## **EROSION PREVENTION AND SEDIMENT CONTROL NOTE:**

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 (BEST MANAGEMENT PRACTICES) 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. SOIL 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 FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING

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.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

## SITE PLAN NOTES:

OTHERWISE DIMENSIONED ON THIS SHEET.

- ALL CONSTRUCTION MUST CONFORM TO LOUISVILLE METRO, JEFFERSON COUNTY, AND STATE OF KENTUCKY STANDARDS. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE DEMO / SITE CONTRACTOR IS TO DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- SAW CUT EXISTING CONCRETE AND ASPHALT SURFACES FOR REMOVAL AS NOTED. THE CONCRETE PROPOSED TO BE SAWCUT SHALL BE SAWCUT TO THE NEAREST CONCRETE JOINT BEYOND THE LIMITS
- ILLUSTRATED. NOTIFY ENGINEER IF JOINT IS OVER ONE (1) FOOT FROM LINE SHOWN. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR. ALL DIMENSIONS, UNLESS NOTED OTHERWISE ARE TO THE EDGE OF PAVEMENT. ALL RADII ARE FIVE (5) FEET, UNLESS
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT DOCUMENTS. DENSE GRADED AGGREGATE BASE COURSE SHALL BE COMPACTED IN TWO SEPARATE COURSES. ASPHALT SHALL BE CLASS 1, TYPE A.
- TACK COAT SHALL BE APPLIED AT THE RATE OF 0.1 GALLON PER SQUARE YARD WITH THE INSTALLATION OF SURFACE ASPHALT WHEN FINAL PAVING HAS BEEN DELAYED FROM BASE INSTALLATION, TACK COAT THE EDGE OF THE EXISTING ASPHALT TO ENSURE ADHESION BETWEEN THE PROPOSED AND EXISTING ASPHALT.
- IF ANY UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION. EXTREME CAUTION SHOULD BE EXERCISED AND THE UTILITY COMPANY NOTIFIED IMMEDIATELY. ANY DAMAGES SHALL BE REPAIRED IMMEDIATELY AT THE DIRECTION OF THE
- UTILITY COMPANY INCLUDING TEMPORARY AND PERMANENT WORK 12. AN APPROVED JOINT SEALER, IN ACCORDANCE WITH KENTUCKY DEPT. OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTING LATEST EDITION, IS TO BE USED TO SEAL ALL JOINTS BETWEEN NEW PAVEMENT AND
- EXISTING PAVEMENT. 13. SAW CUT EXISTING PAVEMENT TO CREATE A SMOOTH UNDAMAGED EDGE AGAINST WHICH NEW PAVEMENT SHALL BE CONSTRUCTED. THE SITE CONTRACTOR SHALL PROVIDE ALL NECESSARY CONTROL POINT, SURVEY AND CONSTRUCTION STAKING
- FOR CONSTRUCTION PURPOSES 12. WHEN ROCK IS ENCOUNTERED NEAR ROADBED ELEVATION, THE MATERIALS WILL BE EXCAVATED TO A MINIMUM DEPTH OF TWELVE (12) INCHES BELOW SUBBASE ELEVATION, THE ROCK SURFACE SLOPED TO DRAIN, BACKFILLED WITH SELECT MATERIAL AND COMPACTED IN ACCORDANCE WITH THE KENTUCKY STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES. ANY OTHER SUITABLE MATERIALS ENCOUNTERED SHALL BE REMOVED TO A DEPTH AND WIDTH AND BACKFILLED WITH
- ACCEPTABLE MATERIALS AT THE DISCRETION OF THE ENGINEER. 13. THE SITE CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIAL, EQUIPMENT, TOOLS AND SERVICES REQUIRED TO COMPLETE CONSTRUCTION AND MATERIAL TESTING FOR THE WORK, ALL WORK SHALL BE PERFORMED IN A SAFE AND
- REASONABLE WORKING MANNER IN ACCORDANCE WITH THE BEST PRACTICES AND PROCEDURES. 14. THE SITE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. ORDINANCES,
- REGULATIONS AND REQUIREMENTS NECESSARY TO COMPLETE THE WORK. THIS INCLUDES PROVISIONS FOR MAINTENANCE OF TRAFFIC, CONSTRUCTION AND THE OCCUPATIONAL SAFETY AND HEALTH ACT.
- 15. ALL EXISTING TRAFFIC WARNING AND REGULATORY SIGNING WILL BE LOCATED, MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AND IMMEDIATELY REPLACED AFTER CONSTRUCTION IS COMPLETED BY THE SITE CONTRACTOR.
- 16. ALL CONCRETE SHALL BE CLASS A UNLESS OTHERWISE SPECIFIED. 17. THE DEVELOPER WILL UTILIZE A REGISTERED GEO-TECHNICAL ENGINEER TO TEST, VERIFY AND REPORT TO PROVIDE

SATISFACTORY ASSURANCE OF EMBANKMENT AND PAVEMENT STABILITY. ALL EMBANKMENT, RETAINING WALL SECTIONS

SELECTED MATERIALS AND COMPACTED IN ACCORDANCE WITH EMBANKMENT SPECIFICATIONS.

WILL BE TESTED AT ONE (1) FOOT LAYERS. 18. ANY UNSUITABLE SOILS AND OTHER MATERIALS ENCOUNTERED DURING CONSTRUCTION OF THE ROADWAY SECTION WILL BE REMOVED TO THE DEPTH AND WIDTH SPECIFIED BY THE ENGINEER. THE EXCAVATION WILL BE BACKFILLED WITH

PROJECT DATA: PROPERTY SIZE 6,043.38 S.F. / 0.14 AC. EXISTING USE VACANT BUILDING

EXISTING ZONING EXISTING FORM DISTRICT TRADITIONAL MARKETPLACE CORRIDOR FORM DISTRICT PROPOSED USE MIXED-USE (RESTAURANT AND 2 APARTMENT UNITS) PROPOSED ZONING UNCHANGED PROPOSED FORM DISTRICT UNCHANGED

EXISTING BUILDING SIZE 4,408 S.F. ± (2 STORY) PROPOSED EXPANSION 1,553 S.F. ± (621 S.F. FIRST FLOOR & 932 S.F. SECOND TOTAL BUILDING SIZE 5,961 S.F. ± (2 STORIES, 3,246 S.F. RESTAURANT &

2,715 S.F. 1 APARTMENT W/5 ROOMS) PROPOSED DENSITY 7.14 DWELLING UNITS / AC. (5 BEDROOM 145 DWELLING UNITS / AC. ALLOWED) FLOOR AREA RATIO (F.A.R.) 0.99 F.A.R (5.0 MAX.)

MIN. LOT SIZE 0 S.F. (PROVIDED 6,043.38 S.F.) MIN. LOT WIDTH NONE (PROVIDED 33.33') MIN. FRONT YARD / STREET SIDE YARD SETBACK 15' FRONT YARD / 3' STREET SIDE YARD (PROVIDED 19.7')

4 PARKING SPACES TOTAL

1,017 S.F.

MAX. FRONT YARD 25' (PROVIDED 19.7') MIN. NORTH SIDE YARD 0' (PROVIDED 0.3') MIN. SOUTH SIDE YARD O' (PROVIDED 3.2') - VARIANCE REQUEST MIN. REAR YARD 5' (PROVIDED 47.1')

MAX. BUILDING HEIGHT 45' (PROVIDED 33.3', 2 STORIES) MIN. PARKING SPACES (RESTAURANT) 3 PARKING SPACES

(1 PARKING SPACE / 1,000 S.F.) MAX. PARKING SPACES (RESTAURANT) 33 PARKING SPACES (1 PARKING SPACES / 100 S.F.) MIN. PARKING SPACES (APARTMENTS) O PARKING SPACES NOT APPLICABLE

(2 PARKING SPACES PER UNIT) MIN. PARKING SPACES (TOTAL) 3 PARKING SPACES MAX. PARKING SPACES (TOTAL) 35 PARKING SPACES PARKING SPACES PROVIDED 3 PARKING SPACES (ONSITE) AND 1 PARKING SPACES (STREET)

MAX. PARKING SPACES (APARTMENTS) 2 PARKING SPACES

FOR THE 100' BUFFER BE REDUCED TO 47.1'.

TREE CANOPY CANOPY CLASS COMMERCIAL (CLASS C) LAND AREA 6,043.38 S.F. / 0.14 AC. EX. TREE CANOPY 0 S.F. 0%) PRESERVED TREE CANOPY 0 S.F. (0%) TREE CANOPY AREA % REQ. TREE CANOPY AREA REQ. 2,115 S.F. NEW TREE CANOPY AREA 0 S.F. 0-TYPE "A" TREES

TOTAL TREE CANOPY % PROVIDED 0 S.F. (0%)

9 1,200 S.F. EACH

RUNOFF VOLUME CALCS:

DRAINAGE CALCULATIONS: SITE DISTURBANCE AREA = 6,043.38 S.F. / 0.14 AC. TOTAL SITE AREA = 6,043.38 S.F. / 0.14 AC. TOTAL EXISTING IMPERVIOUS AREA = 4.289.00 S.F. TOTAL PROPOSED IMPERVIOUS AREA = 5,648.00 S.F. TOTAL PROPOSED PERVIOUS AREA = 395 S.F. EXISTING RUN-OFF COEFFICIENT = 0.75 (C) DEVELOPED RUN-OFF COEFFICIENT = 0.95 (C)

= (0.95-0.75) (2.8) (0.14 ACRES) / 12 = 0.00653 AC.-FT.

X = CRA/12 FOR 1 HOUR 100 YR. STORM

STORM WATER RUN-OFF WILL NOT BE DETAINED THEREFOR THE DEVELOPER SHALL PAY A REGIONAL FACILITY FEE

VARIANCE REQUEST LAND DEVELOPMENT CODE CHAPTER 5, PART , SECTION 12.A.2.b INFILL DEVELOPMENT REGULATIONS - TO ALLOW FOR THE SIDE YARD SETBACK ADJACENT TO RESIDENTIAL USE TO BE REDUCED FROM 5' TO 3.2'.

WAIVER REQUEST LAND DEVELOPMENT CODE CHAPTER 5, PART 7, SECTION A TABLE 5.7.1 FORM DISTRICT TRANSITION ZONE STANDARDS - TO ALLOW

INTERIOR LANDSCAPE AREA REQ. (0%) 0 S.F. INTERIOR LANDSCAPE ARE PROVIDED - 10 S.F. **EXISTING** IDIOT, MGMT LLC COVERED EX. PVMT PO BOX 9375 9100 SHELBYVILLE RD STE 130 PATIO LOUISVILLE, KY, 40209-0375 LOUISVILLE, KY, 40222-5182 T.B. 75B. LOT 0061 T.B. 94W, LOT 1 & 2 D.B. 8558, PG. 537 D.B. 10422, PG. 991 C2/TMCFD C2/TMCFD FND R/RSPIKE S 88'21'26" E 180.10' XINH PROPERTIES II ( 5026 S 3RD ST STE 1 LOUISVILLE, KY, 40214-2221 BFG REVOCABLE LAND TRUST T.B. 75B, LOT 0062 AUSTIN MAYBERRY 1156 BARDSTOWN RD D.B. 8764, PG. 968 LOUISVILLE, KY, 40204-1359 A7DOOR 1314 CHEROKEE RD C2/TMCFD 6.043.38 S.F. / 0.14 AC. OUISVILLE, KY, 40204-2219 T.B. 75F, LOT 0087 T.B. 75F, LOT 0072 D.B. 11919, PG. 170 D.B. 12269, PG. 265 R5B/TNFD C2/TMCFD EXISTING VACANT BUILDING 4,408 S.F. ± 535.40 F.F.E PROPOSED EXPANSION / REMODEL -EX. STAIRS / PORCH MIX-USE COMMERCIAL RESTAURANT ELISA ARCHER & XINH PROPERTIES LLC AND 1 APARTMENT W/ 5 ROOMS (TO BE REMOVED) DAVID COX 1,553 S.F. ± (621 S.F. FIRST FLOOR & 5026 S 3RD ST STE FRONT DOOR 1318 CHEROKEE RD LOUISVILLE, KY, 40214-2221 932 S.F. SECOND FLOOR) LOUISVILLE, KY, 40204-2219 (WAIVER REQ.) To T.B. 75B, LOT 0063 5,961 S.F. ± (3,246 S.F. RESTAURANT & T.B. 75F, LOT 0086 D.B. 8764, PG. 968 2,715 S.F. APARTMENT W/ 5 ROOMS) D.B. 11360, PG. 477 C2/TMCFD /532,86 NEW F.F.E R5B/TNFD EXPANSION 3.2' VARIANCE F 203.40 S.F. N 8812'26" W 180.00' (42) 9'X5' -JOHN REISERT & RUTH GATTI 1400 REGAL SPRINGS CT LOUISVILLE, KY, 40205-3334 D.B. 10817, PG. 896 C2/TMCFD EX. PVMT. (RESIDENTIAL USE) **GENERAL NOTES:** MSD NOTES: TRANSPORTATION PLANNING NOTES:

VEHICILE USE AREA

FLOOD NOTE:

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF FIRM MAP #21111C0043F, EFFECTIVE 2/26/21. BASED ON THE ABOVE INFORMATION THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAIN.

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE SITE CONSISTS OF URBAN LAND (Ua).

APPLICABLE MSD STANDARD DRAWINGS: STABILIZED CONSTRUCTION ENTRANCE TGCE ER-01-03 SILT FENCE - SF SF SF SF EF-09-02 BEFORE YOU DIG:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811, WWW.KENTUCKY811.COM) FORTY-EIGHT 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 WATERLINES, WHEN CONTACTING THE KENTUCKY 811, CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED M.S.D. SEWER AND DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, IN THE TECHNICAL SPECIFICATIONS, AND SPECIAL PROVISIONS.

Know what's below

Call before you dig.

ALL UTILITY RELOCATIONS & ADJUSTMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.

- 1. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- 2. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE. PROTECTION OF TREES TO BE PRESERVED:
- "CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA." THE DEVELOPMENT LIES IN THE LOUISVILLE #4 FIRE DISTRICT.
- 5. ALL LUMINARES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (ie. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
- 6. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT IF THE THRESHOLDS ARE MET. 7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND
- NEIGHBORING PROPERTIES. 8. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 9. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.

## PLAN KEY NOTES: (A) KEY DESCRIPTION

PROPOSED / EXISTING BUILDING REMODEL AND EXPANSION (SEE ARCHITECTRUAL PLANS FOR SPECIFICS)

FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.

(A7) MAN DOOR

BY METROPOLITAN SEWER DISTRICT.

THE ISSUANCE OF BUILDING PERMITS.

DRAINAGE / STORM WATER:

4. EROSION & SILT CONTROL:

- (SEE ARCHITECTRUAL PLANS FOR SPECIFICS) (A2) STOOP / LANDING - SEE PLAN FOR DIMENSIONS
- (SEE ARCHITECTRUAL PLANS FOR SPECIFICS) (43) STOOP / LANDING / STAIRS / RAILING - SEE PLAN FOR DIMENSIONS

SANITARY SEWER BY EXISTING PROPERTY SERVICE CONNECTION

SUBJECT TO FEES FOR CAPACITY AND CONNECTION AND THE PROJECT LIES

DETENTION NOT PROVIDED ON SITE AS DEPICTED ON THE PROJECT PLAN.

DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT

IN THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY AN EXISTING LATERAL

PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS

SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE

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

MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT IS REQUIRED PROIR TO

- (SEE ARCHITECTRUAL PLANS FOR SPECIFICS) PLANTER / SCREEN WALL 3' HIEGHT
- (SEE ARCHITECTRUAL PLANS FOR SPECIFICS)
- (B) EX. ASPHALT PAVEMENT MILL/OVERLAY/WEDGE
- (SEE STANDARD SITE DETAILS SHEET) (C) INTEGRAL CURB/WALK (SEE STANDARD SITE DETAILS SHEET)
- (SEE STANDARD SITE DETAILS SHEET)

- 1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON 1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND LOUISVILLE COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS. METRO WORKS R/W WITHOUT AN ENCROACHMENT PERMIT. 2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR
  - LANDING AREAS AS SET BY LOUISVILLE METRO PUBLIC WORKS.. 3. VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS STANDARDS STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY
- EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS, IF REQUIRED. 5. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR
  - ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES, IF REQUIRED. 6. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON
- UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
  - 8. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER 'KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.

## (D) HANDICAP SIDEWALK RAMP (SEE STANDARD SITE DETAILS SHEET) (E) HANDICAP ACCESSIBLE PARKING SIGN PER ADA REQUIREMENTS (SEE STANDARD

SITE DETAILS SHEET) (BLUE PAINT PER ADA REQUIREMENTS) 6 5' HANDICAP NEUTRAL ZONE (4" BLUE PAINT) (SEE STANDARD SITE DETAILS SHEET) (H) HANDICAP PARKING STRIPE (4" BLUE PAINT) (SEE STANDARD SITE DETAILS SHEET)

PARKING STRIPE (4" WHITE PAINT) (SEE STANDARD SITE DETAILS SHEET) (J) WHEEL STOP (SEE STANDARD SITE DETAILS SHEET)

5 EACH RECEPTACLES

SCREEN TRASH RECEPTACLE ENCLOSURE 4' HT. (SEE STANDARD SITE DETAILS SHEET)

EXISTING BOUNDARY LINE ---- EXISTING BOUNDARY LINE ---495 --- EXISTING CONTOURS PROPOSED FOOTPRINT ADDITION

PROPOSED DEMO SCOPE OF WORK PROPOSED CONCRETE SIDEWALK

DRAINAGE FLOW ARROWS FOUND EXISTING EDGE OF PAVEMENT

RIGHT OF WAY CENTERLINE PROPOSED

NOV 15 2022 PLANNING &

DESIGN SERVICES

0 2.5 5 CASE # 22-\_

NORTH AND ALL BEARINGS ARE PER EASTERN PARKLAND CO. P.B. 1, PG 65 RECORDED PLAT OF RECORD IN THE OFFICE OF THE CLERK. JEFFERSON COUNTY, KENTUCKY. GRAPHIC SCALE 1"=10" 22-VARIANCE-xxxxx. 22-WAIVER-0114 PREVOUS CASE # NONE

DATE 7.6.22 SHEET NO MSD WM #

TE Su 22

ASSOCIA

**S** 04-40

S E S

LOCATION MAP

2×4

72-0VERLAY-0021