

GENERAL NOTES:

- 1) MSD WATER MANAGEMENT #5737
- 2) 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.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) ALL CULVERTS UNDER PAVING HAVING LESS THAN 12" COVER SHALL BE CONCRETE ENCASED.
- 7) RING ALL CATCH BASINS WITH STONE BAGS DURING GRADING OPERATIONS.
- 8) DENSE-GRADED AGGREGATE BASE SHALL BE COMPACTED IN SEPARATE LAYERS.
- 9) FOR ASPHALT PARKING LOTS, CONTRACTOR SHALL RECEIVE APPROVAL FOR JOB MIX FORMULA.
- 10) 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.
- 11) 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.
- 12) THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.
- 13) THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM SHALL BE 10%.
- 14) DIMENSIONS SHOWN HEREON ARE FROM THE EDGE OF GUTTERS OR WALLS UNLESS SHOWN OTHERWISE. ALL RADII SHOWN ARE ON FACE OF CURB.
- 15) 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.
- 16) THE CONTRACTOR SHALL PROVIDE A COMPACTED DEPTH OF 6" TOPSOIL OVER ALL PVIOUS AREAS ON THE PROJECT.
- 17) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBLE DESIGN.
- 18) SANITARY SEWERS ARE NOT AVAILABLE TO THIS SITE. ALL SEWAGE DISPOSAL MUST COMPLY WITH 902 KAR 10:085 AS PERMITTED BY THE LOUISVILLE METRO DEPARTMENT OF PUBLIC HEALTH AND WELLNESS. NO BUILDING PERMITS TO BE ISSUED UNTIL IT IS DETERMINED THAT AN ONSITE SEWAGE DISPOSAL SYSTEM CAN BE INSTALLED AS PERMITTED BY THIS OFFICE.
- 19) SANITARY SEWERS TO BE PROVIDED BY ON-SITE SEPTIC SYSTEM. APPROVAL BY METRO HEALTH DEPARTMENT REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- 20) 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.
- 21) COMPATIBLE UTILITIES SHALL BE PLACE IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- 22) SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS AND SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES.
- 23) ALL SIGNAGE SHALL COMPLY WITH LDC CHAPTER 8, SIGN REGULATIONS.
- 24) ALL SERVICE STRUCTURES, INCLUDING DUMPSTER SHALL BE SCREENED IN ACCORDANCE WITH LDC CHAPTER 10.
- 25) KTC APPROVAL WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- 26) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUTIGIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 27) CONSTRUCTION PLANS, BOND AND KTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- 28) PROPOSED PROJECT DOES NOT MEET THE THRESHOLD REQUIRING A TRAFFIC IMPACT STUDY AS PER LDC SECTION 5.10.1.
- 29) MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- 30) A KARST SURVEY SITE VISIT WAS COMPLETED BY JEREMY HUDSON, P.E., ON MARCH 15TH, 2019. TWO AREAS OF CONCERN WERE NOTED DURING THE SITE VISIT AND ARE SHOWN AS F-1 AND F-2 ON THE DEVELOPMENT PLAN. SEE FULL REPORT DATED MARCH 20TH, 2019 ON FILE WITH METRO PLANNING AND DESIGN SERVICES.
- 31) THE STRUCTURES ON SITE ARE REFLECTIVE OF MID-CENTURY ROADSIDE ARCHITECTURE. THE DEMOLITION OF THE STRUCTURES COULD HAVE AN ADVERSE EFFECT ON SITES POTENTIALLY ELIGIBLE FOR THE NATIONAL REGISTER. IF STRUCTURES ARE OVER 50 YEARS OLD AND DETERMINED ELIGIBLE FOR THE NATIONAL REGISTER, AS PER WRECKING ORDINANCE SECTION 150.110, THERE WILL BE A REQUIRED 30-DAY HOLD ON THE ISSUANCE OF THE PERMIT.

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 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.

DETENTION BASIN CALCULATIONS

PRE-DEVELOPED C=0.41 DEVELOPED C=0.45

PRELIMINARY DETENTION BASIN VOLUME = 0.04 X 2.8/12 X 2.61 AC.
= 0.0244 AC. FT.
= 1,061 CF OF REQUIRED
UNDERGROUND PIPING PROVIDED = 150 LF ~ 36" #

DETENTION WILL BE PROVIDED. POSTDEVELOPMENT PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS. DETENTION VOLUME TO BE PROVIDED EITHER ON SITE ALONG WEST PROPERTY LINE IN AN ABOVE GROUND BASIN AREA OR IN AN UNDERGROUND SYSTEM OR IN CONJUNCTION WITH PROPERTY BEING DEVELOPED ACROSS S. ENGLISH STATION ROAD IN A JOINT DETENTION BASIN. FINAL LOCATION AND SIZE WILL BE DECIDED DURING FINAL DESIGN AND APPROVED BY MSD PRIOR TO CONSTRUCTION APPROVALS.

MSD NOTES:

- 1) A SANITARY SEWER AND DRAINAGE EASEMENT PLAT FOR THRU DRAINAGE WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- 2) UNDERGROUND DETENTION MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- 3) ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT'S STANDARD SPECIFICATIONS. ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER.
- 4) DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 5) 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.
- 6) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
- 7) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0066 E)

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.

0 30 60 90 120
GRAPHIC SCALE: 1" = 30'



BLOMQUIST DESIGN GROUP, LLC
10529 TIMBERWOOD CIRCLE SUITE "D"
LOUISVILLE, KENTUCKY 40223
PHONE: 502.429.0105 FAX: 502.429.6861
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REVISIONS	SCALE:
	1" = 30'
	DRWN: MRL
	CKD: MAB
	DATE: APRIL 8, 2019

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

FOR
TOADVINE ENTERPRISES

ZONED C1/C2/R4, NEIGHBORHOOD FORM DISTRICT
14617 TAYLORSVILLE ROAD
LOUISVILLE, KY 40245
TAX BLOCK 48 LOT 219
DEED BOOK 7905, PAGE 806

OWNER:
MARVIN G. LAUSMAN REVOCABLE TRUST
73 PERSIMMON RIDGE ROAD
LOUISVILLE, KY 40245-5073

DEVELOPER:
TOADVINE ENTERPRISES
PO BOX 190
FISHERVILLE, KY 40023

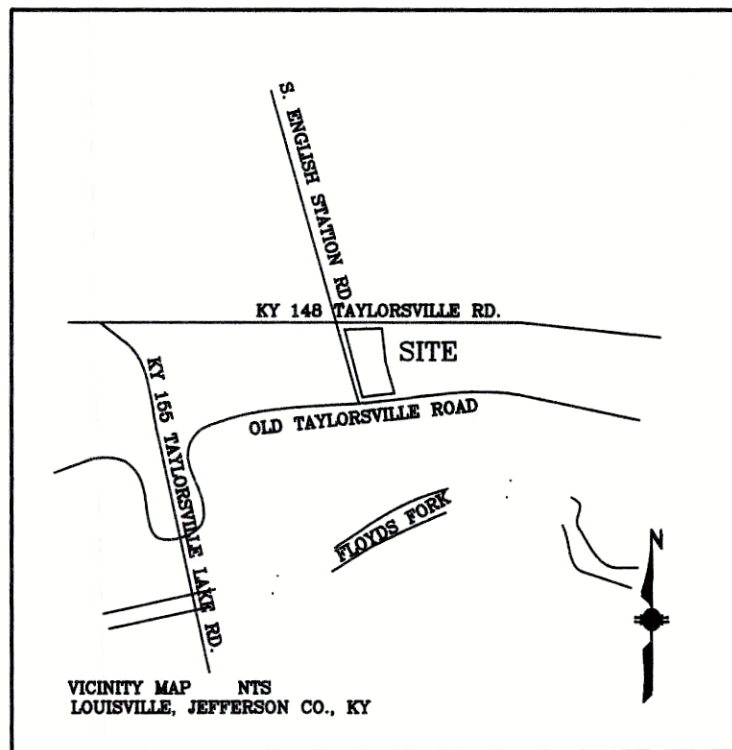
DESIGN SERVICES



NO.

C-1

WM #5737



VICINITY MAP
N.T.S.

SITE DATA CHART

EXISTING ZONE.....	C1/C2/R4
EXISTING FORM DISTRICT.....	NEIGHBORHOOD
EXISTING USE.....	BUILDING/ PARKING
PROPOSED USE.....	CONTRACTOR'S OFFICE
PROPERTY AREA.....	2.61 ACRES (113,775 S.F.) (16,785 SF. C-1; 92,611 SF. C-2; AND 4,399 SF. R-4)
PROPOSED BUILDING S.F.	10,000 SF (6,000 SF OFFICE, 2,500 SF GARAGE, 4,000 SF SHOP)
BUILDING HEIGHT.....	30 FT. MAX. (BUILDING) 25 FT. MAX. (GARAGE)
F.A.R.....	0.1350: C-2 (0.0: C-1 AND 0.0: R-4)
REQUIRED PARKING.....	17 MIN. (1 PER 350 S.F.) 30 MAX. (1 PER 200 S.F.)
PROVIDED PARKING.....	18, INCL. 1 ADA
PROPOSED VUA.....	8,271 S.F.
REQUIRED I/A.....	414 S.F. (5.0%)
PROVIDED I/A.....	1,484 S.F. (18%)
EXISTING TREE CANOPY.....	0% (NO TOPA AREAS)
REQUIRED TREE CANOPY.....	CLASS C 20% (22,755 S.F.)

INCREASE IN IMPERVIOUS AREA

PREDEVELOPED IMPERVIOUS AREA =	28,814 SQ. FT.
DEVELOPED IMPERVIOUS AREA =	35,004 SQ. FT.
INCREASE IN IMPERVIOUS AREA =	6,190 SQ. FT.

AREA OF DISTURBANCE 59,021 SQ. FT. (1.35 AC.)

LEGEND

○ IP	1/2" DIAMETER STEEL REINFORCING BAR WITH ORANGE PLASTIC CAP STAMPED "W 2852" SET	- - GM - -	GAS MAIN
○ PKF	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	○	MONITORING WELL
○	GRAVITY SANITARY	○	WATER METER
○	WATER LINE	○	BURIED TELEPHONE/FIBER OPTIC
○	WATER VALVE	○	GUARDRAIL
○	PHYSICALLY CHALLENGED PARKING SPACE	○	OVERHEAD UTILITY LINE
○	CLEAN OUT	○	INTERIOR PROPERTY LINE
○	CLF CHAIN LINK FENCE	○	CBI CURB BOX INLET
○	GM GAS METER	○	DBI DROP BOX INLET
○	WM WATER METER	○	TBM TEMPORARY BENCHMARK
○	PROPOSED CONTOUR	○	EXISTING PLANTING
○	EXISTING CONTOUR	○	TPF TREE PROTECTION FENCE
○	PROPOSED DRAINAGE ARROW	○	PROPOSED PLANTING