

GENERAL NOTES

- 1) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- 2) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0128E, DECEMBER 5, 2006)
- 3) SANITARY SEWERS ARE AVAILABLE BY CONNECTION. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 4) DRAINAGE / STORM WATER DETENTION: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 5) 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.
- 6) MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- 7) CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- 8) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 9) EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- 10) THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
- 11) SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- 12) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 13) ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
- 14) 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.
- 15) ALL FREESTANDING SIGNS WILL MEET THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
- 16) MINOR PLAT CREATING THE LOT LINES AS SHOWN TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
- 17) LOT CONSOLIDATION TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
- 18) ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 & 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 19) KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 20) 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.
- 21) A KARST SURVEY WAS PERFORMED BY KELLY JONES ON JUNE 7, 2018 AND NO KARST FEATURES WERE OBSERVED.

EPSC NOTES

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.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING 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 SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

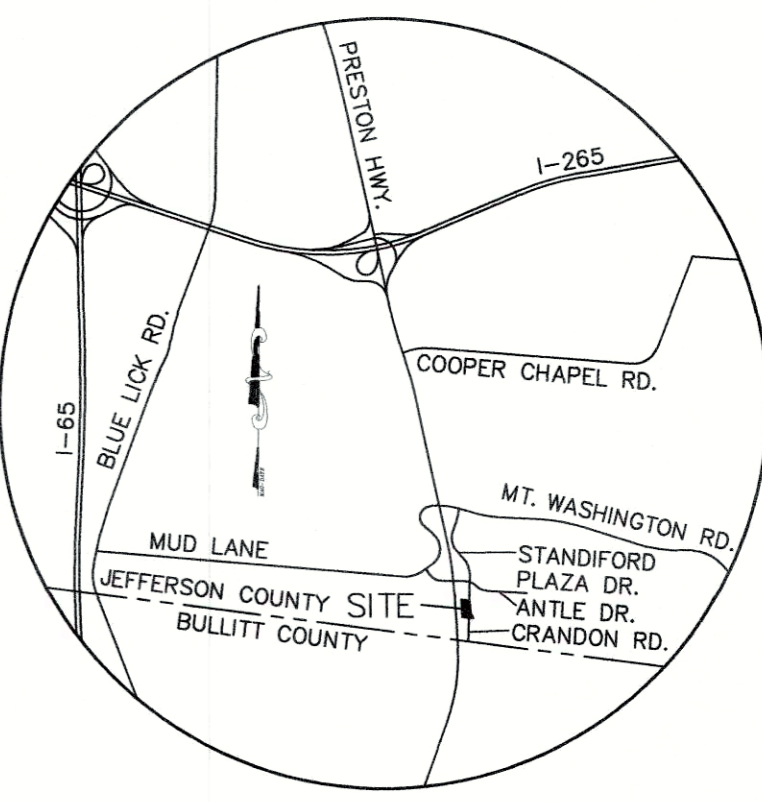
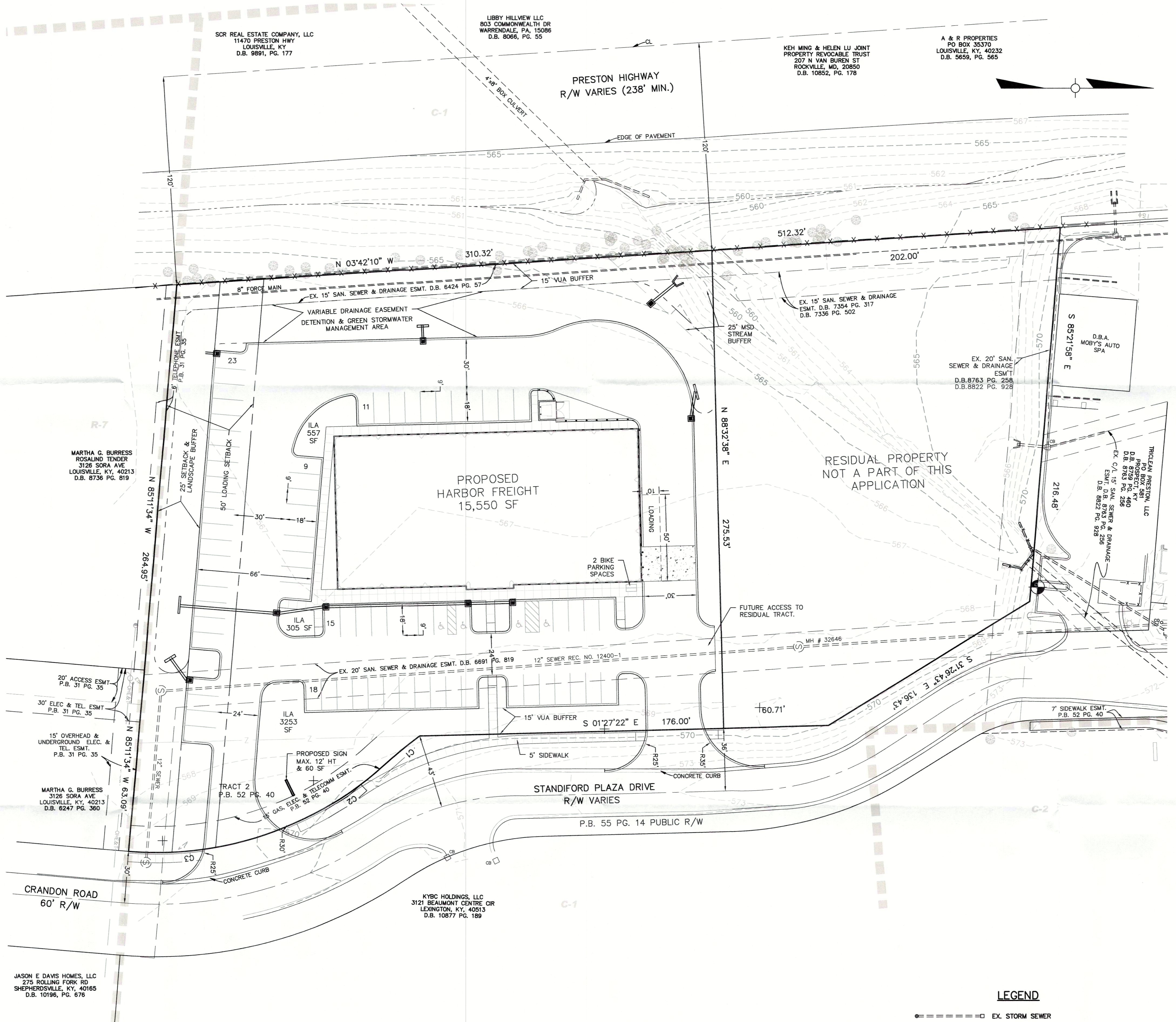
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

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 NOT 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 DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

EPSC PHASING

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE & SILT FENCE.
2. INSTALL TEMPORARY SEDIMENT BASIN.
3. BEGIN STRIPPING AND GRADING OPERATIONS.
4. INSTALL STORM SEWER AND INLET PROTECTION.
5. INSTALL REMAINING UTILITIES.
6. COMPLETE GRADING OPERATIONS.
7. INSTALL CURBS AND PAVE SITE.
8. REMOVE SEDIMENT BASIN RISER AND INSTALL PERMANENT DETENTION BASIN OUTFALL STRUCTURE.
9. REMOVE SILT FENCES AND INLET PROTECTION ONCE SITE IS STABILIZED & VEGETATION IS ESTABLISHED.



SITE DATA

ZONING: C-1
 FORM DISTRICT: SMC
 EXISTING USE: VACANT
 PROPOSED USE: COMMERCIAL
 GROSS SITE AREA: 218 AC
 BUILDING FOOTPRINT: 15,550 SF
 PROPOSED BUILDING HEIGHT: 27'
 FAR: 0.16

TREE CANOPY REQUIREMENTS

SITE AREA: 94,897 SF
 EXISTING TREE CANOPY: 0-40%
 EXISTING TREE CANOPY TO REMAIN: 0 SF (0%)
 REQUIRED NEW TREE CANOPY: 18,979 SF (20%)

ILA CALCULATIONS

VIA AREA: 40,229 SF
 REQUIRED ILA (7.5%): 3,017 SF
 PROPOSED ILA: 4,115 SF
 TREES REQUIRED: 13 TREES

IMPERVIOUS AREA CALCULATIONS

SITE AREA: 94,897 SF (2.18 ACS)
 EXISTING IMPERVIOUS AREA: 0 SF (0 ACS)
 PROPOSED IMPERVIOUS AREA: 61,982 SF (1.42 ACS)

PARKING CALCULATIONS

PARKING REQUIRED (1 SPACE/300 SF): 52 SPACES
 PARKING ALLOWED (1 SPACE/200 SF): 78 SPACES
 PARKING PROVIDED (INCLUDING 4 H.C. SPACES): 76 SPACES
 BICYCLE PARKING REQUIRED: 2 SPACES
 SHORT TERM: 2 SPACES
 LONG TERM: 2 SPACES
 ** LONG TERM BIKE PARKING WILL BE LOCATED INSIDE THE PARKING GARAGE.

DETENTION CALCULATION

A = 94897/43560 = 2.18 ac
 Pre C = 0.23
 Post C = 0.70
 Delta C = 0.47
 V = (2.8*2.18*0.47)/12 = 0.24 ac-ft

CURVE TABLE

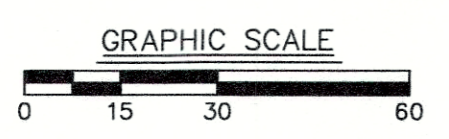
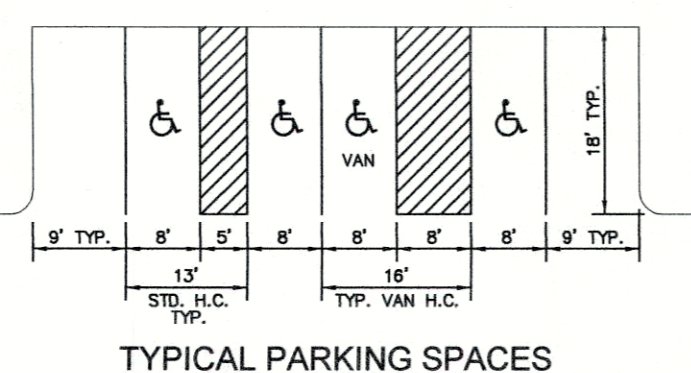
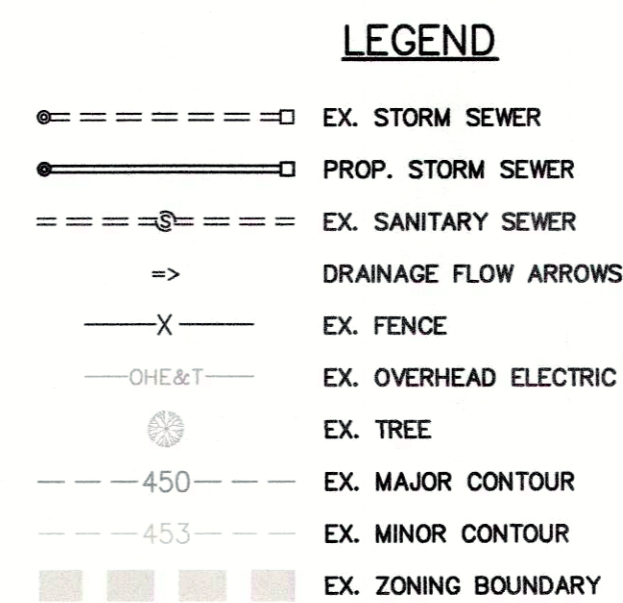
NO.	BEARING	DISTANCE	RADIUS
C1	S39°22'22"E	27.00'	275.00'
C2	S30°26'33"E	79.42'	185.00'
C3	S06°56'34"E	78.42'	195.00'

- ADDITIONAL REQUESTS**
1. WAIVER OF LDC 5.6.1.B.1.g TO NOT PROVIDE THESE SPECIFIC ANIMATING FEATURES ALONG 60% OF THE PRIMARY FACADE.
 2. WAIVER OF 5.6.1.C.1 TO NOT PROVIDE WINDOWS FOR 50% OF THE WALL SURFACE ON ALL FACADES.
 3. WAIVER OF LDC 5.8.1.B TO PROVIDE NO SIDEWALK ALONG PRESTON HIGHWAY.

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 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 AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.



SABAK, WILSON & LINGO, INC.
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 THE HENRY CLAY
 608 S. THIRD STREET,
 LOUISVILLE, KENTUCKY 40202
 (502) 584-6271

REVISED DEVELOPMENT/CATEGORY 2B PLAN
 SHEET TITLE: HARBOR FREIGHT
 STANDFORD PLAZA DR. & CRANDON RD.
 LOUISVILLE, KY 40229
 TAX BLOCK 2096, LOTS 303 & 307

DATE: 05/14/18
 NO. REVISIONS: 1
 1. REVISED PER AGENCY COMMENTS

JOB NO. 3084
 SCALE: 1"=30'
 DATE: 05/14/18
 DRAWING NO. RDDP
 SHEET 1 OF 1

RECEIVED
 JUN 18 2018
 PLANNING & DESIGN SERVICES
 MARSHA G. BURRESS
 3126 SORA AVENUE
 LOUISVILLE, KY 40213
 D.B. 6698, PG. 765 & 769

CASE # 18DEVPLAN1088
 WA#11792
 OWNER
 THOMAS ENGLISH RETAIL REAL ESTATE
 725 EAST 6TH STREET, SUITE 300
 INDIANAPOLIS, IN 46220

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