

GENERAL NOTES:

- MSD WATER MANAGEMENT #3467.
- 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 21111C0094 E)
- SANITARY SEWERS ARE AVAILABLE BY EXISTING CONNECTION FROM THE EXISTING SEWER RECORD NUMBER 11192-10, SUBJECT TO FEES.
- DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 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.
- 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 WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS. CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO FINAL APPROVED PLAN TRANSMITTAL BY METRO PUBLIC WORKS. CONSTRUCTION PLANS, BOND AND KTC PERMIT 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.
- MSD INDUSTRIAL WASTE DIVISION (IWD) APPROVAL REQUIRED
- COE WETLANDS DELINEATION REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL
- SITE IS SUBJECT TO REGIONAL FACILITY FEE X 1.5
- LESS THAN 1 ACRE OF DISTURBANCE. MS4 WATER QUALITY REGULATIONS SET BY MSD IS NOT REQUIRED.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- FUTURE CONNECTION WITH WESTERN ADJOINING PROPERTY WILL BE ALLOWED AT THE TIME THE WESTERN PROPERTY REDEVELOPS.

VARIANCES REQUESTED 15ZONE1045

5.3.1.C.5- Table 5.3.2- TO ALLOW THE BUILDING TO BE LOCATED MORE THAN 80 FT. FROM BUENA VISTA COURT.

WAIVERS REQUESTED 15ZONE1045

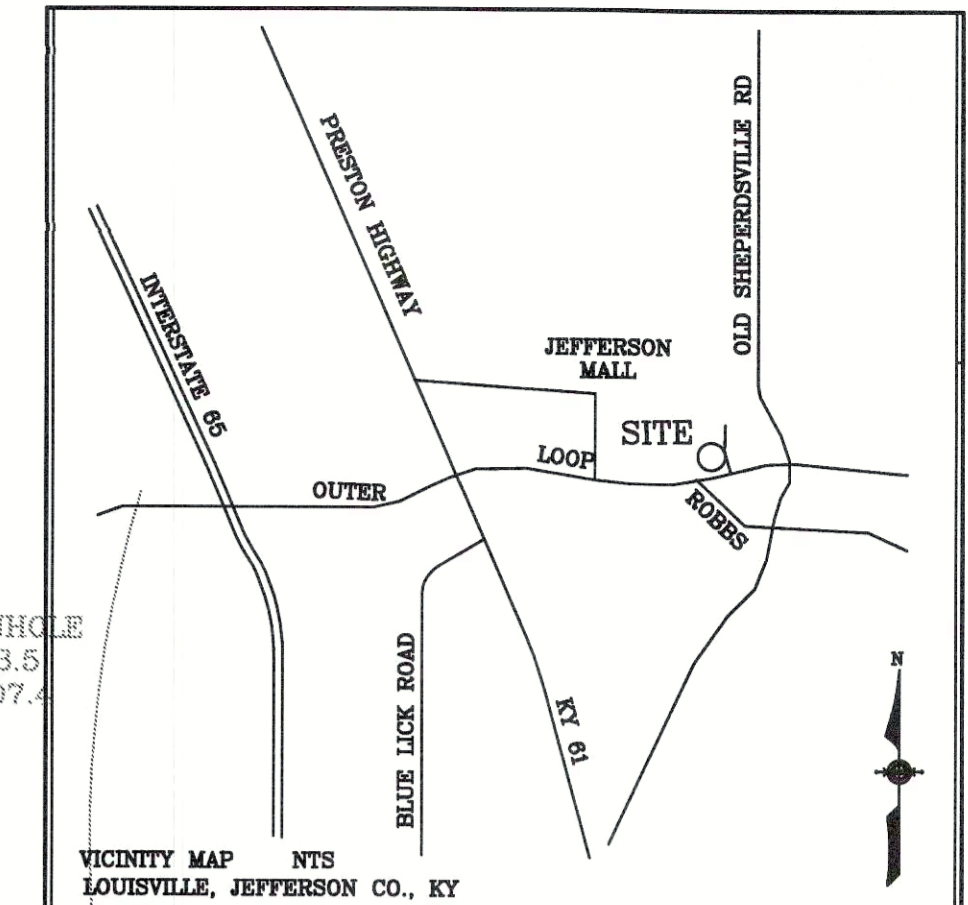
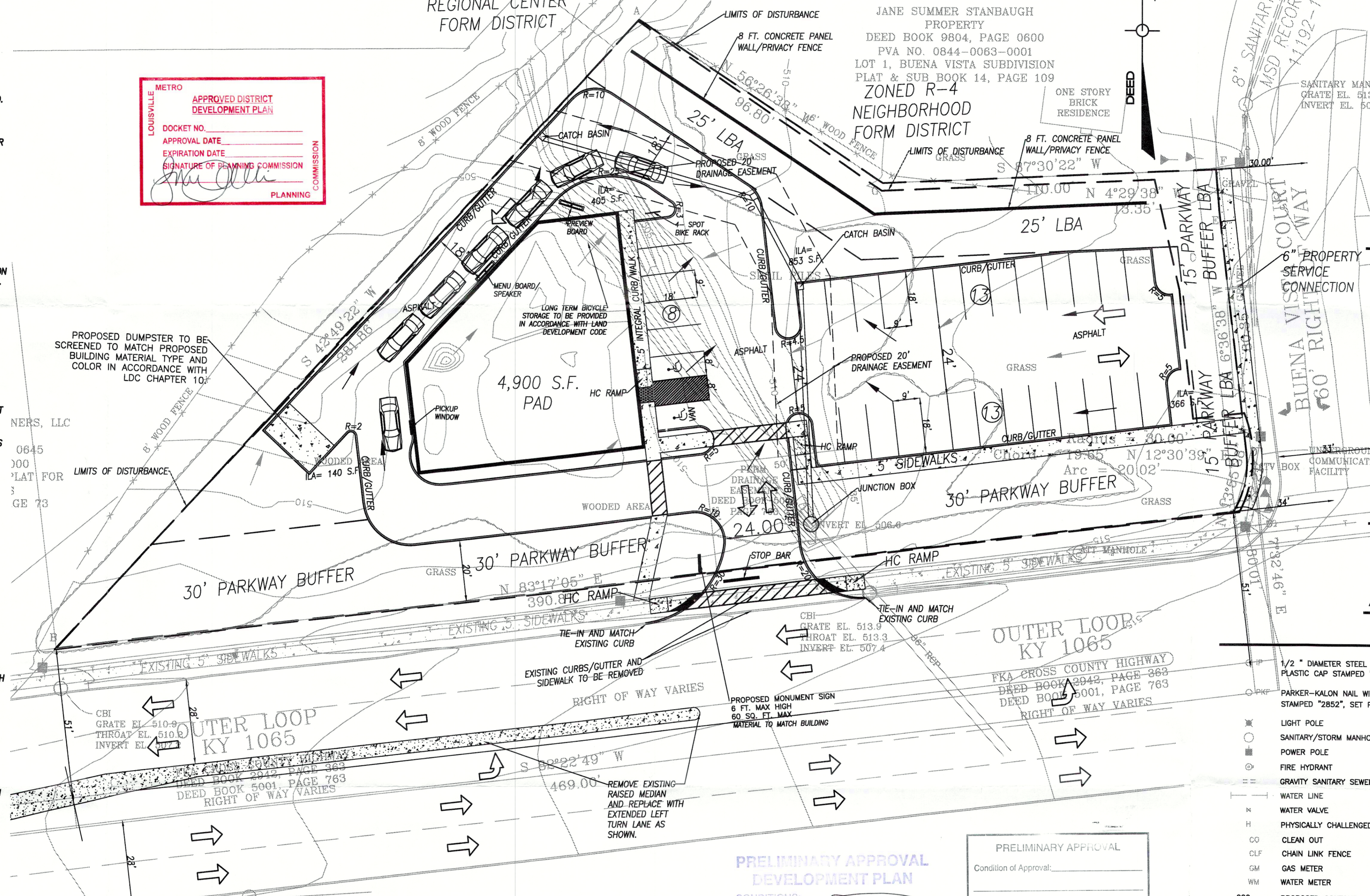
10.3.5.A.1- Table 10.3.1- TO ALLOW DRIVE LANE TO ENCR OACH INTO THE REQUIRED 30 FT. PARKWAY BUFFER.



ARC JLOUKY001, LLC
PROPERTY
DEED BOOK 10429, PAGE 0120
PVA NO. 0843-0199-0000
LOT 6, MINOR SUBDIVISION PLAT FOR
JEFFERSON COMMONS
PLAT & SUB BOOK 64, PAGE 73

ZONED C-2
REGIONAL CENTER
FORM DISTRICT

JANE SUMMER STANBAUGH
PROPERTY
DEED BOOK 9804, PAGE 0600
PVA NO. 0844-0063-0001
LOT 1, BUENA VISTA SUBDIVISION
PLAT & SUB BOOK 14, PAGE 109
ZONED R-4
NEIGHBORHOOD
FORM DISTRICT



VICINITY MAP
N.T.S.

SITE DATA CHART

EXISTING ZONE.....	R4
PROPOSED ZONE.....	C1
EXISTING FORM DISTRICT.....	NEIGHBORHOOD
EXISTING USE.....	VACANT
PROPOSED USE.....	RESTAURANT/RETAIL WITH DRIVE THRU
PROPERTY AREA.....	0.9979 ACRES (43,467 S.F.)
PROPOSED BUILDING S.F.....	4,900 S.F.
BUILDING HEIGHT.....	25 FT. MAX.
F.A.R.....	0.1127
REQUIRED PARKING.....	32 MIN. (1 PER 125 S.F. OF 3,900 S.F. RESTAURANT & 1 PER 250 S.F. OF 1,000 S.F. RETAIL)
PROVIDED PARKING.....	33, INCL. 2 ADA
PROVIDED BICYCLE PARKING.....	4 SHORT-TERM PARKING, AND LONG-TERM PARKING
PROPOSED VIA.....	17,942 S.F.
REQUIRED I.A.....	1,346 S.F. (7.5%)
PROVIDED I.A.....	1,764 S.F. (8.8%)
EXISTING TREE CANOPY.....	0%
REQUIRED TREE CANOPY.....	20% (8,693 S.F.)

INCREASE IN IMPERVIOUS AREA

PREDEVELOPED IMPERVIOUS AREA =	0 SQ. FT.
DEVELOPED IMPERVIOUS AREA =	25,649 SQ. FT.
INCREASE IN IMPERVIOUS AREA =	25,649 SQ. FT.

AREA OF DISTURBANCE 0.960 AC (41,832 S.F.)

LEGEND

1/2" DIAMETER STEEL REINFORCING BAR WITH ORANGE PLASTIC CAP STAMPED "W 2852" SET	GM	GAS MAIN
PARKER-KALON NAIL WITH BRASS WASHER STAMPED "2852", SET PREVIOUS SURVEY	●	EXISTING POLE
LIGHT POLE	○	TELEPHONE POLE
SANITARY/STORM MANHOLE	⊗	POLE ANCHOR
POWER POLE	⊙	TREE/SHRUB
FIRE HYDRANT	⊕	FENCE
GRAVITY SANITARY SEWER LINE / STORM SEWER	—	MONITORING WELL
WATER LINE	—	WATER METER
WATER VALVE	—	BURIED TELEPHONE/FIBER OPTIC GUARDRAIL
N	—	OVERHEAD UTILITY LINE
H	—	INTERIOR PROPERTY LINE
CO	—	CURB BOX INLET
CLF	—	DBI
GM	—	TBM
WM	—	TEMPORARY BENCHMARK
000	—	EXISTING PLANTING
000	—	EXISTING CONTOUR
→	—	PROPOSED PLANTING
→	—	PROPOSED DRAINAGE ARROW

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.

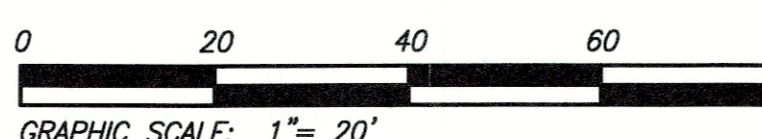
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

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.



PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:

BY: [Signature]
DATE: 11/10/16
LOUISVILLE, JEFFERSON COUNTY
METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval:
[Signature]
Date: 11-10-16
Developer Review
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



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'
	DRAWN: KLV
	CKD: MAB
	DATE: NOVEMBER 8, 2016

DETAILED DISTRICT DEVELOPMENT PLAN
FOR
RESTAURANT/ RETAIL

ZONED R4, NEIGHBORHOOD FORM DISTRICT
5103 OUTER LOOP
LOUISVILLE, KY 40219
TAB BLOCK 643, LOT 123
DEED BOOK 10200, PAGE 716

OWNER/ DEVELOPER:
DFWM OUTERLOOP, LLC
320 WHITTINGTON PARKWAY, SUITE 300
LOUISVILLE, KY 40222

NOV 14 2016
PLANNING & DESIGN SERVICES

NO.
C-1