

**GENERAL NOTES**

1. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
2. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0047E, DECEMBER 5, 2006)
3. SANITARY SEWERS ARE AVAILABLE BY CONNECTION UTILIZING EXISTING CONNECTION FOR EXISTING BUILDING. SEWERS CONNECT TO THE MORRIS FORMAN WASTEWATER TREATMENT PLANT.
4. DRAINAGE / STORM WATER DETENTION: 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.
5. 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.
6. MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
7. CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
9. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DETAILS.
10. ALL SIDEWALKS SHOWN SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS OTHERWISE NOTED.
11. CONCRETE WALKS AND PAVING ARE TO HAVE BROOM FINISH UNLESS OTHERWISE NOTED.
12. CONSTRUCTION STAKING SHALL BE DONE BY CONTRACTOR.
13. SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE GRASS IS ESTABLISHED.
14. DUMPSTER AREA SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
15. ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.

**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 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 SEED 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.

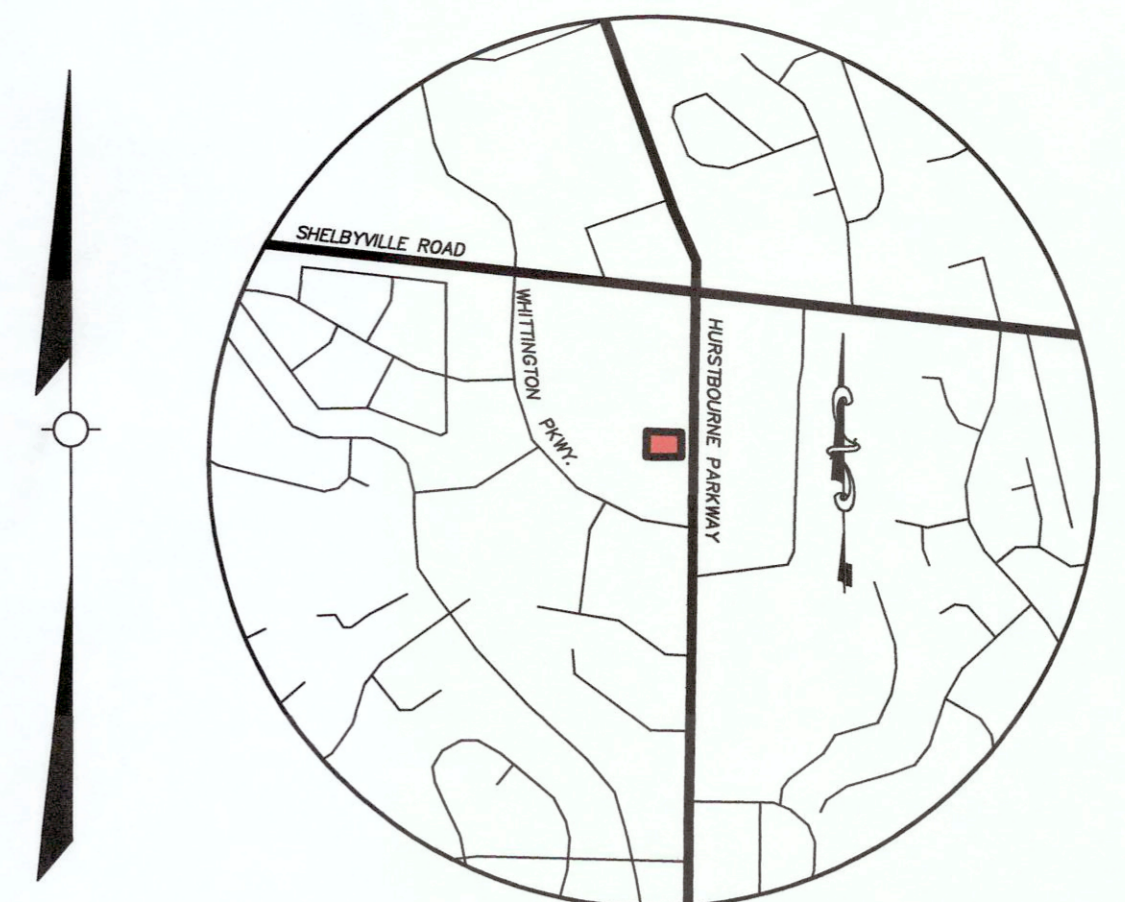
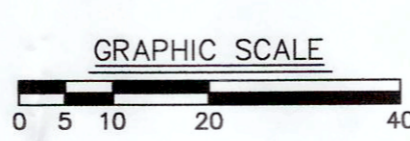
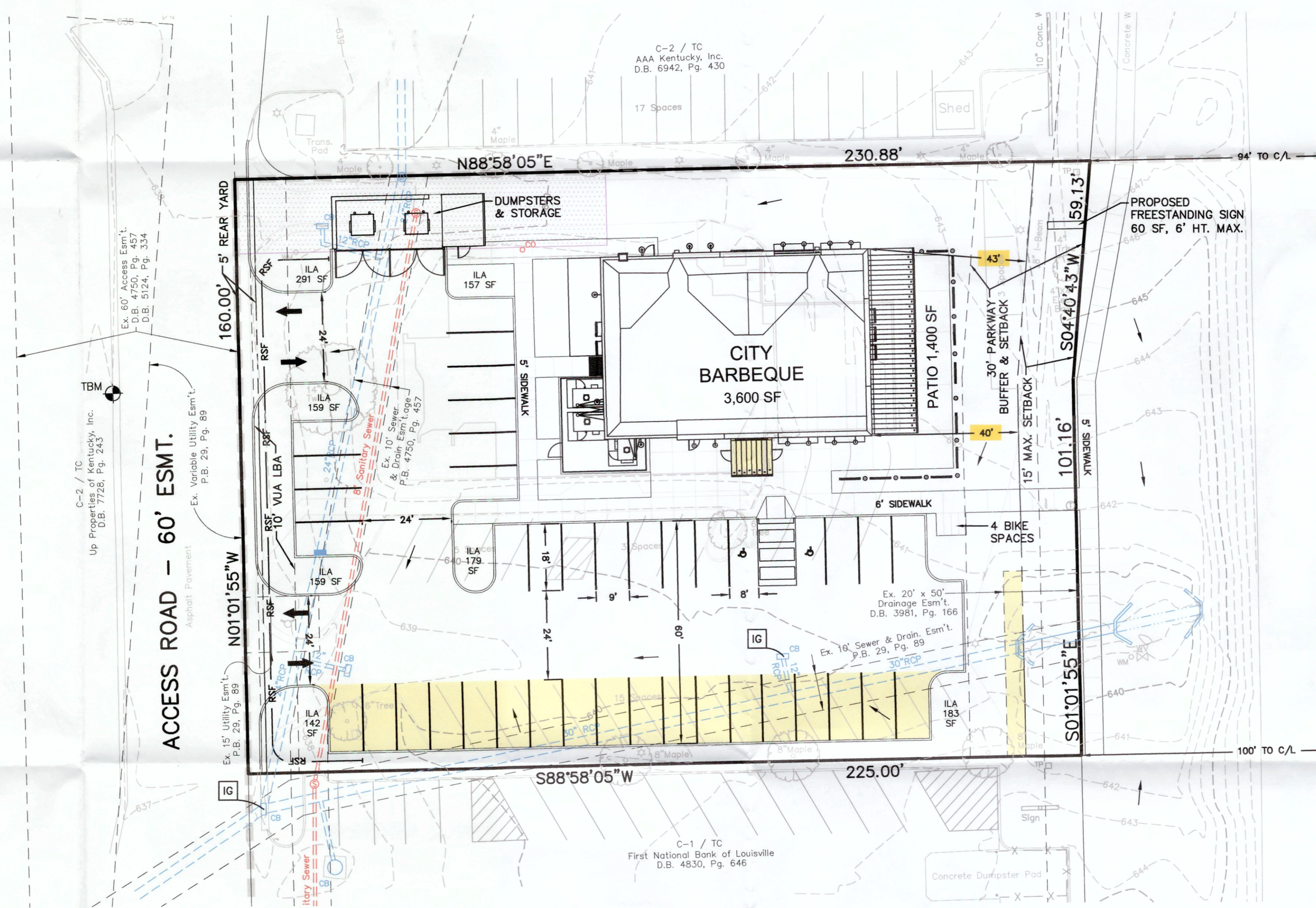
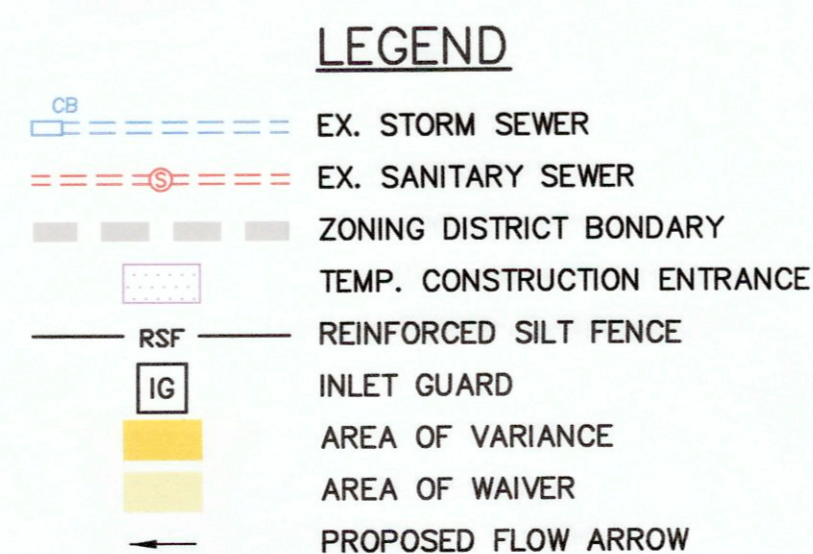
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

**EPSC CONCEPT**

1. CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION MEETING WITH MSD, THE ENGINEER AND ALL SUBCONTRACTORS.
2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE UTILIZING EXISTING NORTH ENTRANCE PAVEMENT AND TEMPORARY STONE.
3. INSTALL REINFORCED SILT FENCE AND STORM SEWER INLET GUARDS.
4. BEGIN BUILDING DEMOLITION, SITE DISTURBANCE AND GRADING FOR NEW BUILDING PAD. INSTALL NEW STORM DRAIN INLETS AND INSTALL SILT SACK INLET PROTECTION.
5. CONSTRUCT NEW RESTAURANT BUILDING AND UTILITY SERVICE LINES. COMPLETE SITE GRADING AND INSTALL CURBS AND BASE STONE.
6. INSTALL ASPHALT BASE, LANDSCAPING AND VEGETATE ALL DISTURBED AREAS. THEN INSTALL SURFACE ASPHALT AND PAVEMENT MARKINGS.



**LOCATION MAP**  
NO SCALE

**SITE DATA**

EXISTING ZONING:	C-1
FORM DISTRICT:	TOWN CENTER
EXISTING USE:	VACANT BANK RESTAURANT
PROPOSED USE:	RESTAURANT
GROSS SITE AREA:	0.83 AC
BUILDING FOOTPRINT:	3,600 SF
PATIO AREA:	1,400 SF
MAX. BUILDING HEIGHT:	120'
FAR:	0.10

**PARKING SUMMARY**

**CAR PARKING REQUIREMENTS**

MIN. PARKING REQUIRED:	40 SPACES
(1 SPACE/125 SF)	
MAX. PARKING ALLOWED:	100 SPACES
(1 SPACE/50 SF)	
PARKING PROVIDED:	40 SPACES
(INCLUDING 2 ACCESSIBLE SPACES)	

**BICYCLE PARKING REQUIREMENTS**

REQUIRED SHORT TERM SPACES:	4 SPACES
PROVIDED SHORT TERM SPACES:	4 SPACES
REQUIRED LONG TERM SPACES:	2 SPACES
PROVIDED LONG TERM SPACES*:	2 SPACES

\* LONG TERM BICYCLE SPACES ARE PROVIDED WITHIN BUILDING.

**TREE CANOPY REQUIREMENTS**

SITE AREA	36,172 SF
EXISTING TREES TO REMAIN	0 SF (0%)
REQUIRED NEW TREE CANOPY	7,235 SF (20%)
TREE CANOPY PLANTED	8,640 SF (24%)
(4 TYPE 'A' ILA TREES @ 1-3/4 CAL.)	
(4 TYPE 'A' VJA BUFFER TREES @ 1-3/4 CAL.)	
(4 TYPE 'A' PARKWAY BUFFER TREES @ 1-3/4 CAL.)	

**ILA CALCULATIONS**

VJA AREA	14,879 SF
ILA REQUIRED (5%)	744 SF
ILA PROVIDED	912 SF
TREES REQUIRED	4 TREES

**IMPERVIOUS AREA CALCULATIONS**

SITE AREA	36,172 SF
EXISTING IMPERVIOUS AREA	25,346 SF
PROPOSED IMPERVIOUS AREA	24,071 SF
PERCENT DIFFERENCE	-5%

**ADDITIONAL REQUESTS**

1. WAIVER FROM LDC 10.2.4.B TO ALLOW AN EXISTING EASEMENT TO OVERLAP A PORTION OF THE PARKWAY BUFFER BY MORE THAN 50%
2. WAIVER FROM LDC 10.2.11.B TO ALLOW MORE THAN 120' BETWEEN INTERIOR LANDSCAPE ISLANDS
3. WAIVER OF LDC CHAPTER 5.5.1.A.1.A TO ALLOW THE PRINCIPAL BUILDING ENTRANCE ON THE SIDE OF THE BUILDING.
4. VARIANCE FROM LDC CHAPTER 5.2.4.C.3.A TO ALLOW THE PROPOSED BUILDING TO EXCEED THE MAXIMUM SETBACK BY 43'.

RECEIVED  
PLANNING & DESIGN SERVICES

JOB NO. 2925  
CASE # 15DEVPLAN1009  
TAX BLOCK 1877, LOT 12  
DATE: 02/25/15  
OWNER/DEVELOPER  
HOOSIER QUE, LLC  
C/O CITY BBQ  
6175 EMERALD PKWY.  
DUBLIN, OH 43016  
D.B. 10337, PG. 393

**SABAK, WILSON & LINGO, INC**  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
LOUISVILLE, KENTUCKY 40202  
THE HENRY CLAY 608 S. THIRD STREET, LOUISVILLE, KY 40202  
(502) 584-8271



NO.	REVISION	DATE

SHEET TITLE: CATEGORY 3 PLAN  
PROJECT TITLE: CITY BARBEQUE  
329 WHITTINGTON PARKWAY  
LOUISVILLE, KY 40222

DRAWING NO: **CAT-3**  
SHEET 1 OF 1