

GENERAL NOTES:

- 1) MSD WATER MANAGEMENT #11648.
- 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 STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER.
- 7) ALL CULVERTS UNDER PAVING HAVING LESS THAN 12" COVER SHALL BE CONCRETE ENCASED.
- 8) RING ALL CATCH BASINS WITH STONE BAGS DURING GRADING OPERATIONS.
- 9) ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT'S STANDARD SPECIFICATIONS.
- 10) DENSE-GRADED AGGREGATE BASE SHALL BE COMPACTED IN SEPARATE LAYERS.
- 11) FOR ASPHALT PARKING LOTS, CONTRACTOR SHALL RECEIVE APPROVAL FOR JOB MIX FORMULA.
- 12) 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.
- 13) 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.
- 14) THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.
- 15) THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM SHALL BE 10%.
- 16) DIMENSIONS SHOWN HEREON ARE FROM THE EDGE OF GUTTERS OR WALLS UNLESS SHOWN OTHERWISE. ALL RADII SHOWN ARE ON FACE OF CURB.
- 17) 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 ADJUTING RIGID STRUCTURES.
- 18) THE CONTRACTOR SHALL PROVIDE A COMPACTED DEPTH OF 6" TOPSOIL OVER ALL PERVIOUS AREAS ON THE PROJECT.
- 19) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBLE DESIGN.
- 20) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0059 E)
- 21) SANITARY SEWERS ARE AVAILABLE BY EXISTING CONNECTION FROM THE EXISTING SEWER RECORD NUMBER 3409, SUBJECT TO FEES.
- 22) DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 23) COMPATIBLE UTILITIES SHALL BE PLACE IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- 24) SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS AND SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES.
- 25) ALL SIGNAGE SHALL COMPLY WITH LDC CHAPTER 8, SIGN REGULATIONS.
- 26) ALL SERVICE STRUCTURES, INCLUDING DUMPSTER SHALL BE SCREENED IN ACCORDANCE WITH LDC CHAPTER 10.
- 28) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 29) 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.
- 30) CONSTRUCTION PLANS ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 31) SITE IS SUBJECT TO MSD REGIONAL FACILITY FEES
- 32) NO RETAIL SHOPS ARE ASSOCIATED WITH THIS PROJECT.
- 33) NO INCREASE OF STORM WATER RUN OFF ONTO ANY RESIDENTIAL PROPERTY PERMITTED. ANY INCREASE OF STORM WATER ONTO COMMERCIAL LOTS SHALL BE PIPED WITH APPROVAL TO KYTC RIGHT OF WAY AND PUT INTO AN MSD EASEMENT. IF THIS CAN NOT BE PROVIDED THE SITE SHALL BE DRAINED TO POPLAR LEVEL ROAD THROUGH THIS SITE AND HAVE KYTC APPROVAL FOR THE INCREASED RUN OFF.

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 SEEDED, 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.

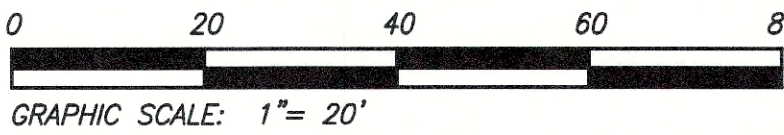
UTILITY NOTE

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.

Higgins Real Estate Holdings LLC
DB 10221, PG. 474
SUBURBAN WORKPLACE FORM DISTRICT, ZONED C-1/R-5

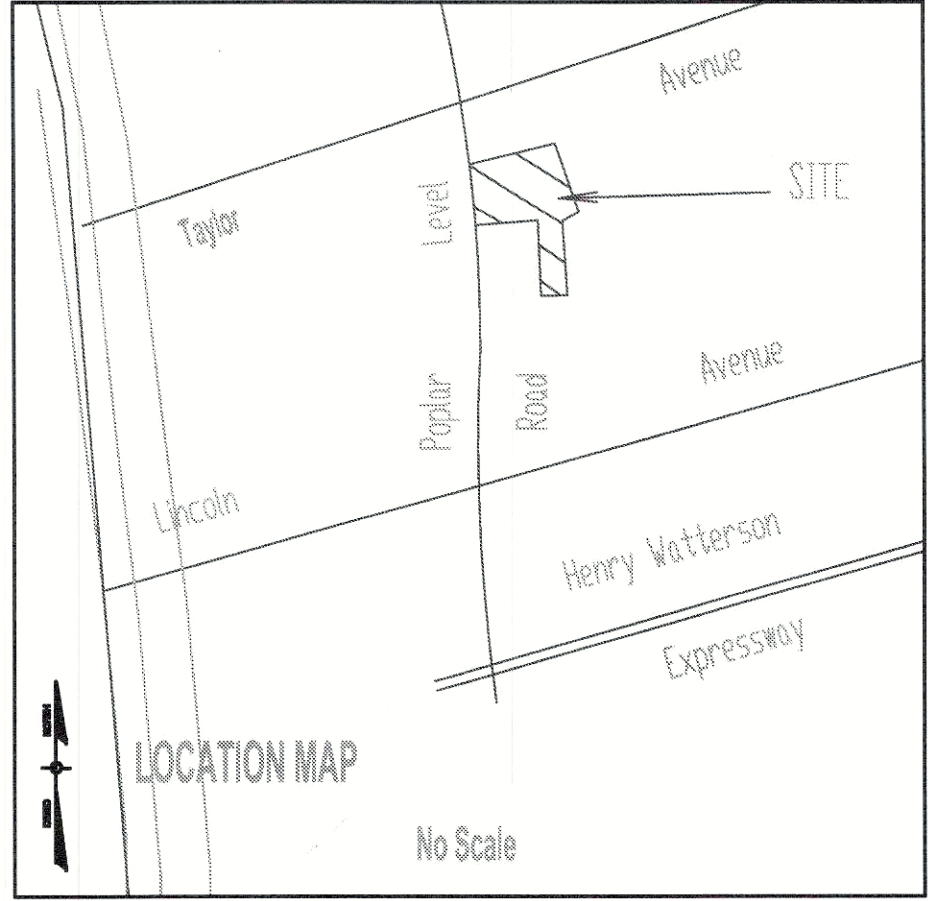
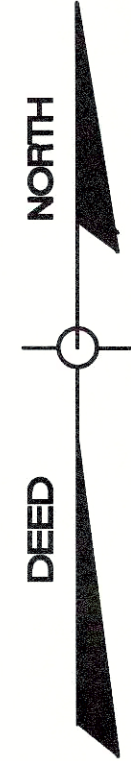


BLOMQUIST DESIGN GROUP, LLC
10529 TIMBERWOOD CIRCLE SUITE "D"
LOUISVILLE, KENTUCKY 40223
PHONE: 502.429.0105 FAX: 502.429.6861
EMAIL: MARVBDG@AOL.COM



WAIVERS REQUESTED

10.2.4.A-- TO REDUCE THE REQUIRED LBA ALONG THE EASTERN PROPERTY LINE FROM 35 FT. TO 10 FT.



VICINITY MAP

N.T.S.

SITE DATA CHART

EXISTING ZONE.....	C-1/ R-5
EXISTING FORM DISTRICT.....	SUBURBAN WORKPLACE
EXISTING USE.....	RESIDENCE
PROPOSED USE.....	MEDICAL OFFICES
PROPERTY AREA.....	0.73 ACRES (31,812 S.F.)
EXISTING BUILDING S.F.	4,000 S.F.
PROPOSED ADDITION S.F.	1,050 S.F.
PROPOSED GARAGE S.F.	900 S.F.
REQUIRED PARKING.....	18 MIN. (1 PER 250 S.F.)
.....	-10% TARC CREDIT
.....	34 MAX. (1 PER 150 S.F.)
PROVIDED PARKING.....	23
PROPOSED VUA.....	16,538 S.F.
REQUIRED ILA.....	1,240 S.F. (7.5%)
PROVIDED ILA.....	1,596 S.F. (9.7%)
EXISTING TREE CANOPY.....	1,760 S.F. (6%)
REQUIRED TREE CANOPY.....	12% (3,817 S.F.)

INCREASE IN IMPERVIOUS AREA

PREDEVELOPED IMPERVIOUS AREA =	12,029 SQ. FT.
DEVELOPED IMPERVIOUS AREA =	21,328 SQ. FT.
INCREASE IN IMPERVIOUS AREA =	9,299 SQ. FT.

AREA OF DISTURBANCE 16,941 SQ. FT. (0.389 AC.)

LEGEND

○ IP	1/2 " DIAMETER STEEL REINFORCING BAR WITH ORANGE PLASTIC CAP STAMPED "W1 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	○	FENCE
---	GRAVITY SANITARY SEWER LINE / STORM SEWER	○	MONITORING WELL
---	WATER LINE	○	WATER METER
---	WATER VALVE	---	BURIED TELEPHONE/FIBER OPTIC
---	CHAIN LINK FENCE	---	GUARDRAIL
---	CLEAN OUT	---	OVERHEAD UTILITY LINE
---	GAS METER	---	INTERIOR PROPERTY LINE
---	WATER METER	---	CBI CURB BOX INLET
---	PROPOSED CONTOUR	---	DBI DROP BOX INLET
---	EXISTING CONTOUR	---	TBM TEMPORARY BENCHMARK
---	PROPOSED DRAINAGE ARROW	---	EXISTING PLANTING
		---	TPF TREE PROTECTION FENCE
		---	PROPOSED PLANTING

CONDITIONAL USE PERMIT PLAN FOR

4211 POPLAR LEVEL ROAD

ZONED C-1 & R-5, SUBURBAN WORKPLACE FORM DISTRICT
4211 POPLAR LEVEL ROAD
LOUISVILLE, KY 40213
TAX BLOCK 85F LOT 125
DEED BOOK 9573, PAGE 951

OWNER:
ROBERT REDMAN & PATRICIA REDMAN SMITH
4211 POPLAR LEVEL ROAD
LOUISVILLE, KY 40213

DEVELOPER:
AARON WATKINS & JOANNA MORSE
1418 GODDARD AVENUE
LOUISVILLE, KY 40204

NO.

C-1

WM #11648