

**GENERAL NOTES**

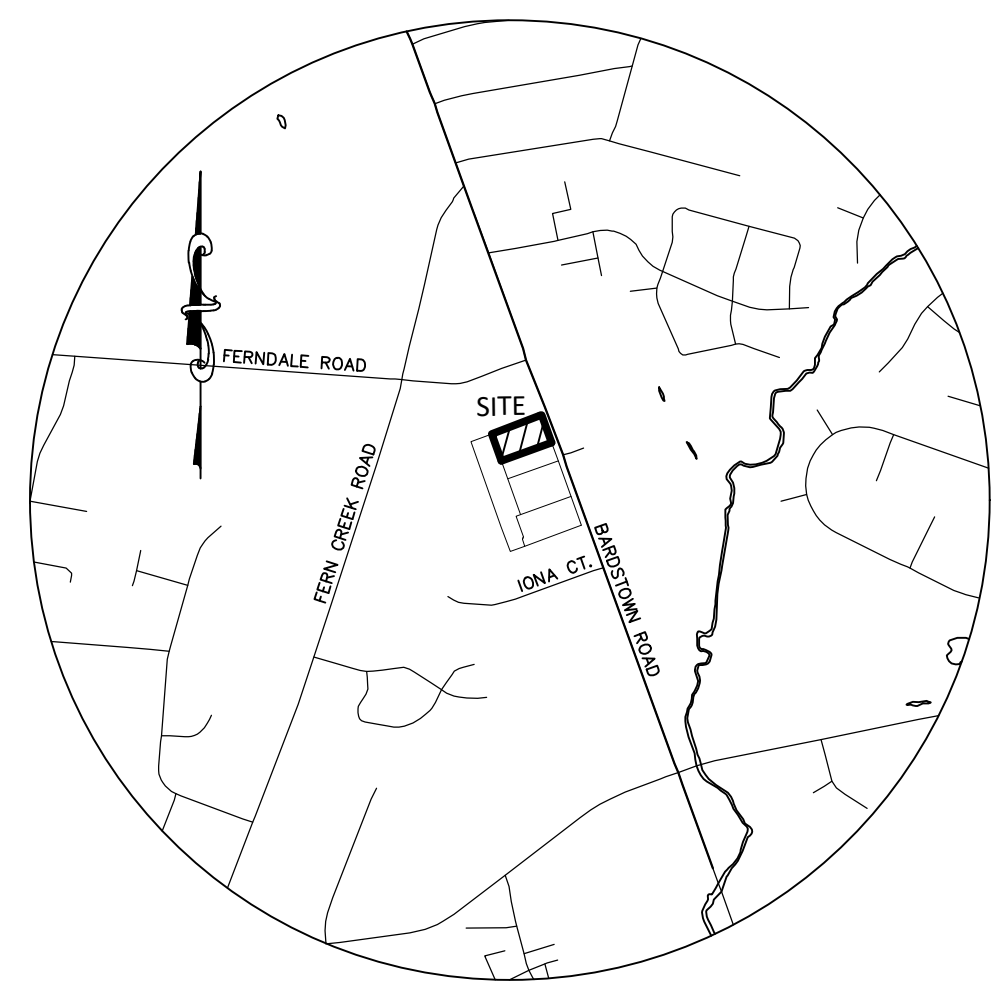
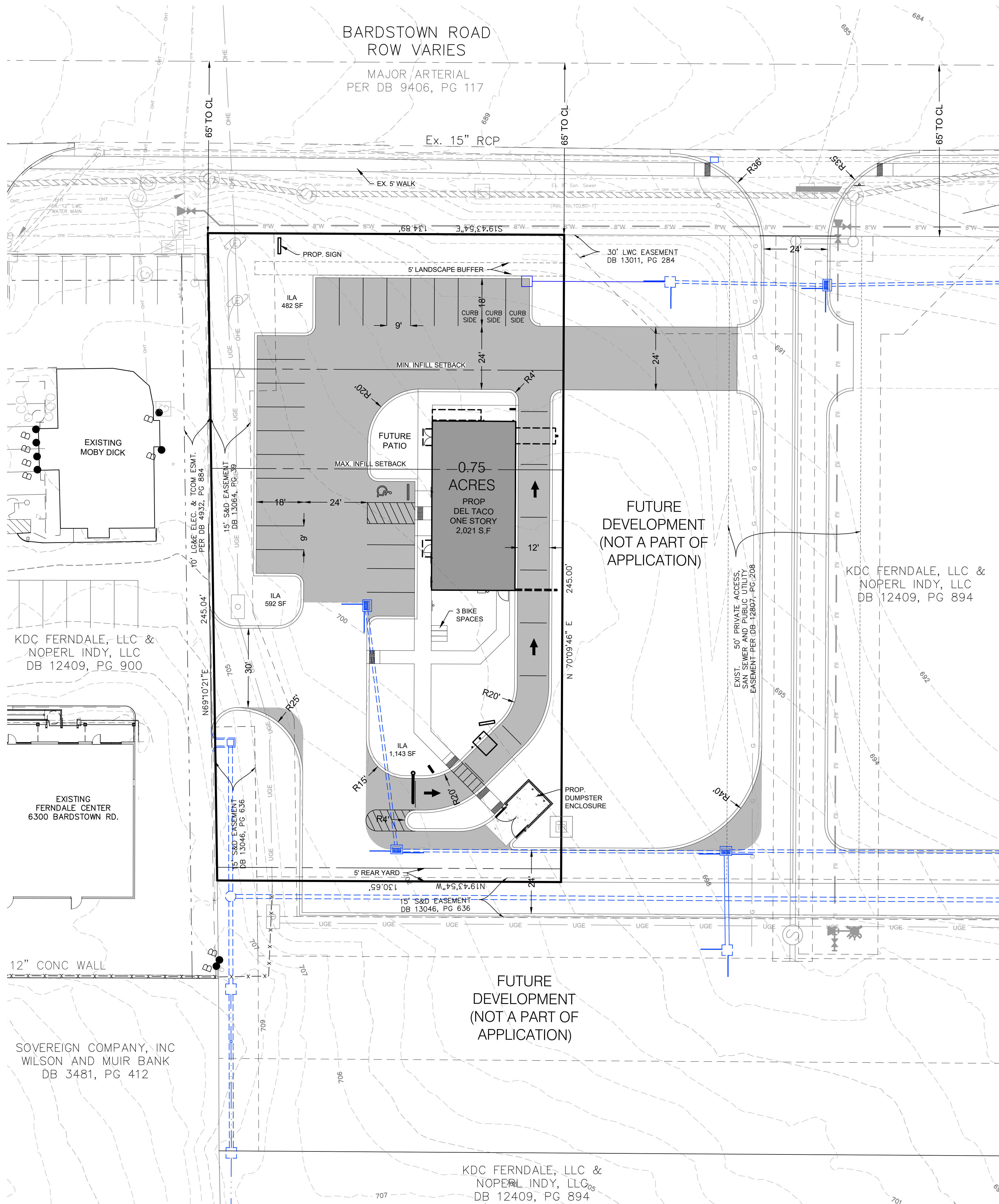
1. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
2. THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
3. KYTC BOND AND ENCROACHMENT PERMIT REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY.
4. CONSTRUCTION PLANS 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.
5. EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL STANDARDS SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
6. WASTEWATER: SANITARY SEWER WILL BE BY CONNECTION SUBJECT TO FEES. SANITARY SEWER PATTERN DEPICTED FOR CONCEPTUAL PURPOSES ONLY.
7. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA MAP, (21111C0097E DATED DECEMBER 5, 2006).
8. REQUIRED DETENTION TO BE PROVIDED BY THE EXISTING DETENTION BASIN BEHIND L&N CREDIT UNION AT 6410 BARDSTOWN ROAD.

**EPSC NOTES**

1. 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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.
2. 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.
3. 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.
4. 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.
5. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.
6. 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 NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
7. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

**UTILITY NOTES**

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE 811, WWW.KENTUCKY811.COM) FORTY EIGHT 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, AND WATERLINES). WHEN CONTACTING KENTUCKY 811 CALL CENTER, PLEASE STATE THAT 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 IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.



**LOCATION MAP**  
NOT TO SCALE

**SITE DATA**

FORM DISTRICT:	TOWN CENTER
EXISTING ZONING:	CI
EXISTING USE:	VACANT
PROPOSED USE:	RESTAURANT
SITE AREA:	0.75 ACS
PROPOSED BUILDING FOOTPRINT:	2,021 SF
PROPOSED BUILDING HEIGHT:	24'
PROPOSED FAR:	0.06

**YARD REQUIREMENTS**

MIN. FRONT YARD:	0'
MAX. FRONT YARD:	WITHIN RANGE OF NEAREST BUILDINGS
MIN. SIDE YARD:	0'
REAR YARD:	5'
MAX. BUILDING HEIGHT:	WITHIN RANGE OF BLOCK +/-25%
MAX. FAR:	

**ILA CALCULATIONS**

VUA	16,138 SF
ILA REQUIRED (5%):	807 SF
ILA PROVIDED:	2,258 SF

**PARKING CALCULATIONS**

PARKING REQUIRED (1/1000 SF):	2 SPACES
PARKING ALLOWED (1/100 SF):	20 SPACES
PARKING PROVIDED (INCLUDING 1 HC SPACE & 3 CURB SIDE SPACES)	24 SPACES
BIKE PARKING BIKE PARKING REQUIRED	3 SPACES
BIKE PARKING PROVIDED	3 SPACES

**IMPERVIOUS AREA CALCULATIONS**

EXISTING SITE AREA:	32,469 SF (0.75 AC)
EXISTING IMPERVIOUS AREA:	4,847 SF (0.11 AC)
PROPOSED IMPERVIOUS AREA:	20,838 SF (0.48 AC)
DIFFERENCE:	+15,991 SF (0.37 AC)

**ADDITIONAL REQUESTS**

1. WAIVER OF LDC 5.5.1.A.3.a TO ALLOW PARKING BETWEEN THE STRUCTURE AND THE ROADWAY.
2. VARIANCE FROM LDC 9.1.4 TO ALLOW PARKING TO ENCROACH INTO THE REQUIRED INFILL FRONT YARD.

**LEGEND**

--- 485 ---	EX. MAJOR CONTOUR
--- 482 ---	EX. MINOR CONTOUR
- X - X - X - X -	EX. FENCE
---	EX. SANITARY SEWER
---	EX. STORM SEWER
---	PROP. STORM SEWER
---	PROPOSED BUILDING
---	PROPOSED VUA

**SABAK, WILSON & LINGO, INC**  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
LOUISVILLE, KENTUCKY 40202  
301 EAST MAIN STREET, SUITE 201

DATE: \_\_\_\_\_  
NO. REVISION: \_\_\_\_\_

SHEET TITLE: CATEGORY 2A PLAN  
PROJECT TITLE: DEL TACO AT FERNDALE CENTER  
6402 BARDSTOWN ROAD, LOUISVILLE, KY 40291  
OWNER: NOPERL INDY, LLC  
4113 GEORGE AVENUE, SUITE 202, LOUISVILLE, KY 40207

JOB NO. 3346-DT  
SCALE: 1"=20'  
DATE: 04/14/26  
DRAWING NO. CAT2A  
SHEET 1 OF 1

DEVELOPER  
DEL TACO BARDSTOWN RD CORP.  
35 LIZA'S CIRCLE  
SIMPSONVILLE, KY 40067