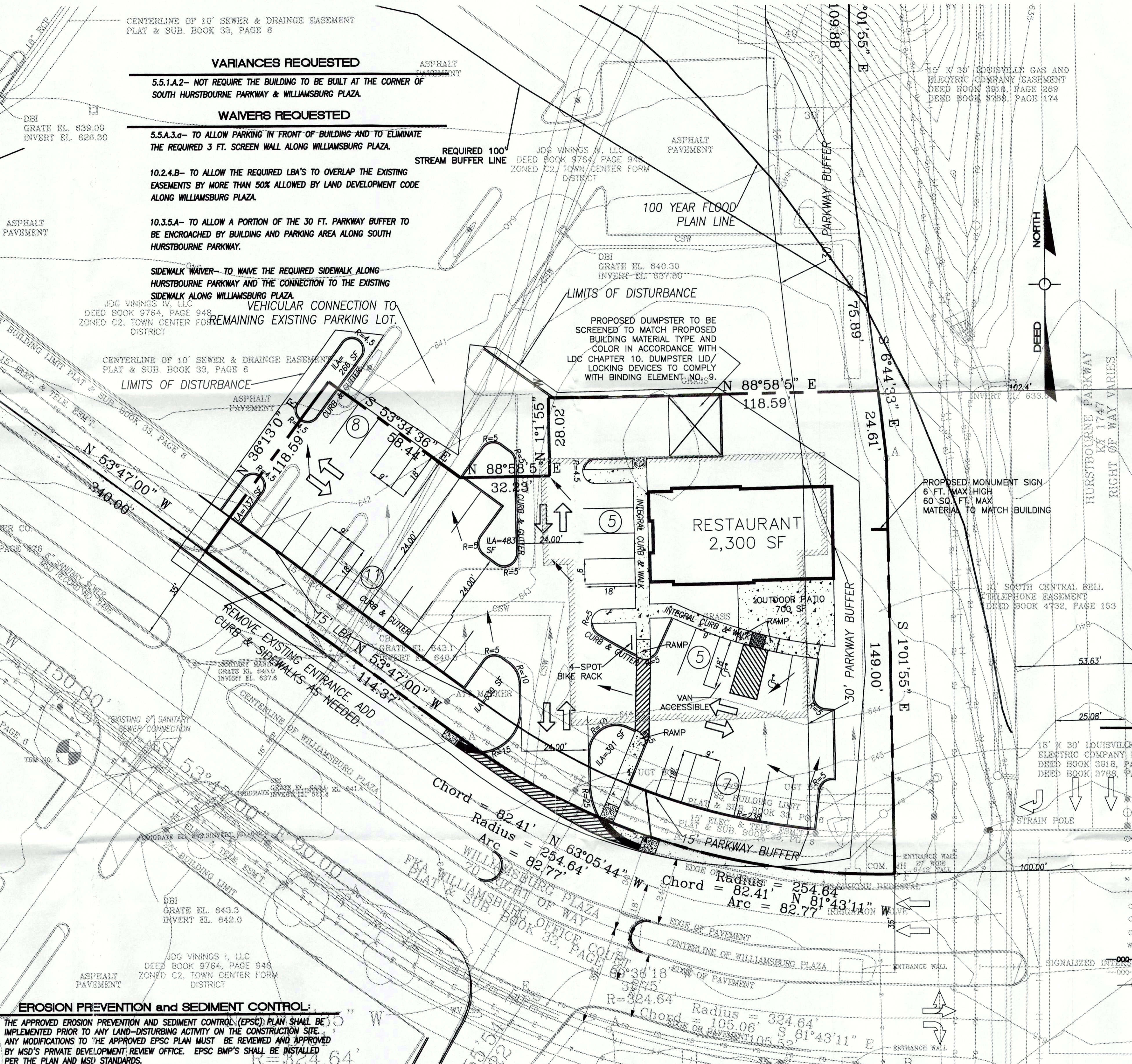


GENERAL NOTES:

- MSD WATER MANAGEMENT #10791.
- 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 PVIOUS 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.
- A PORTION OF THE SITE IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA, AS SHOWN. (FEMA MAP 21111C0047 E)
- SANITARY SEWERS ARE AVAILABLE BY EXISTING CONNECTION FROM THE EXISTING SEWER RECORD NUMBER 9496-1, 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 WILL 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.
- CITY OF HURSTBOURNE APPROVAL REQUIRED PRIOR TO TRANSMITTAL.
- CONSTRUCTION PLANS, BOND AND KTC APPROVAL ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- VERIFICATION OF THE ADEQUACY OF THE EXISTING DRAINAGE SYSTEM WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- ALL EXTERIOR LIGHTS SHALL NOT EXCEED 14 FT. IN HEIGHT AND SHALL BE FULLY SHIELDED WITH FLAT LENSES AND BE DIRECTED DOWN AND AWAY FROM RESIDENTIAL PROPERTIES.
- MSD INDUSTRIAL WASTE DIVISION (IWD) APPROVAL REQUIRED
- PROPOSED LOT WILL BE CREATED BY MINOR PLAT AND APPROVED PRIOR TO CONSTRUCTION APPROVAL.
- SITE SUBJECT TO MSD'S REGIONAL FACILITY FEE.
- APPROVAL FROM THE KY DIVISION OF WATER MAY BE REQUIRED DEPENDING ON FINAL PROPERTY LINES IN RELATION TO THE FLOODPLAIN.
- A RECIPROCAL ACCESS AND CROSSOVER EASEMENT/ AGREEMENT IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNSEL SHALL BE CREATED BETWEEN THE ADJOINING PROPERTY OWNERS AND RECORDED. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO THE DIVISION OF PLANNING AND DESIGN SERVICES. TRANSMITTAL OF APPROVED PLANS TO THE OFFICE RESPONSIBLE FOR PERMIT ISSUANCE WILL OCCUR ONLY AFTER RECEIPT OF SAID INSTRUMENT. THE APPLICANT FURTHER AGREES TO CONSTRUCT THE EASEMENT/ AGREEMENT AREA(S) UP TO THE COMMON PROPERTY LINE.



VARIANCES REQUESTED

5.5.1.A.2- NOT REQUIRE THE BUILDING TO BE BUILT AT THE CORNER OF SOUTH HURSTBOURNE PARKWAY & WILLIAMSBURG PLAZA.

WAIVERS REQUESTED

5.5.A.3.g- TO ALLOW PARKING IN FRONT OF BUILDING AND TO ELIMINATE THE REQUIRED 3 FT. SCREEN WALL ALONG WILLIAMSBURG PLAZA.

10.2.4.B- TO ALLOW THE REQUIRED LBA'S TO OVERLAP THE EXISTING EASEMENTS BY MORE THAN 50% ALLOWED BY LAND DEVELOPMENT CODE ALONG WILLIAMSBURG PLAZA.

10.3.5.A- TO ALLOW A PORTION OF THE 30 FT. PARKWAY BUFFER TO BE ENCRoACHED BY BUILDING AND PARKING AREA ALONG SOUTH HURSTBOURNE PARKWAY.

SIDEWALK WAIVER- TO WAIVE THE REQUIRED SIDEWALK ALONG HURSTBOURNE PARKWAY AND THE CONNECTION TO THE EXISTING SIDEWALK ALONG WILLIAMSBURG PLAZA.

VEHICULAR CONNECTION TO REMAINING EXISTING PARKING LOT.

EROSION PREVENTION AND SEDIMENT CONTROL:

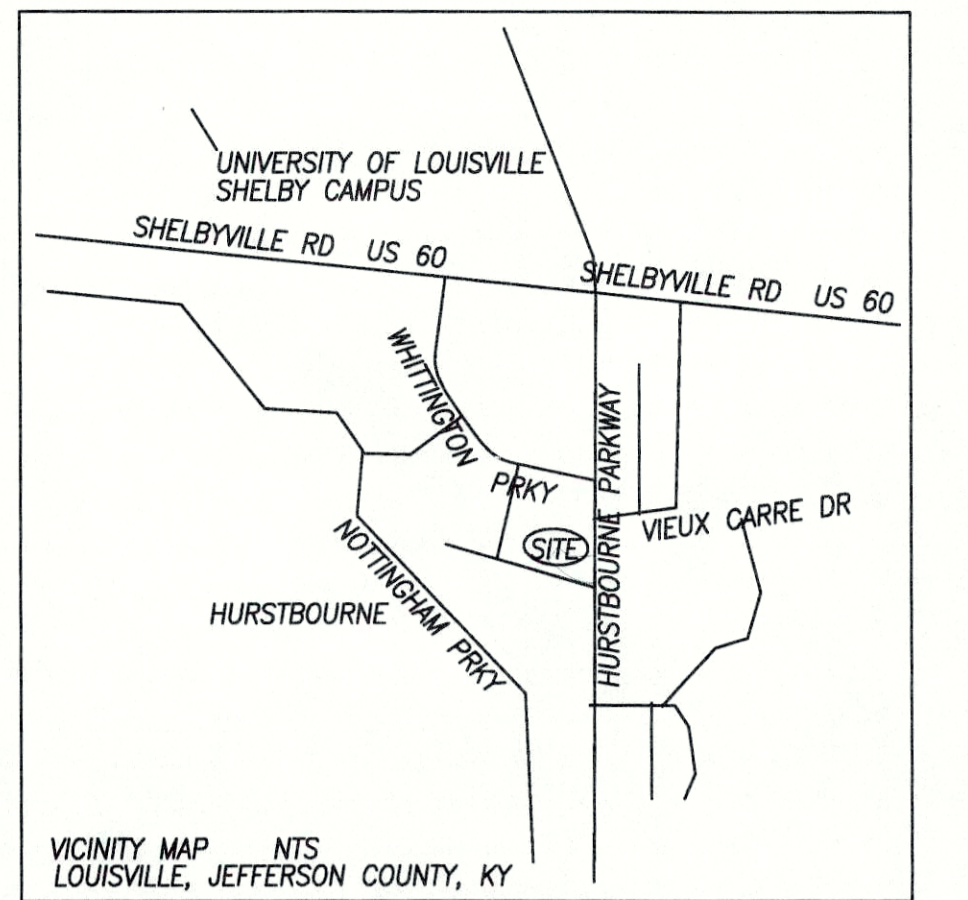
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

FOOD, OIL AND GREASE NOTES

- 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.
 - ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL CONTACT MSD PRIOR TO CONDUCTING PRIVATE PLUMBING WORK AT THE MULTI-UNIT SITE.
 - 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).
 - 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).
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED 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 SEEDDED, 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.

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.



VICINITY MAP

N.T.S.

SITE DATA CHART

EXISTING ZONE.....	C2
EXISTING FORM DISTRICT.....	TOWN CENTER
EXISTING USE.....	VACANT
PROPOSED USE.....	RESTAURANT
PROPERTY AREA.....	0.68 ACRES (29,680 S.F.)
PROPOSED BUILDING S.F.	2,300 S.F. + 700 S.F. OUTDOOR
	PATIO= 3,000 S.F. TOTAL
BUILDING HEIGHT.....	45 FT. MAX.
F.A.R.....	0.07
REQUIRED PARKING.....	24 MIN. (1 PER 125 S.F.)
	60 MAX. (1 PER 50 S.F.)
PROVIDED PARKING.....	36, INCL. 4 ADA
PROVIDED BICYCLE PARKING.....	2 LONG-TERM PARKING
	4 SHORT-TERM PARKING
PROPOSED VUA.....	15,371 S.F.
REQUIRED I.L.A.....	1,153 S.F. (7.5%)
PROVIDED I.L.A.....	1,816 S.F. (11.8%)
EXISTING TREE CANOPY.....	0%
REQUIRED TREE CANOPY.....	20% (5,919.6 S.F.)

INCREASE IN IMPERVIOUS AREA

PREDEVELOPED IMPERVIOUS AREA =	16,291 SQ. FT.
DEVELOPED IMPERVIOUS AREA =	19,728 SQ. FT.
INCREASE IN IMPERVIOUS AREA =	3,437 SQ. FT.

AREA OF DISTURBANCE 31,355 SQ. FT. (0.72 AC).

LEGEND

- GM — GAS MAIN
- EXISTING POLE
- TELEPHONE POLE
- ▲ POLE ANCHOR
- TREE/SHRUB
- FENCE
- MONITORING WELL
- WATER METER
- T — SANITARY/STORM MANHOLE
- T — GRAVITY SANITARY SEWER LINE / STORM SEWER
- T — BURIED TELEPHONE/FIBER OPTIC
- T — GUARDRAIL
- T — WATER LINE
- T — WATER VALVE
- T — PHYSICALLY CHALLENGED PARKING SPACE
- T — CLEAN OUT
- T — CHAIN LINK FENCE
- T — GAS METER
- T — WATER METER
- T — PROPOSED CONTOUR
- T — EXISTING CONTOUR
- T — PROPOSED DRAINAGE ARROW
- T — SIGNALIZED INTERSECTION
- T — CENTERLINE OF

DETAILED DISTRICT DEVELOPMENT PLAN
FOR
CHIPOTLE RESTAURANT

ZONED C2, TOWN CENTER FORM DISTRICT
420 SOUTH HURSTBOURNE PARKWAY
LOUISVILLE, KY 40222
TAX BLOCK 1978 LOT 1
DEED BOOK 9764, PAGE 948
WILLIAMSBURG OFFICE PARK
PLAT & SUBDIVISION BOOK 33, PAGE 6

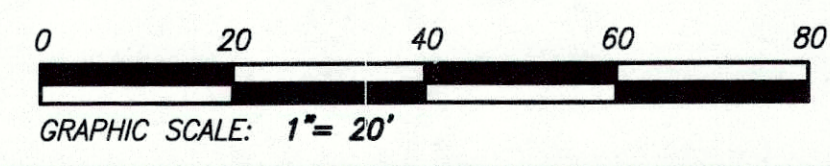
OWNER:
JHS VININGS, LLC
11411 PARK ROAD
ANCHORAGE, KY 40223

DEVELOPER:
JDG VININGS IV, LLC
320 WHITTINGTON PARKWAY, SUITE 304
LOUISVILLE, KY 40222



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

REVISIONS	SCALE:
	1" = 20'
	DRWN: KLV
	CKD: MAB
	DATE:
	MAY 18, 2015



NO.
C-1