

**GENERAL SITE NOTES:**

- 1) ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION CABINET'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
- 2) IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL FEDERAL, STATE AND LOCAL PERMITS NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON THESE PLANS. CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL INFORMATION FOR STAKING THE PROJECT'S LINES AND GRADES AS SHOWN ON THESE PLANS WILL BE PROVIDED UPON REQUEST.
- 3) IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE UTILITY COMPANIES SUCH THAT ACCESS TO WORK AREAS OR SCHEDULE CONFLICTS DO NOT INTERRUPT OR DELAY THE PROJECT'S SCHEDULE.
- 4) IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY AND ALL DEMOLITION PERMITS FOR THE EXISTING FEATURES ON THE SITE.
- 5) THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND TO COORDINATE ALL CONNECTIONS WITH UTILITY COMPANIES.
- 6) ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER.
- 7) ALL CULVERTS UNDER PAVING HAVING LESS THAN 12" COVER SHALL BE CONCRETE ENCASED.
- 8) CONTRACTOR SHALL RING ALL CATCH BASINS WITH STONE BAGS DURING GRADING OPERATIONS.
- 9) 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.
- 10) DENSE-GRADED AGGREGATE BASE SHALL BE COMPACTED IN SEPARATE LAYERS.
- 11) FOR ASPHALT PARKING LOTS, CONTRACTOR SHALL RECEIVE APPROVAL FOR JOB MIX FORMULA.
- 12) ALL SUBGRADES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR. THE UPPER 12" OF FILL BENEATH PAVEMENTS SHALL BE COMPACTED TO 100% MOISTURE CONTENT SHALL BE WITHIN +3% TO -1% OF OPTIMUM.
- 13) TACK COAT SHALL BE APPLIED AT THE RATE OF 0.1 GALS. PER SQ. YARD WITH INSTALLATION OF SURFACE ASPHALT WHEN FINAL PAVING HAS BEEN DELAYED FROM THE BINDER INSTALLATION.
- 14) THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.
- 15) THE MINIMUM GRADE OF ALL PARKING AREAS AND DRIVE AISLES SHALL BE 1% AND MAXIMUM SHALL BE 10%.
- 16) DIMENSIONS SHOWN HEREON ARE FROM THE FACE OF CURB UNLESS SHOWN OTHERWISE. ALL RADII SHOWN ARE ON BACK OF CURB.
- 17) SIDEWALKS SHALL BE A MINIMUM 5" THICK WITH 6" X 6" W.W.F. ON A 4" D.G.A. BASE. SIDEWALKS AT DRIVEWAYS SHALL HAVE A MINIMUM THICKNESS OF 6". A FINE BROOM FINISH SHALL BE PROVIDED WITH CONTROL JOINTS SPACED AT 5' INTERVALS AND EXPANSION JOINTS AT 25' INTERVALS, AT ALL BENDS AND WHERE ABUTTING RIGID STRUCTURES.
- 18) THE CONTRACTOR SHALL PROVIDE A COMPACTED DEPTH OF 6" TOPSOIL OVER ALL PERVIOUS AREAS ON THE PROJECT.
- 19) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36; ADA STANDARDS FOR ACCESSIBLE DESIGN.
- 20) THIS PROPERTY/SITE IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 2111C0072E)
- 21) SANITARY SEWERS ARE AVAILABLE BY EXISTING CONNECTION, SUBJECT TO FEES.
- 22) ALL DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 23) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 24) SITE LIGHTING SHALL NOT ILLUMINATE ACROSS THE PROPERTY LIMITS AND SHALL BE DIRECTED DOWNWARD.
- 25) ALL SIGNAGE SHALL COMPLY WITH LDC CHAPTER 8, SIGN REGULATIONS.
- 26) ALL SERVICE STRUCTURES, INCLUDING DUMPSTER SHALL BE SCREENED IN ACCORDANCE WITH LDC CHAPTER 10.
- 27) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 28) ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- 29) CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- 30) VERIFICATION OF THE EXISTING STORM PIPE FROM 5208 DIXIE HIGHWAY LAYS IN THE EXISTING EASEMENT. IF THE PIPE DOES NOT FALL INTO THE EXISTING EASEMENT MODIFICATIONS OR ADDITIONAL EASEMENTS MAY BE REQUIRED. NOTE: PER DEED BOOK 4428 PAGE 187 THE EXISTING STORM SEWER INLET AND PIPE LIE WITHIN AN EXISTING EASEMENT.
- 31) MSD INDUSTRIAL WASTE DIVISION (IWD) APPROVAL REQUIRED.
- 32) THIS REDEVELOPMENT IS LESS THAN 1 ACRE OF DISTURBANCE. MS4 WATER QUALITY REGULATIONS SET BY MSD IS NOT REQUIRED.
- 33) NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- 34) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 35) ALL EXISTING SIDEWALKS ALONG DIXIE HIGHWAY ALONG THE PROPERTY FRONTAGE SHALL BE REMOVED AND REPLACED WITH NEW SIDEWALKS MEETING CURRENT ADA AND MPW REQUIREMENTS.
- 36) THERE WILL BE NO INCREASE OF STORMWATER TO THE REAR OF THE SITE.
- 37) KYTC APPROVAL IS REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 38) THIS PLAN COMPLIES WITH THE STREET FRONTAGE OF THE DIXIE HIGHWAY CORRIDOR MASTER PLAN.
- 39) THE SITE WILL REQUIRE A LANDSCAPE PLAN BEFORE CONSTRUCTION PLAN APPROVAL.

**SITE INFORMATION**

PARCEL No: 10260518000  
 EXISTING ZONING: C1, C2, M2  
 EXISTING FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR  
 NEIGHBORHOOD: GREATER CANE RUN AREA  
 EXISTING USE: RESTAURANT  
 PROPOSED USE: RESTAURANT/RETAIL CENTER WITH DRIVE-THRU  
 PARCEL AREA: 34,437 S.F. (0.79 ACRES)  
 PROPOSED GROSS BUILDING AREA: 5,190 S.F.  
 PROPOSED BUILDING HEIGHT: 30 FT MAX.  
 F.A.R.: 15% OR 0.1507

PARKING SPACES REQUIRED:  
 RESTAURANT (ICE CREAM PARLOR/COFFEE SHOP):  
 MIN. (1 SPACE PER 200 S.F. OF GROSS AREA)  
 SMOOTHIE KING DINING AREA - 1,852 S.F.: 9  
 MAX. (1 SPACE PER 100 S.F. OF GROSS AREA)  
 SMOOTHIE KING DINING AREA - 1,852 S.F.: 19

RETAIL:  
 MIN. (1 SPACE PER 250 S.F. OF GROSS AREA)  
 RETAIL AREA - 3,338 S.F.: 14  
 MAX. (1 SPACE PER 150 S.F. OF GROSS AREA)  
 RETAIL AREA - 3,338 S.F.: 22

MIN. TOTAL PARKING SPACES REQUIRED: 23  
 MAX. TOTAL PARKING SPACES REQUIRED: 41  
 MIN. ADA PARKING SPACES REQUIRED: 1  
 MAX. ADA PARKING SPACES PROVIDED: 2

PARKING SPACES PROVIDED:  
 ADA PARKING SPACES PROVIDED: 2  
 TOTAL PARKING SPACES PROVIDED: 30

PROVIDED BICYCLE PARKING:  
 4 SHORT-TERM AND LONG-TERM PARKING

PROPOSED VUA: 16,580 S.F.  
 REQUIRED ILA: 1,244 S.F. (7.5%)  
 PROVIDED ILA: 1,336 (8.1%)

EXISTING TREE CANOPY (CLASS C): 0%  
 REQUIRED TREE CANOPY (CLASS C): 20% (6,887 S.F.)

BUILDING SETBACKS:  
 FRONT: NONE  
 SIDE: NONE  
 REAR: 15 FT

**IMPERVIOUS AREA INFORMATION**

PRE-DEVELOPED IMPERVIOUS AREA: 29,427 S.F.  
 POST-DEVELOPED IMPERVIOUS AREA: 27,589 S.F.  
 DECREASE IN IMPERVIOUS AREA: 1,838 S.F.  
 AREA OF DISTURBANCE: 31,570 S.F. (0.72 ACRES)

**EASEMENT INFORMATION**

ITEM-13: RIGHT OF WAY EASEMENT TO THE SOUTH CENTRAL BELL TELEPHONE COMPANY, DATED NOV. 23, 1971, RECORDED IN DEED BOOK 4488, PAGE 597, JEFFERSON COUNTY, KENTUCKY RECORDS; AS RE-RECORDED RIGHT-OF-WAY EASEMENT, DATED NOV. 23, 1971, RECORDED IN DEED BOOK 4490, PAGE 180, AFORESAID RECORDS, AS SHOWN HEREON.

ITEM-15: EASEMENTS CONTAINED IN DEED OF CONVEYANCE TO THE COMMONWEALTH OF KENTUCKY, RECORDED MARCH 31, 1971, IN DEED BOOK 4428, PAGE 187, JEFFERSON COUNTY, KENTUCKY RECORDS, AS SHOWN HEREON.

ITEM-20: CERTIFICATE OF SANITARY SEWER AND DRAINAGE EASEMENT, RECORDED JULY 08, 1996, IN DEED BOOK 7067, PAGE 731, AFORESAID RECORDS, AS SHOWN HEREON.

ITEM-24: MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 6823, PAGE 541, JEFFERSON COUNTY, KENTUCKY RECORDS, AS SHOWN HEREON.

**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 SHALL BE INSTALLED PER THE PLAN AND MSD 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD 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 NO 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 DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

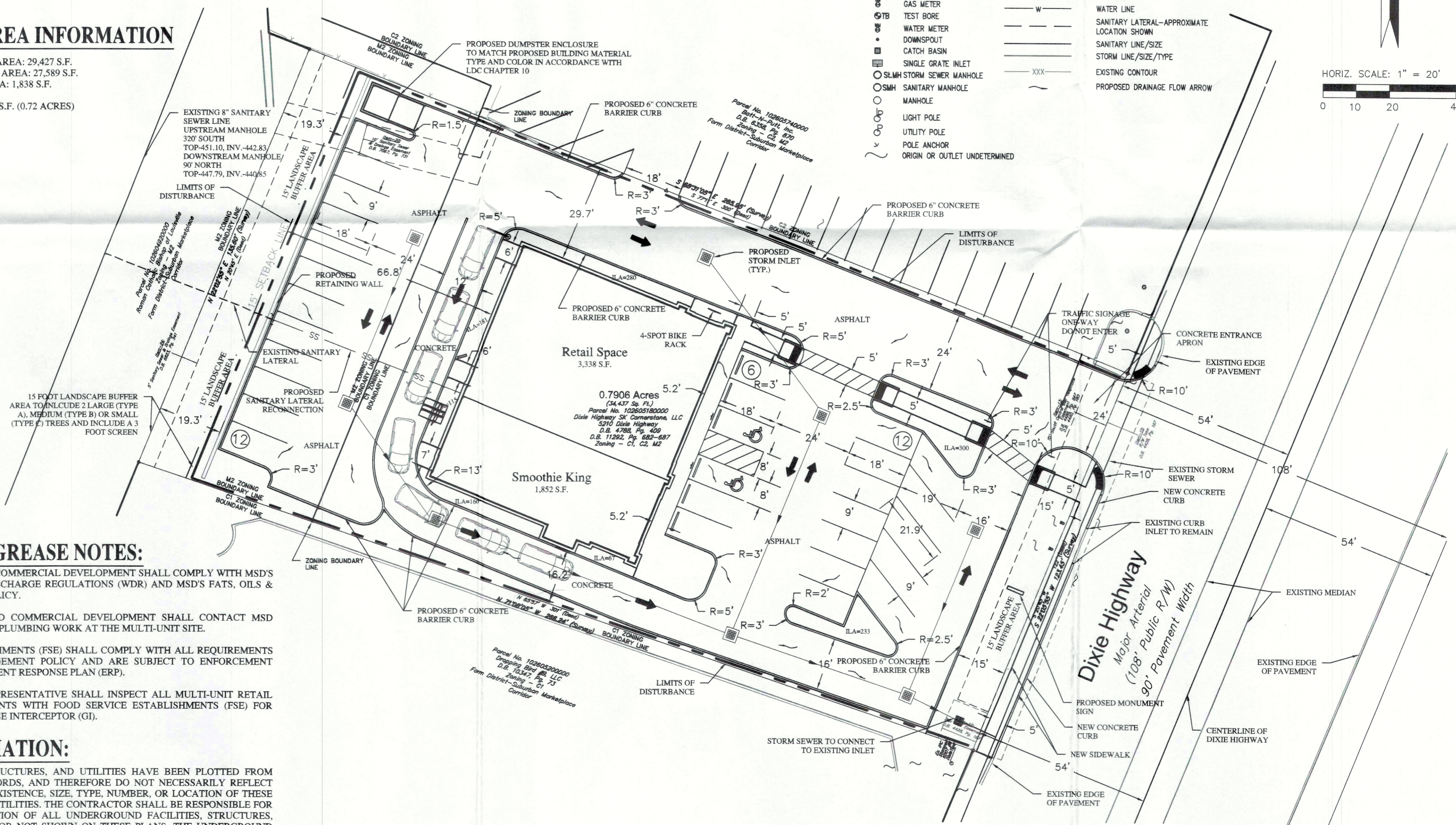
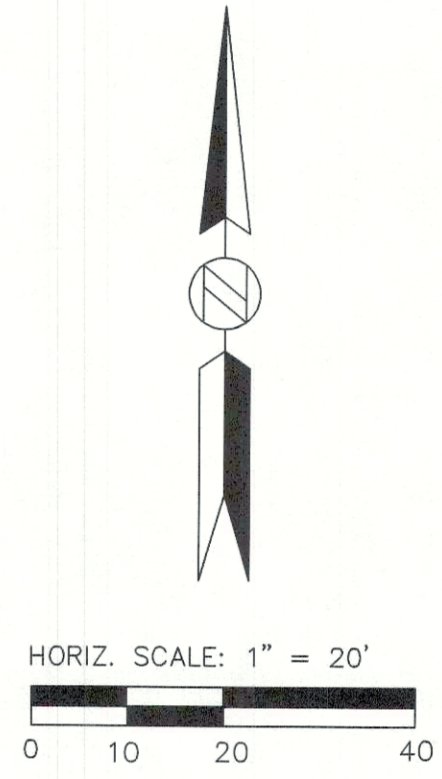


**VICINITY MAP**

NOT TO SCALE

**LEGEND**

- BOLLARD
  - SIGN
  - MAIL BOX
  - COLUMN
  - CLEANOUT
  - ELECTRIC OUTLET
  - TELEPHONE MANHOLE
  - GAS VALVE
  - GAS METER
  - TEST BORE
  - WATER METER
  - DOWNSPOUT
  - CATCH BASIN
  - SINGLE GRATE INLET
  - SLMH STORM SEWER MANHOLE
  - SSMH SANITARY MANHOLE
  - MANHOLE
  - LIGHT POLE
  - UTILITY POLE
  - POLE ANCHOR
  - ORIGIN OR OUTLET UNDETERMINED
- CANOPY
  - TREELINE/EDGE OF WOODS
  - FENCE
  - CHU
  - FO
  - OVERHEAD UTILITIES
  - UNDERGROUND FIBER OPTIC LINE
  - UNDERGROUND CATV LINE
  - UNDERGROUND TELEPHONE LINE
  - GAS LINE
  - WATER LINE
  - SANITARY LATERAL-APPROXIMATE LOCATION SHOWN
  - SANITARY LINE/SIZE
  - STORM LINE/SIZE/TYP
  - EXISTING CONTOUR
  - PROPOSED DRAINAGE FLOW ARROW



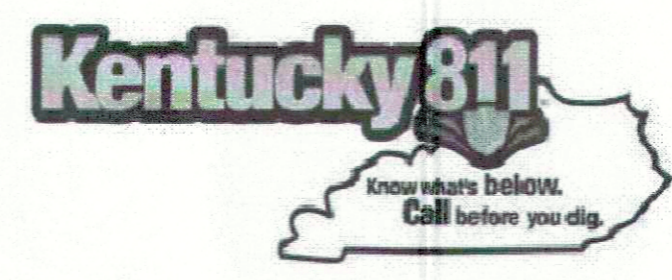
**FOOD, OIL, AND GREASE NOTES:**

- 1) ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL COMPLY WITH MSD'S WASTEWATER/STORMWATER DISCHARGE REGULATIONS (WDR) AND MSD'S FATS, OILS & GREASE (FOG) MANAGEMENT POLICY.
- 2) ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL CONTACT MSD PRIOR TO CONDUCTING PRIVATE PLUMBING WORK AT THE MULTI-UNIT SITE.
- 3) ALL FOOD SERVICE ESTABLISHMENTS (FSE) SHALL COMPLY WITH ALL REQUIREMENTS OF THE WDR AND FOG MANAGEMENT POLICY AND ARE SUBJECT TO ENFORCEMENT ACTIONS IN THE MSD ENFORCEMENT RESPONSE PLAN (ERP).
- 4) MSD OR AN AUTHORIZED REPRESENTATIVE SHALL INSPECT ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENTS WITH FOOD SERVICE ESTABLISHMENTS (FSE) FOR PROPER INSTALLATION OF GREASE INTERCEPTOR (GI).

**UTILITY INFORMATION:**

UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES, AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS.

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (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 & WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.



KENTUCKY UTILITY LOCATE SERVICES  
 PHONE: 800-752-6007 OR WWW.KENTUCKY811.ORG

**OWNER/DEVELOPER**

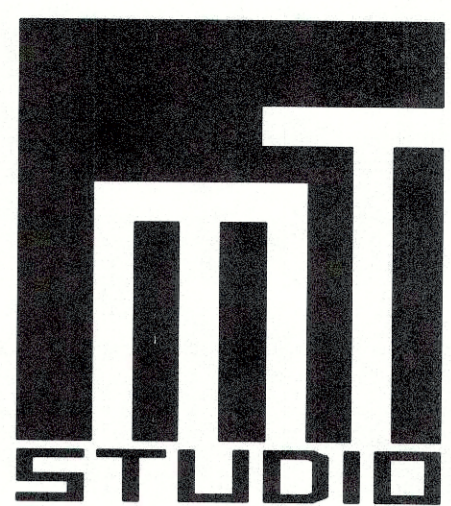
DIXIE HIGHWAY SK CORNERSTONE, LLC  
 8886 BAYSIDE COURT  
 MASON, OH 45040  
 DEED BOOK 11292, PAGE 682-687

**CIVIL ENGINEER**

RDC, LLC  
 TODD REYLING, P.E.  
 4516 BOARDWALK  
 SMITHTON, IL 62285  
 618-530-1694

**LAND SURVEYOR**

BERDING SURVEYING  
 741 MAIN ST.  
 MILFORD, OH 45150  
 513.831.5505



210 South Market St., Suite B  
 Troy, OH 45373  
 p 937.760.3884  
 mtwiss@gomtstudio.com

Civil Engineer:



4516 Boardwalk | Smithton, IL | 62285  
 reylingdc@gmail.com

Kentucky Firm License: 4375  
 KY Certificate of Authority: 0968046  
 RDC Project No. 18-127



LICENSE EXPIRES - 06.30.2020  
 DATE SIGNED - 02.20.2019

ENGINEER OF RECORD:  
 Todd J. Reyling, PE  
 Kentucky PE # 31979



New Ground Up for:  
**Smoothie King/  
 Retail Center**  
 5210 Dixie Highway  
 Louisville, KY 40216  
 MTSTUDIO PROJECT NUMBER: 18039

ISSUED / REVISED	DATE
ISSUED TO PLANNING & DESIGN SERVICES	01.10.2019
REVISION PER FOR COMMENTS	02.20.2019

RECEIVED  
 MAR 08 2019  
 DESIGN SERVICES  
 Revised District Development Plan  
 C1  
 WM#27