

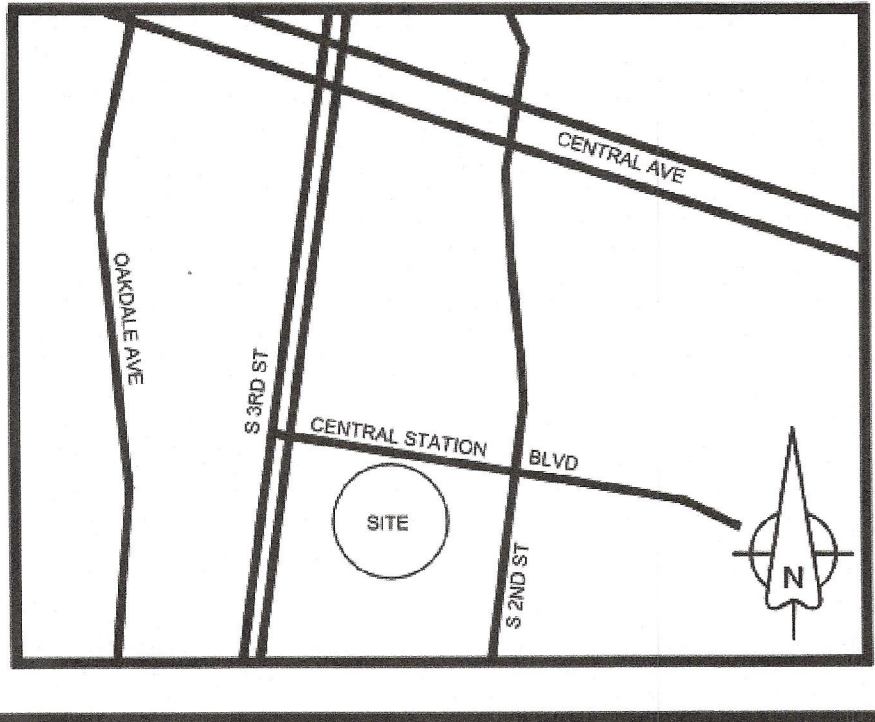
KYTC / METRO PUBLIC WORKS NOTES	
1.	CONSTRUCTION PLANS, BOND AND KYTC PERMIT REQUIRED PRIOR TO METRO PUBLIC WORKS CONSTRUCTION PLAN APPROVAL.
2.	RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS OR WITHIN 60 DAYS OF A REQUEST BY METRO PUBLIC WORKS.
3.	ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4.	VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
5.	COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6.	THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
7.	ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
8.	NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
9.	THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
10.	THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
11.	THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN RIGHT-OF-WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
12.	SITE LIGHTING SHALL NO SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
13.	DESIGN OF ACCESS TO STATE HIGHWAY SHALL COMPLY WITH KYTC STANDARD DRAWINGS.
14.	ALL PAVEMENT SHALL BE A HARD AND DURABLE SURFACE AS REQUIRED BY 9.1.12 OF THE LDC.
15.	ALL DRAINAGE STRUCTURES WITHIN THE STATE RIGHT-OF-WAY SHALL BE OF STATE DESIGN.
16.	THERE SHALL BE NO PARKING ON ANY PORTION OF ANY PARKING LOT ON STATE RIGHT-OF-WAY.
17.	CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUEST TO ALTER DRAINAGE ON A RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
18.	AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
19.	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. (9.1.12.C)

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.	DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3.	AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPC BMP'S SHALL BE INSTALLED PRE THE PLAN AND MSD STANDARDS.
4.	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.
5.	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 FENCE.
6.	WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
7.	SITE SHALL SHEET FLOW INTO THE RIGHT OF WAY AS IT DOES TODAY. SUBJECT TO REGIONAL FACILITY FEES IN LIEU OF ONSITE DETENTION. IF THE TOTAL AREA OF DISTURBANCE IS GREATER THAN 0.5 ACRES, PLAN MODIFICATIONS TO MEET OR EXCEED SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL WOULD BE REQUIRED. THE TOTAL AREA OF DISTURBANCE SHALL INCLUDE ANY OFFSITE WORK THAT IS REQUIRED AS A RESULT OF THIS PROJECT SUCH AS UTILITIES, ROAD WORK, ECT.
8.	SANITARY SEWERS TO CONNECT TO EXISTING PSC SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
9.	NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C00576).

APPROXIMATE STORMWATER CALCULATIONS	
VARIOUS SOIL TYPES ON-SITE, PREDOMINANTLY USC HYDROLOGIC SOIL GROUPS	
TOTAL SITE AREA = 0.54 ACRES	
PRE-DEVELOPED AREA PERVIOUS 0.49 AC IMPERVIOUS 0.05 AC	POST-DEVELOPED AREA PERVIOUS 0.17 AC IMPERVIOUS 0.37 AC
PRE-DEVELOPED CN =82.0	POST-DEVELOPED CN = 92.3
THE SITE DISTURBANCE WILL BE ±0.47 ACRES THUS, ONSITE DETENTION IS NOT REQUIRED.	
NO POINT DISCHARGE INTO PUBLIC RIGHT OF WAY IS PROPOSED. DRAINAGE PATTERNS WILL MATCH EXISTING CONDITIONS AND BE DISPERSED THROUGH MULTIPLE CURB CUTS ALONG THE PROPERTY PERIMETER.	
IMPERVIOUS LOT CALCULATION	
NET SITE AREA ----- 0.54 ACRES (23,355 SF)	
AREA OF DISTURBANCE ----- 0.47 ACRES (20,280 SF)	
EXISTING IMPERVIOUS SURFACE ----- 0.05 ACRES (1,965 SF)	
PROPOSED IMPERVIOUS SURFACE ---- 0.37 ACRES (16,200 SF)	
INCREASE IN IMPERVIOUS SURFACE ---- 0.33 ACRES (14,235 SF)	

SITE DATA TABLE	
PARCEL AREA:	±0.54 ACRES
SITE ADDRESSES, PARCEL ID, AND OWNER:	1. ADDRESS: SOUTH 3RD STREET, LOUISVILLE, KY PARCEL: 12-055C-0068-0000, 12-055C-0020-0000, 12-055C-0018-000, 1212-055C-0019-0000 OWNER: PALMETTO LOUISVILLE - SOUTH 3RD STREET, LLC
EXISTING ZONING:	R6
EXISTING FORM DISTRICT:	TRADITIONAL NEIGHBORHOOD
EXISTING LAND USE:	VACANT
PROPOSED ZONING:	C1
PROPOSED USE:	DRIVE-THRU COFFEE SHOP
FORM DISTRICT:	TRADITIONAL NEIGHBORHOOD
ADJACENT PROPERTY ZONING:	
NORTH:	C1
WEST:	R7
EAST:	EZ1
SOUTH:	R6
IMPERVIOUS SURFACE RATIO:	±0.74
PRE-DEVELOPED AREA	POST-DEVELOPED AREA
PERVIOUS 21,390 SF	PERVIOUS 7,155 SF
IMPERVIOUS 1,965 SF	IMPERVIOUS 16,200 SF
PARKING REQUIRED:	2 MIN. / 10 MAX
PROVIDED PARKING:	
STANDARD:	10
MOBILE / PICKUP:	2
ACCESSIBLE:	1
TOTAL:	13 STALLS
BUILDING HEIGHT:	24'
VARIANCES:	LDC - 5.5.1.A.2 - VARIANCE (24'-VARIANCE-0160) SUBMITTED FOR LOCATION OF PROPOSED BUILDING/ FRONTAGE TO BE ORIENTED AWAY FROM CENTRAL STATION BLVD AND SOUTH 2ND STREET
WAIVERS:	LDC 10.2.4 - 15' LBA ALONG NORTHERN PROPERTY BETWEEN R6 ZONING LDC 5.5.1.A.3a - LOT CONFIGURATION TO ALLOW PARKING BETWEEN THE BUILDING AN ROW

SITE MAP



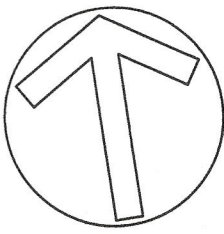
LAYOUT LEGEND	
CODE	DESCRIPTION
(A)	CONCRETE SIDEWALK
(B)	FLUSH CONDITION AT SIDEWALK
(C)	CURB AND GUTTER
(D)	ACCESSIBLE SIDEWALK RAMP
(E)	PAINTED ADA PARKING SYMBOL (TYP.)
(F)	ADA PARKING STALL (TYP.)
(G)	PAINTED AISLE MARKING
(H)	DUMPSTER ENCLOSURE (12'X20')
(I)	STANDARD PARKING SPACE (18'X9')(TYP.)
(J)	ACCESSIBLE PARKING SIGN
(K)	4" PAINTED PARKING STRIPE
(L)	STOP SIGN
(M)	ROADWAY DIRECTIONAL ARROW
(N)	24" WHITE PAINTED STOP BAR (TYP.)
(O)	TAPER 6" POST CURB TO FLUSH OVER 18"
(P)	MONUMENT SIGN
(Q)	PAINTED PEDESTRIAN CROSSWALK
(R)	WHEELSTOP
(S)	6" PIPE BOLLARD
(T)	BICYCLE PARKING
(U)	6" POST CURB
(V)	DRAINAGE FLOW ARROW

HATCH LEGEND	
	HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT
	SIDEWALK CONCRETE
	BUILDING INTERIOR
	LANDSCAPING AREA
	STORMWATER MANAGEMENT AREA

OWNER
MJ REAL ESTATE LLC AND 3PO INVESTMENTS
3151 SOUTH 3RD STREET, LOUISVILLE, KY
PHONE:
CONTACT:

DEVELOPER
PALMETTO LOUISVILLE-SOUTH 3RD STREET, LLC
632 E MAIN ST, SUITE 301
LAKE LAND, FL 33801
PHONE: (863) 808-1320
CONTACT: JUSTIN ASHBY

APPLICANT / ENGINEER
BOWMAN CONSULTING GROUP
1219 4TH AVE S
NASHVILLE, TENNESSEE 37210
PHONE: (615) 649-7610
CONTACT: SAM JONES, P.E.
MATTHEW HAMBY, P.E.



0 20 40 Feet
SCALE 1"=20'

WM#12843

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *David Stuchlik*
DATE: 3/24/25
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

INTERIOR LANDSCAPE AREA (ILA)

VUA - TOTAL VEHICULAR USE AREA: 13598 S.F. / 31 AC
REQUIRED ILA: 5% (680 S.F. / 02 AC)

ILA PROVIDED: 970 S.F. / 02 AC
REFER TO PLAN FOR ILA CALLOUT AREAS*

PER LOUISVILLE, KY LDC-10.2.12, WHEN INTERIOR LANDSCAPE AREAS ARE REQUIRED, ONE MEDIUM OR LARGE DECIDUOUS TREE SHALL BE PROVIDED FOR EVERY 4,000 SQUARE FEET OF VEHICULAR USE AREA. THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS SHALL BE PLANTED USING EITHER SHRUBS, GROUND COVER, OR TURF. ALL PLANT MATERIAL USED TO SATISFY THESE REQUIREMENTS SHALL CONFORM TO THE STANDARDS FOUND IN CHAPTER 10, PART 4. IMPLEMENTATION STANDARDS, LIGHT POLES, SIDEWALKS, BENCHES OR OTHER LANDSCAPE DESIGN ELEMENTS ARE PERMITTED IN THE INTERIOR LANDSCAPE AREAS

PRELIMINARY APPROVAL

Condition of Approval:

William J. F. K. 3/20/25
Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



Know what's below.
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Bowman

205 Van Buren Street, Suite 125, Nashville, TN 37208
Phone: (615) 649-7610
Fax: (615) 649-7611
www.bowmanconsulting.com
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DUTCH BROS - 3RD STREET
3145 R, 3147, 3151, 3153 SOUTH 3RD STREET,
LOUISVILLE, KY 40214

PLAN STATUS		
DATE	DESCRIPTION	
DESIGN	DRAWN	CHKD
SPJ	SPJ	SPJ

03/06/2025

DEVELOPMENT PLAN

1 OF 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHOM IT WAS PREPARED. REUSE OF AND MODIFICATION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND NOTIFICATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

OFFICE OF PLANNING

25-20NE-0006