

GENERAL NOTES:

- 1) MSD WATER MANAGEMENT #3671.
- 2) ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION DEPARTMENT'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 AND APPROVALS NECESSARY TO COMPLETE THE PROJECT AS SHOWN ON THESE PLANS. ADDITIONAL INFORMATION STATING 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 THE CONSTRUCTION AND TO COORDINATE ALL CONNECTIONS WITH UTILITY COMPANIES.
- 6) ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER.
- 7) ALL DUCTS UNDER PAVING SHALL BE 12" COVER SHALL BE CONCRETE ENKICKED.
- 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 SURFACES SHALL BE COMPACTED TO 85% 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 FINISH GRADERS TO PROVIDE POSITIVE DRAINAGE FLAT AND PAVING AREAS WILL NOT BE ACCEPTABLE.
- 14) THE CONTRACTOR SHALL SLOPE ALL FINISH GRADERS TO PROVIDE POSITIVE DRAINAGE FLAT AND PAVING 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 ROADWAYS SHOWN ARE ON FACE OF CURB.
- 17) SURETIES SHALL BE A MINIMUM 5' THICK WITH 6" X 6" W.P.F. ON A 4" D.O.A. BASE. SURETIES AT DRAINAGE JOINTS SHALL HAVE A MINIMUM THICKNESS OF 6" A FINE BROOM FINISH SHALL BE PROVIDED WITH DRAINAGE JOINTS SPACED AT 5' INTERVALS AND EXPANSION JOINTS AT 25' INTERVALS, AT ALL BRIGS AND WHERE ABUTTING 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) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- 21) SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS AND SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES.
- 22) ALL SIGNS SHALL COMPLY WITH LDC CHAPTER 8, SIGN REGULATIONS.
- 23) ALL SERVICE STRUCTURES, INCLUDING DUMPSTERS SHALL BE SCREENED IN ACCORDANCE WITH LDC CHAPTER 10.
- 24) IMPROVATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT EXCESSIVE PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 25) ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELFARE IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- 26) CONSTRUCTION PLANS ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 27) ALL ACTIVITIES SHALL BE IN COMPLIANCE WITH THE METRO NOISE ORDINANCE (LDCO CHAPTER 90).
- 28) MARIJUANA CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- 29) MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- 30) PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.

EROSION PREVENTION and SEDIMENT CONTROL:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (ESPC) PLAN SHALL BE IN FULL COMPLIANCE WITH THE COOPERATION ACT AND THE CONSTRUCTION SITE ACT. ANY MODIFICATIONS TO THE APPROVED ESPC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPER REVIEW OFFICE. ESPC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT TRAPPING DURING CONSTRUCTION. DETENTION BASINS MUST BE CONSTRUCTED AND STABILIZED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITIES. THE TRACKING OF AND THE REMOVAL OF ALL CONSTRUCTION DEBRIS MUST BE TRACKED AND REPORTED TO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, ROADS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEDED, MULCHED, AND PROTECTED WITH EROSION CONTROL MATS. THE USE OF SILT FENCING, ALL STRIPES, AND OTHER EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH MSD STANDARD DRAWING ER-02.

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.

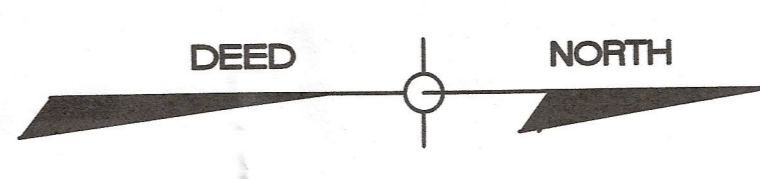
SEDIMENT-LAYER GEOTEXTILES ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION SHALL BE PLACED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

WAIVER REQUESTED

CHAPTER 10, PART 2 - TO ALLOW THE PROPOSED HOUSTON PAVILION TO ENRICH INTO THE REQUIRED 15 FT. LBA AND THE EXISTING BUILDING TO ENRICH INTO THE REQUIRED 15 FT. LBA.

VARIANCE REQUESTED

5.3.1.0.5 - TABLE 3.3.2 - TO ALLOW THE PROPOSED HOUSTON PAVILION TO ENRICH INTO THE REQUIRED 15 FT. SETBACK AND THE EVERGREEN PAVILION TO EXCEED THE MAXIMUM OF 80 FT.

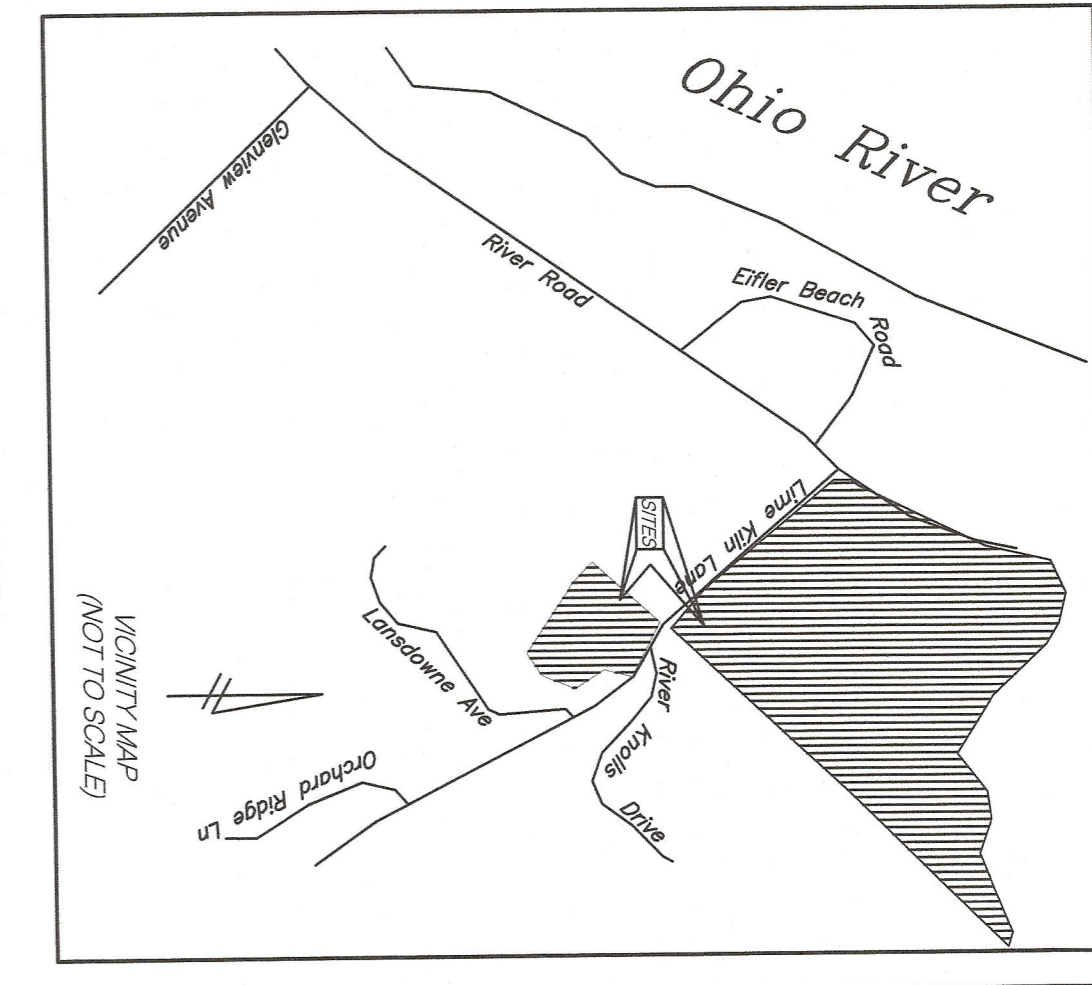


MSD NOTES:

- 1) A PORTION OF THE SITE IS LOCATED WITHIN BOTH THE 100 YEAR FLOODPLAIN AND THE 500 YEAR FLOODPLAIN. THE LOWEST FINISHED FLOOR AND MACHINERY TO BE DETERMINED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 2) AN ESPC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 3) NO ADDITIONAL FILL MATERIAL TO BE PLACED IN THE 100 YEAR FLOODPLAIN AREA.
- 4) A PORTION OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA (FROM MAP 2111100006 F).
- 5) SANITARY SEWER SERVICE TO BE PROVIDED BY THE EXISTING ON-SITE SEPTIC/LANDFILL FIELD SYSTEM.
- 6) DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 7) 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.
- 8) ROOM APPROVAL PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 9) 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.
- 10) SITE IS SUBJECT TO REGIONAL FACILITY FEES.
- 11) MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 12) THIS PROJECT IS SUBJECT TO MSU WATER QUALITY REGULATIONS ONCE THE INTERMEDIATE AREA OF DISTURBANCE OF THIS PROJECT IS GREATER THAN 1 ACRE OF DISTURBANCE. PER THE DISTURBANCE OF SOILS REGULATORY PLAN, THE AREA OF DISTURBANCE IS 302,14 SQ. FT. (122,14 SQ. FT. FROM PREVIOUS 2017 PLAN AND 18,000 SQ. FT. FROM THIS PLAN.)

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) FOUR-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (IE CABLES, ELECTRIC WIRES, GAS & WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEING NOTIFIED WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.



SITE DATA CHART

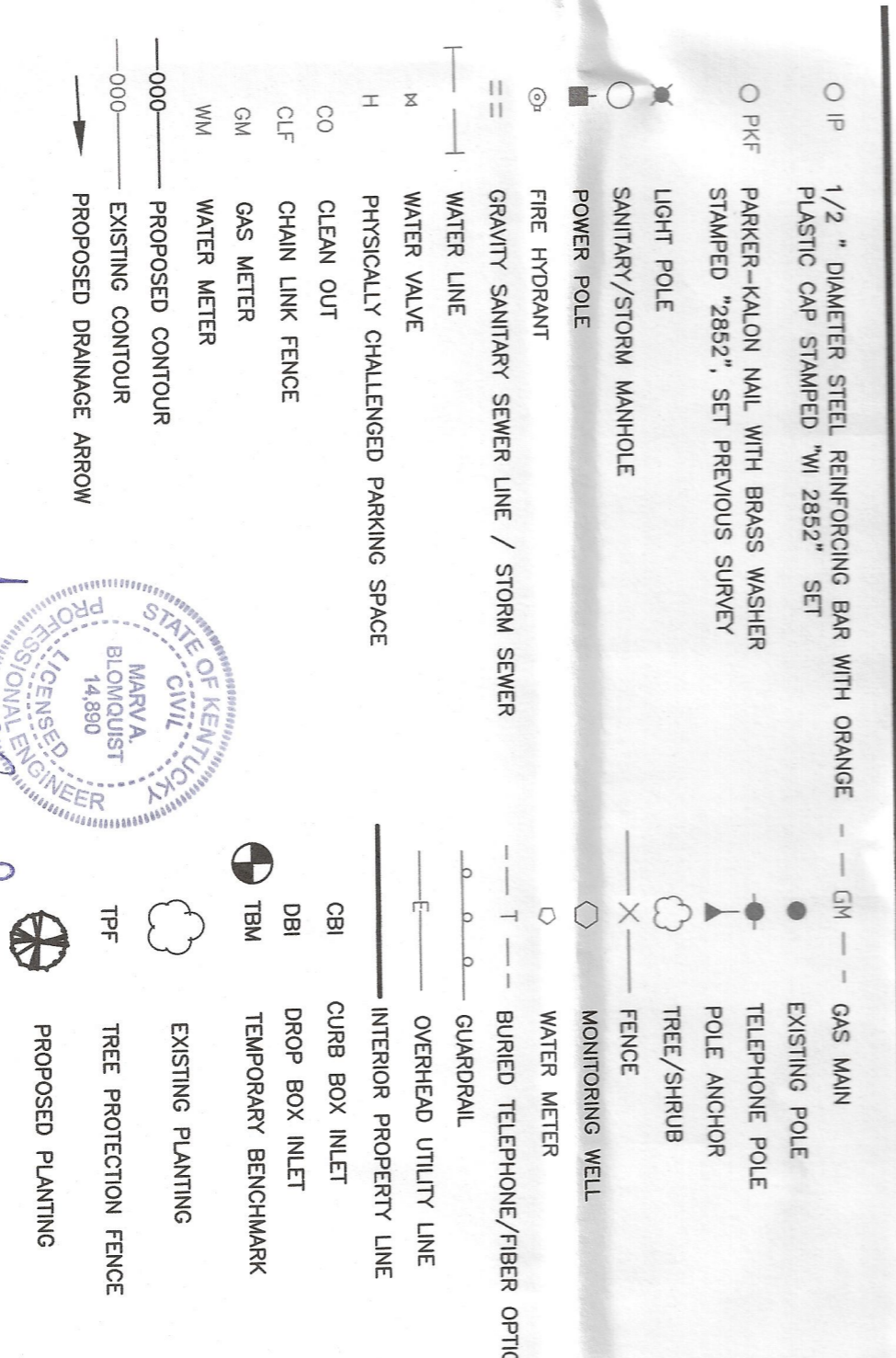
EXISTING ZONE	R1
EXISTING FORM DISTRICT	NEIGHBORHOOD
PROPOSED USE	SCHOOL
EXISTING BUILDING S.F.	23,126 S.F. (24 EXISTING CLASSROOMS)
PROPOSED BUILDING S.F.	850 S.F. (TRAGER), 900 S.F. (HOUSTON) & 4,700 S.F. (FOUREVERGREEN)
BUILDING HEIGHT	18 FT. MAX. DETERMINED BY PLANNING DIRECTOR
REQUIRED PARKING	50
EXISTING VIA	31,259 S.F.
PROPOSED VIA	0 S.F.
(NO ADDITIONAL VIA IS PROPOSED AS A RESULT OF THESE BUILDINGS, THEREFORE NO ADDITIONAL I/A IS REQUIRED)	

INCREASE IN IMPERVIOUS AREA

PREDEVELOPED IMPERVIOUS AREA = 54,259 SQ. FT.
 DEVELOPED IMPERVIOUS AREA = 60,709 SQ. FT.
 INCREASE IN IMPERVIOUS AREA = 6,450 SQ. FT.

AREA OF DISTURBANCE 12,651 SQ. FT. (0.29 AC.)

LEGEND

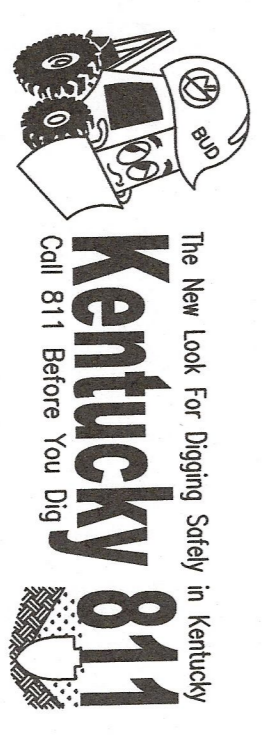


CONDITIONAL USE PERMIT PLAN FOR PAVILION AND CARPOOL SHELTERS

THE CHANCE SCHOOL, INC. RECEIVED

SEP 21 2023

PLANNING & DESIGN SERVICES

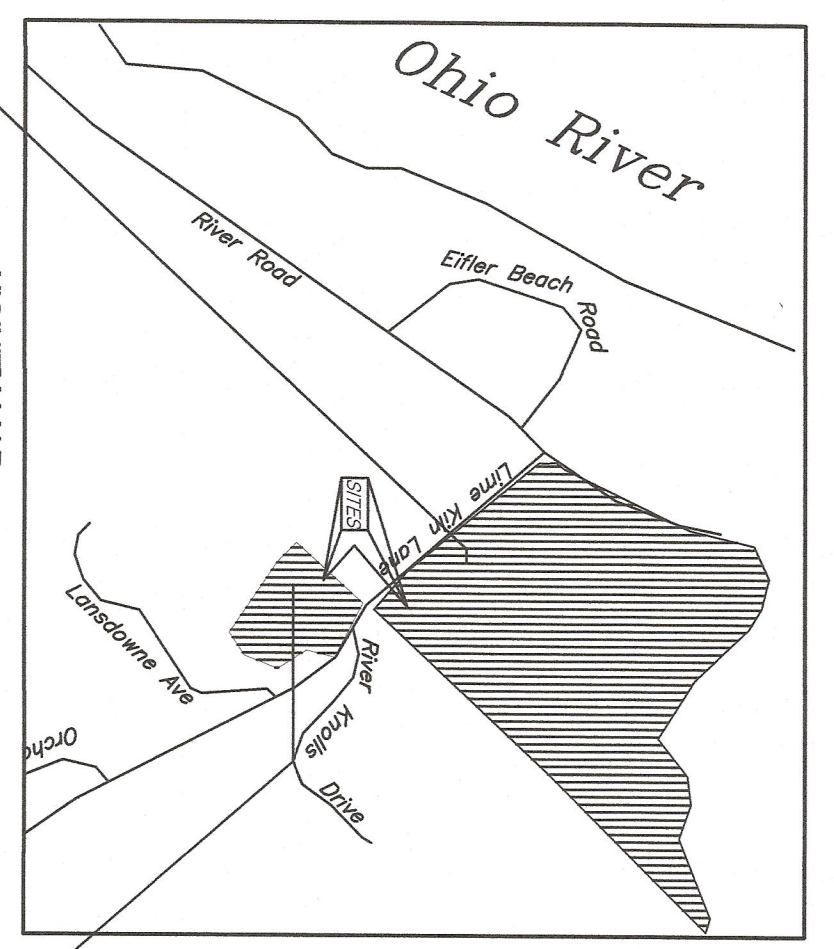
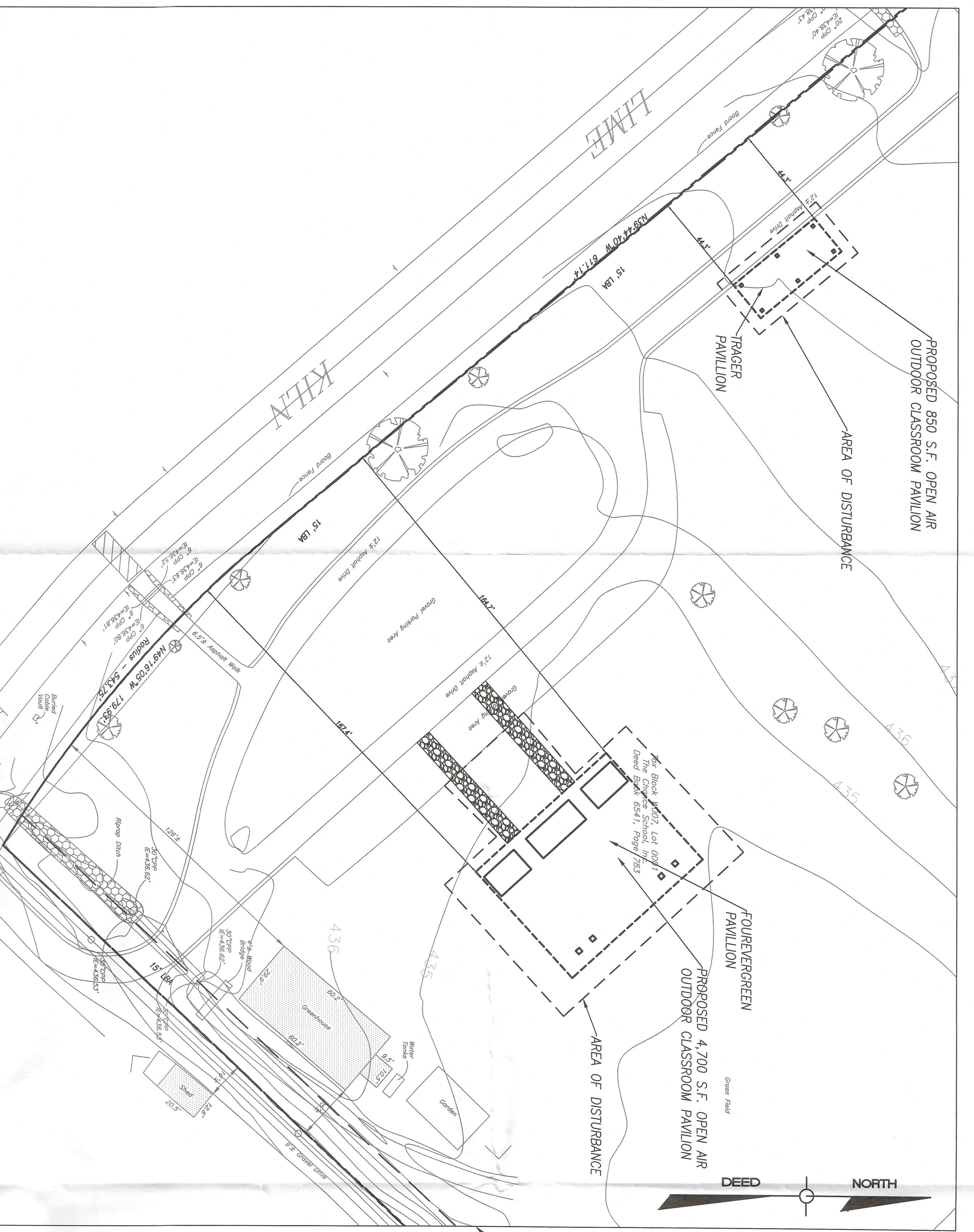


BLUMQUIST DESIGN GROUP, LLC
 10529 TIMBERWOOD CIRCLE SUITE "D"
 LOUISVILLE, KENTUCKY 40223
 PHONE: 502.429.0105 FAX: 502.429.6861
 EMAIL: MARYBDC@AOL.COM

REVISIONS	SCALE
	1" = 100'
	DRWN: KJW
	CSG: MAB
	DATE: SEPT 20, 2023

NO. C-1

WM #3671
 23-CUP-0249



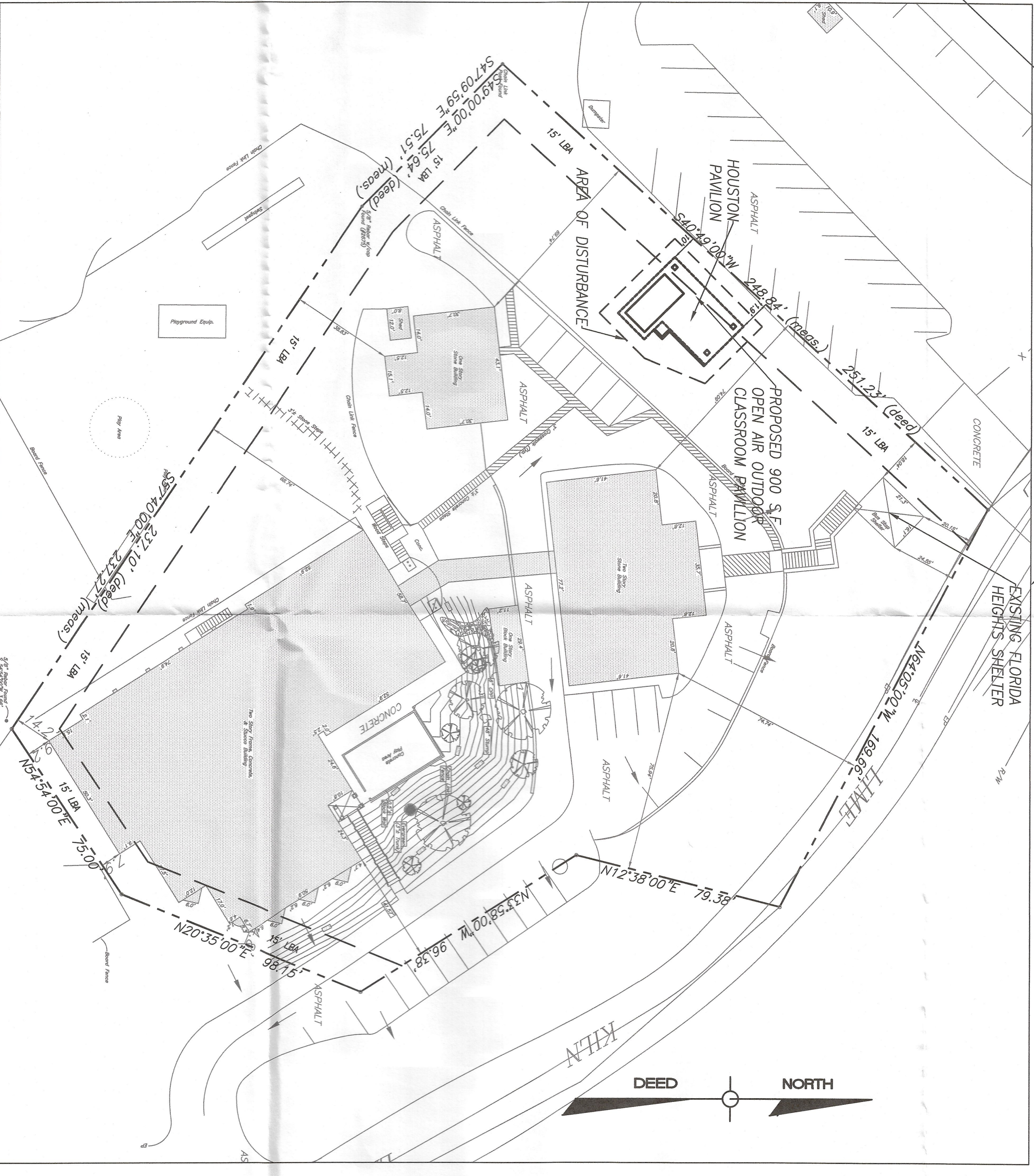
SITE DATA CHART

EXISTING ZONE:	RI
EXISTING FORM DISTRICT:	NEIGHBORHOOD SCHOOL
EXISTING USE:	SCHOOL
PROPOSED USE:	SCHOOL/CARPOOL SHELTERS & PAVILION
EXISTING BUILDING S.F.:	23,126 S.F. (24 EXISTING CLASSROOMS)
PROPOSED BUILDING S.F.:	850 S.F. (TRACER), 900 S.F. (HOUSTON) & 4,700 S.F. (FOUREVERGREEN)
BUILDING HEIGHT:	36 FT. MAX.
EXISTING PARKING:	90
PROPOSED VIA:	0 S.F.
EXISTING VIA:	31,299 S.F.
(NO ADDITIONAL VIA IS PROPOSED AS A RESULT OF THESE BUILDINGS, THEREFORE NO ADDITIONAL I/A IS REQUIRED)	

INCREASE IN IMPERVIOUS AREA

PREDEVELOPED IMPERVIOUS AREA	= 54,299 SQ. FT.
DEVELOPED IMPERVIOUS AREA	= 60,709 SQ. FT.
INCREASE IN IMPERVIOUS AREA	= 6,450 SQ. FT.

AREA OF DISTURBANCE 12,651 SQ. FT. (0.29 AC.)



- LEGEND**
- P 1/2" DIAMETER STEEL REINFORCING BAR WITH ORANGE PLASTIC CAP STAMPED "M 2892" SET
 - PKF PARKER-KALON NAIL WITH BRASS WASHER STAMPED "2892", SET PREVIOUS SURVEY
 - LIGHT POLE
 - SANITARY/STORM MANHOLE
 - POWER POLE
 - FIRE HYDRANT
 - GRANT SANITARY SEWER LINE / STORM SEWER
 - WATER LINE
 - WATER VALVE
 - H PHYSICALLY CHALLENGED PARKING SPACE
 - CLEAN OUT
 - CHAIN LINK FENCE
 - GAS METER
 - WM WATER METER
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - PROPOSED DRAINAGE ARROW
 - ON GAS MAIN
 - EXISTING POLE
 - TELEPHONE POLE
 - POLE ANCHOR
 - TREE/SHRUB
 - FENCE
 - MONITORING WELL
 - WATER METER
 - BURIED TELEPHONE/FIBER OPTIC
 - GUARDRAIL
 - OVERHEAD UTILITY LINE
 - INTERIOR PROPERTY LINE
 - CBH CURB BOX INLET
 - DBI DROP BOX INLET
 - TBM TEMPORARY BENCHMARK
 - EXISTING PLANTING
 - TREE PROTECTION FENCE
 - PROPOSED PLANTING

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BLOMQUIST DESIGN GROUP, LLC
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 EMAIL: MARYBDG@AOL.COM

REVISIONS	SCALE
	1" = 30'
	DRN: KLV
	CHK: MJB
	DATE: SEPT 20, 2023



CONDITIONAL USE PERMIT PLAN
FOR PAVILION AND CARPOOL SHELTERS
FOR THE CHANCE SCHOOL, INC.

ZONED P-1, NEIGHBORHOOD FORM DISTRICT
 4200/4301 LINE KILN LANE
 LOUISVILLE, KY 40222-5935
 TAX BLOCK 5, LOT 28
 DEED BOOK 5783, PAGE 380

TAX BLOCK 0007, LOT 1
 DEED BOOK 6541, PAGE 783

OWNER / DEVELOPER:
THE CHANCE SCHOOL, INC.
 500 W. MARKET ST.
 LOUISVILLE, KY 40222-5935

PLANNING & DESIGN SERVICES
 SEP 21 2023

NO. **C-2**