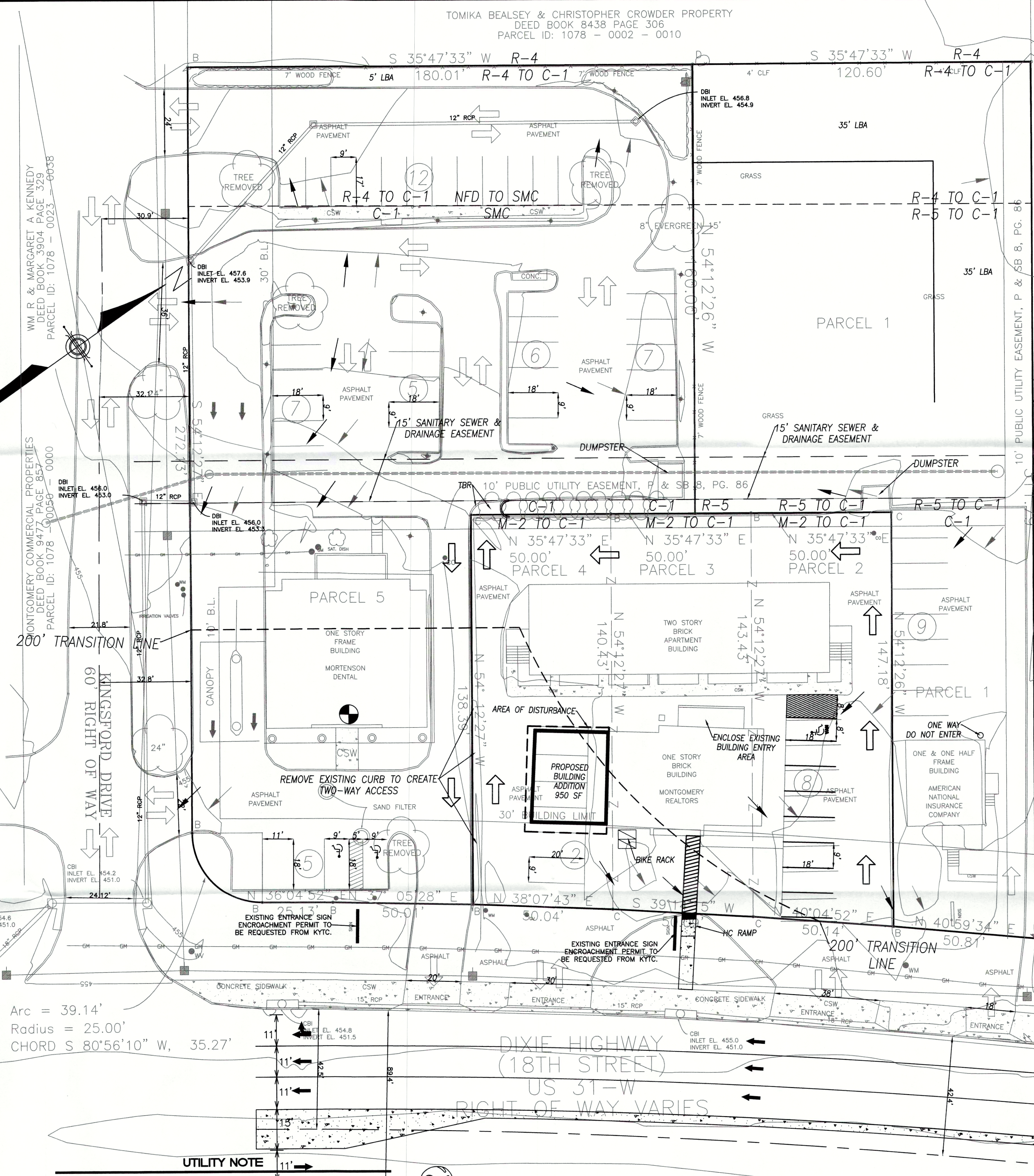


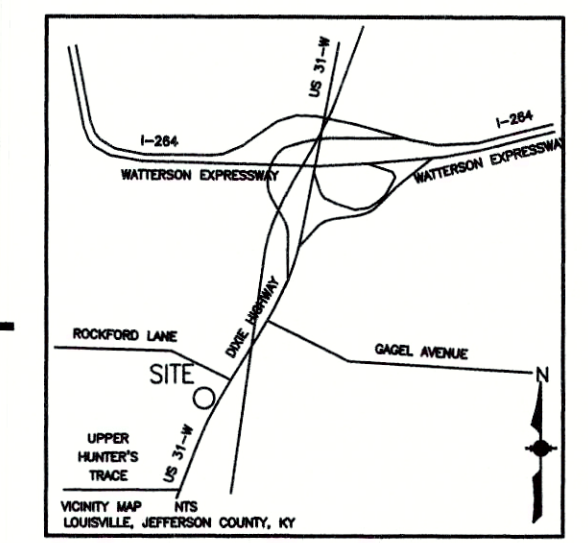
GENERAL NOTES:

- MSD WATER MANAGEMENT #11868.
- 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.
- 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 STAKING THE PROJECT'S LINES AND GRADES AS SHOWN ON THESE PLANS WILL BE PROVIDED UPON REQUEST.
- 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.
- 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.
- ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER.
- ALL CULVERTS UNDER PAVING HAVING LESS THAN 12" COVER SHALL BE CONCRETE ENCASED.
- RING ALL CATCH BASINS WITH STONE BAGS DURING GRADING OPERATIONS.
- ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT'S STANDARD SPECIFICATIONS.
- DENSE-GRADED AGGREGATE BASE SHALL BE COMPACTED IN SEPARATE LAYERS.
- FOR ASPHALT PARKING LOTS, CONTRACTOR SHALL RECEIVE APPROVAL FOR JOB MIX FORMULA.
- 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.
- 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.
- THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM SHALL BE 10%.
- DIMENSIONS SHOWN HEREON ARE FROM THE EDGE OF GUTTERS OR WALLS UNLESS SHOWN OTHERWISE. ALL RADII SHOWN ARE ON FACE OF CURB.
- 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.
- THE CONTRACTOR SHALL PROVIDE A COMPACTED DEPTH OF 6" TOPSOIL OVER ALL PERVIOUS AREAS ON THE PROJECT.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBLE DESIGN.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0072 E)
- SANITARY SEWERS ARE AVAILABLE BY EXISTING CONNECTION FROM THE EXISTING SEWER, SUBJECT TO FEES.
- DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS AND SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES.
- ALL SIGNAGE SHALL COMPLY WITH LDC CHAPTER 8, SIGN REGULATIONS.
- ALL SERVICE STRUCTURES, INCLUDING DUMPSTER SHALL BE SCREENED IN ACCORDANCE WITH LDC CHAPTER 10.
- KTC APPROVAL MAY BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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.
- CONSTRUCTION PLANS, BOND AND KTC PERMIT MAY BE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- PARCELS NUMBERED 2, 3, AND 4 TO BE CONSOLIDATED AND RECORDED PRIOR TO CONSTRUCTION APPROVAL.
- CROSS ACCESS/ SHARED PARKING AGREEMENT REQUIRED AND SHALL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- SUBJECT TO BINDING ELEMENTS 9-32-93
- MSD SINGLE LOT RESIDENTIAL CONSTRUCTION PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
- NO INCREASE OF STORM WATER ONTO 1809 KINGSFORD DR. AND 4730 DIXIE HWY.



WAIVERS REQUESTED

SECTION 10.2: TO REDUCE THE REQUIRED 35' LBA TO MATCH THE EXISTING 5' LBA ALONG THE WEST PROPERTY LINE AT 1805 KINGSFORD DRIVE.



VICINITY MAP
N.T.S.
SITE DATA CHART

EXISTING FORM DISTRICT.....	SUBURBAN MARKETPLACE & NEIGHBORHOOD
PROPOSED FORM DISTRICT.....	SUBURBAN MARKETPLACE
EXISTING USE.....	OFFICE & APARTMENTS
PROPOSED USE.....	OFFICE & APARTMENTS
PROPERTY AREA.....	2.08 ACRES (90,606 S.F.)
EXISTING BUILDING.....	5,968 S.F. (2,149 REALTY OFFICE, 848 INSURANCE OFFICE & 2,971 DENTAL OFFICE)
EXISTING RESIDENTIAL UNITS.....	12 APARTMENT UNITS
PROPOSED BUILDING ADDITION.....	950 S.F.
BUILDING HEIGHT.....	45 FT. MAX.
REQUIRED PARKING.....	37 MIN. (1 PER 350 S.F. GENERAL OFFICE, 1 PER 250 DENTAL OFFICE, & 1.5 PER 2,971 DENTAL OFFICE, & 12 APARTMENTS)
PROVIDED PARKING.....	61 SPACES, INCLUDING 4 HANDICAP
PROPOSED BIKE PARKING.....	2 SHORT TERM & 2 LONG TERM (AT MONTGOMERY REALTORS)
EXISTING VUA.....	46,439 S.F.
PROPOSED VUA.....	0 S.F.
REQUIRED ILA.....	0 S.F. (5%)
PROVIDED ILA.....	0 S.F.

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 PUMPE TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

AREA OF DISTURBANCE 1,100 SQ. FT. (0.025 AC.)

LEGEND

- IP 1/2" DIAMETER STEEL REINFORCING BAR WITH ORANGE PLASTIC CAP STAMPED "W 2852" SET
- PKF PARKER-KALON NAIL WITH BRASS WASHER STAMPED "2852", SET PREVIOUS SURVEY
- LIGHT POLE
- SANITARY/STORM MANHOLE
- POWER POLE
- FIRE HYDRANT
- GRAVITY SANITARY SEWER LINE / STORM SEWER
- WATER LINE
- WATER VALVE
- PHYSICALLY CHALLENGED PARKING SPACE
- CBM INLET EL. 455.0
- CBM OUT
- CBMFT EDCHAM-LINK FENCE
- GM GAS METER
- WM WATER METER
- 000-21' EXISTING CONTOUR
- 000-21' EXISTING CONTOUR
- PROPOSED DRAINAGE ARROW
- EXISTING DRAINAGE ARROW
- GM GAS MAIN
- EXISTING POLE
- TELEPHONE POLE
- POLE ANCHOR
- TREE/SHRUB
- FENCE
- MONITORING WELL
- WATER METER
- BURIED TELEPHONE/FIBER OPTIC
- GUARDRAIL
- OVERHEAD UTILITY LINE
- INTERIOR PROPERTY LINE
- CBM CURB BOX INLET
- DBI DROP BOX INLET
- TBM TEMPORARY BENCHMARK
- EXISTING PLANTING
- TPF TREE PROTECTION FENCE
- PROPOSED PLANTING

DDDP FOR MONTGOMERY REALTORS OFFICE BUILDING

- 4738/4734 DIXIE HIGHWAY & 1805 KINGSFORD DRIVE
- PARCEL 1 - TAX BLOCK 1078 LOT 43 DEED BOOK 8036, PAGE 243
- PARCEL 2 - TAX BLOCK 1078 LOT 47 DEED BOOK 8740, PAGE 601
- PARCEL 3 - TAX BLOCK 1078 LOT 48 DEED BOOK 8740, PAGE 601
- PARCEL 4 - TAX BLOCK 1078 LOT 49 DEED BOOK 8740, PAGE 601
- PARCEL 5 - TAX BLOCK 1075 LOT 29-0005 DEED BOOK 9577, PAGE 895

REVISIONS	SCALE: 1"=20'
DRWN: KLV	
CHKD: MAB	
DATE: NOVEMBER 30, 2018	

RECEIVED
DEC 03 2018
PLANNING & DESIGN SERVICES

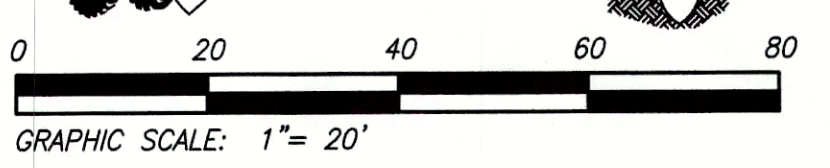
OWNER/ DEVELOPER:
SHAW REAL ESTATE, LLC
4738 DIXIE HIGHWAY
LOUISVILLE, KY 40216

STATE OF KENTUCKY
MARVA BLOMQUIST
LICENSED PROFESSIONAL CIVIL ENGINEER
NO. C-1

UTILITY NOTE
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.

The New Look for Digging Safely in Kentucky
Kentucky 811
Call 811 Before You Dig

BLOMQUIST DESIGN GROUP, LLC
10529 TIMBERWOOD CIRCLE SUITE "D"
LOUISVILLE, KENTUCKY 40223
PHONE: 502.429.0105 FAX: 502.429.6861
EMAIL: MARVBDG@AOL.COM



TEMPORARY BENCHMARK ELEV. 455.79
FINISHED FLOOR OF EXISTING BUILDING AT ENTRANCE (NAVD '88)