## **GENERAL NOTES:** 1) MSD WATER MANAGEMENT #11206. 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

13) TACK COAT SHALL BE APPLIED AT THE RATE OF 0.1 GALS. PER SQ. YARD WITH INSTALLATION

14) THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND

OF SURFACE ASPHALT WHEN FINAL PAVING HAS BEEN DELAYED FROM THE BINDER INSTALLATION.

16) DIMENSIONS SHOWN HEREON ARE FROM THE EDGE OF GUTTERS OR WALLS UNLESS SHOWN

SIDEWALKS AT DRIVEWAYS SHALL HAVE A MINIMUM THICKNESS OF 6". A FINE BROOM FINISH SHALL

17) SIDEWALKS SHALL BE A MINIMUM 5" THICK WITH 6" X 6" W.W.F. ON A 4" D.G.A. BASE.

BE PROVIDED WITH CONTROL JOINTS SPACED AT 5' INTERVALS AND EXPANSION JOINTS AT 25'

18) THE CONTRACTOR SHALL PROVIDE A COMPACTED DEPTH OF 6" TOPSOIL OVER ALL PERVIOUS

20) PORTIONS OF THIS PROPERTY ARE LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP

23) COMPATIBLE UTILITIES SHALL BE PLACE IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES

24) SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS AND SHALL BE DIRECTED DOWN

26) ALL SERVICE STRUCTURES, INCLUDING DUMPSTER SHALL BE SCREENED IN ACCORDANCE WITH

27) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PRÉVENT FUTIGIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING

29) CONSTRUCTION PLANS ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION

EROSION PREVENTION and SEDIMENT CONTROL:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE

ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED

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

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS. PONDS. SWALES. AND CATCH

THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER

BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY

BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS

CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER

EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO

IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE.

BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED

28) 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

19) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL

21) SANITARY SEWERS ARE AVAILABLE BY EXISTING CONNECTION FROM THE EXISTING SEWER

15) THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM SHALL BE 10%.

100%. MOISTURE CONTENT SHALL BE WITHIN +3% TO -1% OF OPTIMUM.

PONDING AREAS WILL NOT BE ACCEPTABLE.

AREAS ON THE PROJECT.

21111C0019 E)

REQUIRE OTHERWISE.

LDC CHAPTER 10.

METRO ORDINANCES.

PER THE PLAN AND MSD STANDARDS.

AFTER THE ACTIVITY HAS CEASED.

ONTO THE ROADWAY SHALL BE REMOVED DAILY.

CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

PROPERTIES.

OTHERWISE. ALL RADAII SHOWN ARE ON FACE OF CURB.

RECORD NUMBER 11799—1, SUBJECT TO FEES.

AND AWAY FROM ANY RESIDENTIAL PROPERTIES.

INTERVALS, AT ALL BENDS AND WHERE ABUTTING RIGID STRUCTURES.

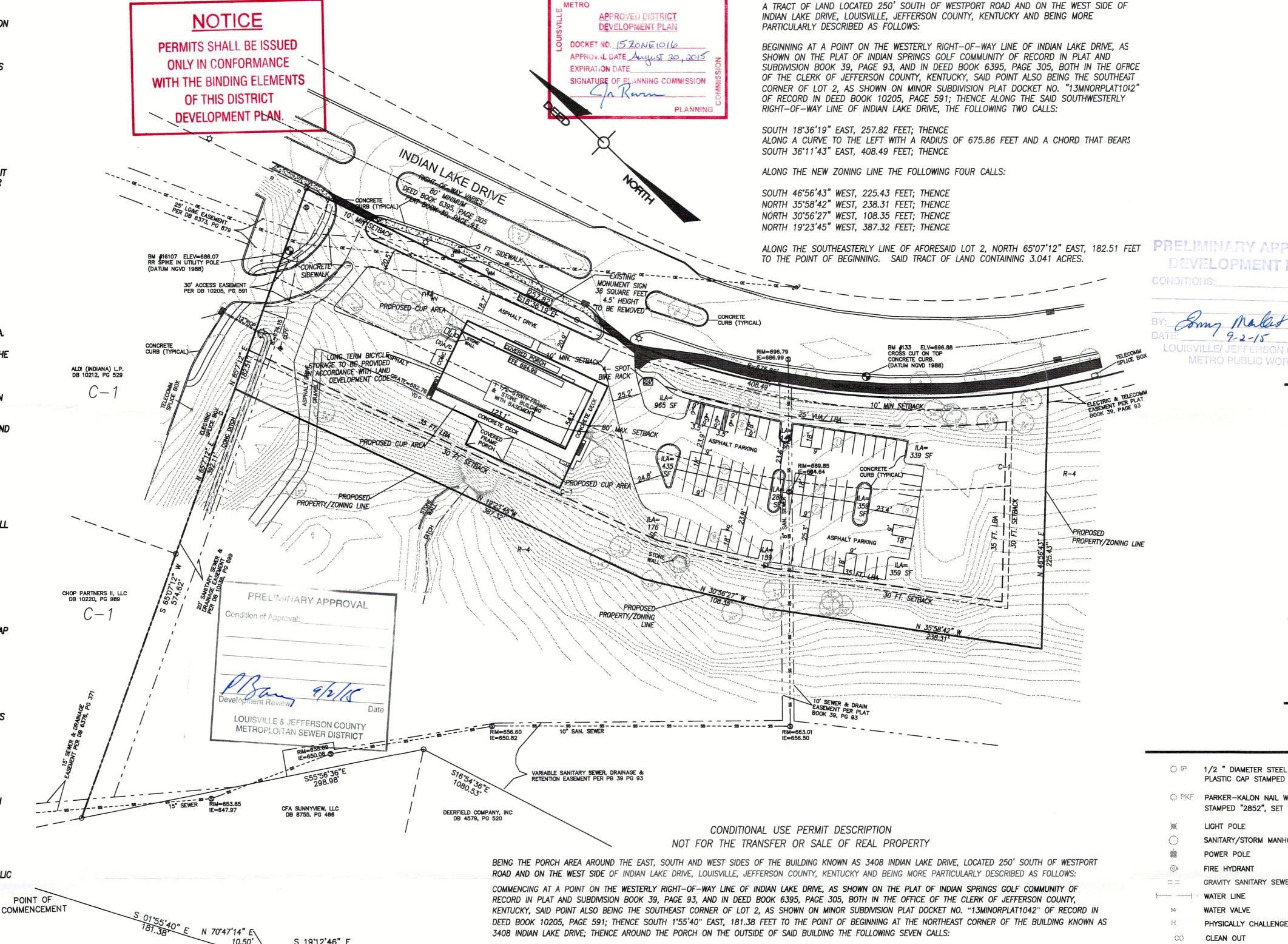
RÉGULATIONS 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBLE DESIGN.

25) ALL SIGNAGE SHALL COMPLY WITH LDC CHAPTER 8, SIGN REGULATIONS.

22) DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.

30) MSD INDUSTRIAL WASTE DIVISION (IWD) APPROVAL REQUIRED

31) 2 LONG TERM BIKE SPACES TO BE PROVIDED INSIDE THE BUILDING.



133.18' N 19'12'46" W EXISTING BUILDING N 70°47'14" E-N 19°23'45" W

NORTH 70°47'14" EAST, 10.50 FEET; THENCE SOUTH 19°12'46" EAST, 133.18 FEET; THENCE SOUTH 70°47'14" WEST, 97.31 FEET; THENCE NORTH 19°23'45" WEST, 88.98 FEET; THENCE

NORTH 70°47'14" EAST, 22.93 FEET; THENCE NORTH 19°12'46" WEST; 44.20 FEET; THENCE

NORTH 70°47'14" EAST, 9.84 FEET, TO THE NORTHWEST CORNER OF SAID BUILDING: THENCE ALONG THE FACE OF SAID BUILDING THE FOLLOWING THREE CALLS:

SOUTH 19°12'46" EAST, 123.11 FEET; THENCE NORTH 70°47'14" EAST, 54.32 FEET; THENCE

NORTH 19°12'46" WEST, 123.11 FEET TO THE POINT OF BEGINNING.

150

SAID TRACT OF LAND CONTAINING 5284 SQUARE FEET.

## FOOD, OIL AND GREASE NOTES

CONDITIONAL USE PERMIT AREA

1) ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL COMPLY WITH MSD'S WASTEWATER/STORMWATER DISCHARGE REGULATIONS (WDR) AND MSD'S FATS, OILS & GREASE (FOG) MANAGEMENT POLICY. 2) ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL CONTACT MSD PRIOR TO CONDUCTING PRIVATE PLUMBING WORK AT THE MULTI-UNIT SITE. 3) ALL FOOD SERVICE ESTABLISHMENTS (FSE) SHALL COMPLY WITH ALL

REQUIREMENTS OF THE WDR AND FOG MANAGEMENT POLICY AND ARE SUBJECT TO ENFORCEMENT ACTIONS IN THE MSD ENFORCEMENT RESPONSE PLAN (ERP). 4) MSD OR AN AUTHORIZED REPRESENTATIVE SHALL INSPECT ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENTS WITH FOOD SERVICE ESTABLISHMENTS (FSE) FOR PROPER INSTALLATION OF GREASE INTERCEPTOR (GI).

# UTILITY NOTE

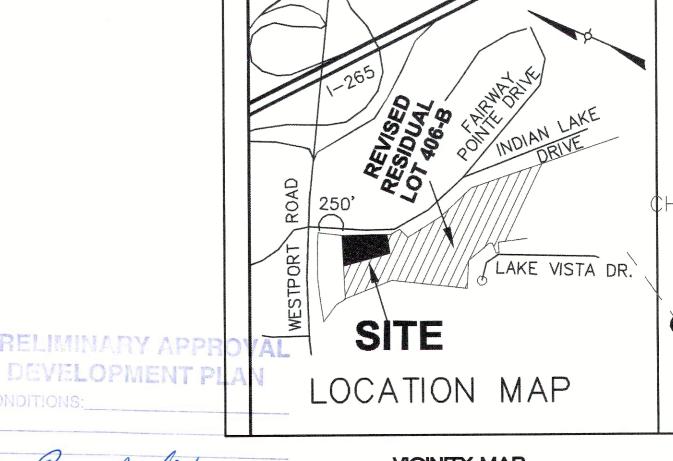
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. 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.

GRAPHIC SCALE: 1"= 50'



REVISIONS SCALE: 1"= 50' DRWN: KLW 200 PHONE: 502.429.0105 FAX: 502.429.6861 CKD: MAB EMAIL: MARVBDG@AOL.COM DATE: JUNE 29, 2015

ZONING DESCRIPTION



John Mallet METRO PUBLIC WORKS

VICINITY MAP

N.T.S.

#### SITE DATA CHART

EXISTING ZONEPROPOSED ZONE	R-4 C-1 WITH CUP FOR OUTDOOR ALCOHOL SALES AND CONSUMPTION
PROPOSED ZONE AREA  EXISTING FORM DISTRICT	132,599 S.F. (3.044 ACRES) NEIGHBORHOOD VACANT
PROPOSED USE	RESTAURANT
EXISTING BUILDING S.F	6,800 S.F. + 2,800 S.F. OUTDOOR PATIO= 9,600 S.F TOTAL
REQUIRED PARKING	77 MIN.
	192 MAX.
PROVIDED PARKING	80, INCL. 4 ADA
PROVIDED BICYCLE PARKING	4 SHORT-TERM PARKING
	2 LONG-TERM PARKING
PROPOSED VUA	0 S.F.
EXISTING VUA	40,844 S.F.
REQUIRED ILA	3,063 S.F. (7.5%)
EXISTING ILA	3,222 S.F. (7.9%)

#### INCREASE IN IMPERVIOUS AREA

INCREASE IN IMPERVIOUS AREA = 0 SQ. FT.

AREA OF DISTURBANCE

0 AC (0 S.F.)

## LEGEND

000-00-00				COLUMN TO THE PARTY OF THE PART	
	OP	1/2 " DIAMETER STEEL REINFORCI PLASTIC CAP STAMPED "WI 2852"	NG BAR WITH ORANGE	GM	GAS MAIN
		FLASTIC CAP STAMPED WI 2002 SET		EXISTING POLE	
	O PKF	PARKER-KALON NAIL WITH BRASS WASHER STAMPED "2852", SET PREVIOUS SURVEY			TELEPHONE POLE
				POLE ANCHOR	
	<b>)</b> ///	LIGHT POLE		0	TREE/SHRUB
	$\circ$	SANITARY/STORM MANHOLE		X	FENCE
		POWER POLE		$\langle \rangle$	MONITORING WELL
	(a)	FIRE HYDRANT		C	WATER METER
	****	GRAVITY SANITARY SEWER LINE /	STORM SEWER		BURIED TELEPHONE/FIBER OP
}		WATER LINE			
	×	WATER VALVE			OVERHEAD UTILITY LINE
	H	PHYSICALLY CHALLENGED PARKING	SPACE		INTERIOR PROPERTY LINE
	CO	CLEAN OUT		CBI	CURB BOX INLET
	CLF	CHAIN LINK FENCE		DBI	DROP BOX INLET
	GM	GAS METER		ᠲ твм	TEMPORARY BENCHMARK
	WM	WATER METER	and the state of t	•	
	000	PROPOSED CONTOUR	WHITE OF KENT	( )	EXISTING PLANTING
(	)()()	EXISTING CONTOUR	MARVA.		
-		PROPOSED DRAINAGE ARROW	BLOMQUIST	TPF	TREE PROTECTION FENCE
			MARVA. BLOMQUIST 14,890		PROPOSED PLANTING
			CENS CONALET OF	in Trans	

# REVISED DETAILED DISTRICT DEVELOPMENT PLAN

# MARTIN'S BBQ

ZONED R4, NEIGHBORHOOD FORM DISTRICT 3408 INDIAN LAKE DRIVE LOUISVILLE. KY 40241 TAX BLOCK 2656 LOT 406 DEED BOOK 10228, PAGE 339

> INDIAN SPRINGS GREEN SPACE, LLC 9462 BROWNSBORO ROAD, SUITE 181 LOUISVILLE, KY 40241

DEVELOPER: INDIAN SPRINGS COMMUNITY ASSOCIATION 9462 BROWNSBORO ROAD, SUITE 181 LOUISVILLE, KY 40241

AUG 3 1 2015 PLANNING & DESIGN SERVICES

WM #11206

#### 15ZONE1016 Binding Elements

- The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
- 2. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
- 3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
  - a. The development plan must receive full construction approval from Develop Louisville, Transportation Planning Review and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
  - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
  - e. A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan.
- 4. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
- 5. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the

- site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
- 6. Prior to any site disturbance permit being issued and prior to any clearing, grading or issuance of a site disturbance permit, a site inspection shall be conducted by PDS staff to ensure proper placement of required tree protection fencing in accordance with the approved Tree Preservation Plan.
- 7. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the August 20, 2015 Planning Commission meeting.

#### Conditions of Approval for CUP for Outdoor Alcohol Sales and Consumption

- 1. The site shall be developed in strict compliance with the approved development plan (including all notes thereon). No further development shall occur on the site without prior review and approval by the Board.
- 2. The Conditional Use Permit shall be "exercised" as described in KRS 100.237 within two years of the Board's vote on this case. If the Conditional Use Permit is not so "exercised", the site shall not be used for outdoor alcohol sales without further review and approval by the Board.
- 3. The use of outdoor dining areas for the sale and consumption of alcohol shall cease by 11 P.M.
- 4. The entertainment activity shall be in compliance with the Metro Noise Ordinance (LMCO Chapter 99).