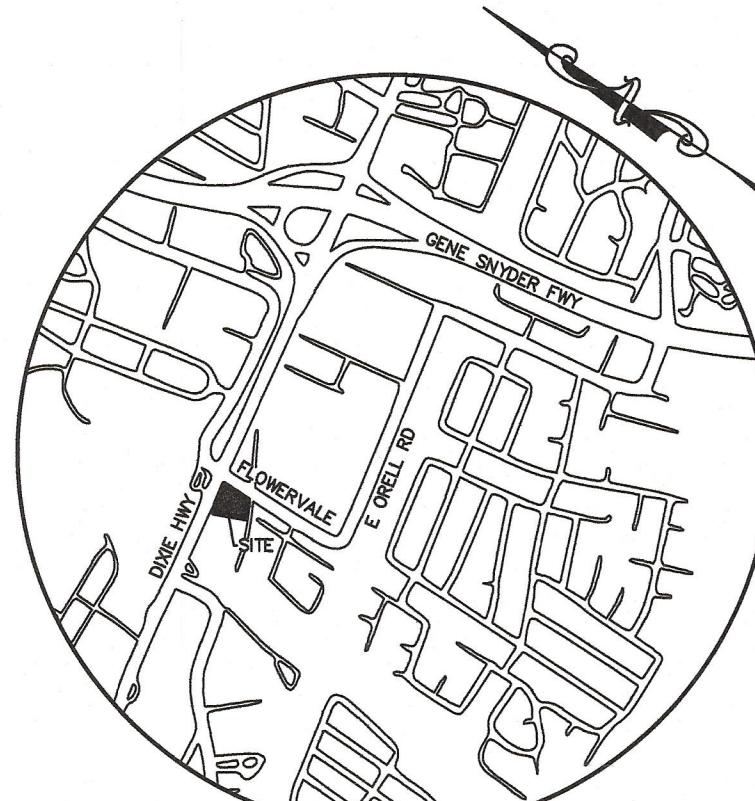
TOTAL SITE DISTURBANCE = 65,376± SF

DETENTION CALCULATIONS

2.5/12 ("POST C" - "PRE C") ("ACRES") = XX AC-FT
2.5/12 (0.85 - .23) (1.64) = 0.25 AC-FT (10,890 CU-FT) @±2.14' DEPTH

VARIANCE REQUESTED:

A VARIANCE IS REQUESTED OF LDC 5.3.2, TO EXCEED THE MAXIMUM FRONT AND STREET SIDE SETBACK ON E. ORELL RD.



LOCATION MAP
NO SCALE

LEGEND	
XXX	EXISTING CONTOUR
X	EXISTING TREE MASS
X	EXISTING TREE
X	EXISTING FENCE
X	EXISTING MAILBOX
X	EXISTING GUARDRAIL
EX. W	EXISTING ROAD CENTERLINE
EX. W	EXISTING WATER LINE W/SIZE
EX. W	EXISTING WATER METER
EX. W	EXISTING WATER VALVE
EX. W	EXISTING FIRE HYDRANT
EX. W	EXISTING WATER MANHOLE
EX. W	EXISTING GAS W/SIZE
EX. W	EXISTING GAS VALVE
EX. W	EXISTING OVERHEAD UTILITIES
EX. W	EXISTING UNDERGROUND UTILITIES
EX. W	EXISTING OVERHEAD ELECTRIC
EX. W	EXISTING UTILITY POLE
EX. W	EXISTING DOWN GUY
EX. W	EXISTING TRAFFIC SIGN
EX. W	EXISTING TRAFFIC LIGHT MAST POLE
EX. W	EXISTING TRAFFIC SIGNAL
EX. W	EXISTING LIGHT POLE
EX. W	EXISTING CROSSWALK LIGHT
EX. W	EXISTING TELEPHONE PEDESTAL
EX. W	EXISTING FIBER OPTIC MARKER
EX. W	EXISTING UNDERGROUND FIBER OPTIC
EX. W	EXISTING CATCH BASIN & YARD DRAIN W/PIPE
EX. W	EXISTING STORM MANHOLE W/PIPE
EX. W	EXISTING HEADWALL W/PIPE
EX. W	EXISTING SANITARY MANHOLE W/PIPE
EX. W	PROPOSED TREE MASS
EX. W	PROPOSED FENCE
EX. W	PROPOSED SIGN
EX. W	PROPOSED ADA SPACE
EX. W	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
EX. W	PROPOSED STORM MANHOLE W/PIPE
EX. W	PROPOSED HEADWALL W/PIPE
EX. W	PROPOSED DITCH/SWALE
EX. W	PROPOSED SANITARY MANHOLE W/PIPE
EX. W	PROPOSED GREASE TRAP
EX. W	PROPOSED DRAINAGE ARROW
EX. W	FORM DISTRICT LINE
EX. W	ZONING LINE
EX. W	INTERIOR LANDSCAPE AREA (ILA)

RECEIVED

NOV 14 2024

OFFICE OF
PLANNING

GRAPHIC SCALE 1"=30'
0 15 30 60

60' PARKING PLACEMENT
NO SCALE

CASE# 24-ZONE-0100
RELATED CASE# ZONE-PA-0069
MSD WM # 12120

MINDEL SCOTT
ENGINEERING & PLANNING > LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-482-1508 > MindelScott.com

DEVELOPER
STERN DEVELOPMENT
700 McGRUDER ST NE, UNIT D
ATLANTA, GA
30312

OWNER
KARL W GOHL
PO BOX 403
BRANDENBURG, KY
40108

CHANGE IN ZONING PLAN
DIXIE HIGHWAY McDONALD'S
11800 & 11806 E ORELL ROAD
LOUISVILLE, KY 40272
TAX BLOCK 1052, LOTS 0495 & 0129
DEED BOOK 12500, PAGE 649

Revisions	DATE	BY	REVISION
09/05/24	PRE-APP	COMMENTS	
09/05/24	AGENCY	COMMENTS	
09/27/24	FLOWERVALE	ACCESS NARROWED TO 24'	
10/27/24	ISDN	REMOVED PER CASE MANAGER	
11/13/24	MPW	COMMENTS	

Vertical Scale: N/A

Horizontal Scale: 1"=30'

Date: 5/24/24

Job Number: 4188

Sheet

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24-ZONE-0100