

GENERAL NOTES

- ALL NEW AND EXISTING SIDEWALKS WITHIN THE PROPERTY FRONTAGE SHALL BE CONSTRUCTED OR RECONSTRUCTED TO MEET CURRENT ADA STANDARDS.
- FREESTANDING BUSINESS SIGNS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT OF WAY.
- DESIGN OF ACCESS TO STATE HIGHWAY SHALL COMPLY WITH KYTC STANDARD DRAWINGS. ENTRANCE THROAT WIDTH LIMITED TO 36 FEET MAXIMUM, WITH 35' RADII.
- SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AND ROADWAYS. SITE LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF SECTION 4.1.3 OF THE LAND DEVELOPMENT CODE. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- STREET TREES TO BE PROVIDED IN ADJACENT RIGHTS-OF-WAY PER LAND DEVELOPMENT CODE SECTION 10.2.8. FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN. TREE SPECIES IN THE RIGHT OF WAY MUST CONFORM TO THE KYTC DISTRICT 5 APPROVED TREE LIST AND NOT BE PLACED IN SIGHT TRIANGLES.
- ANY CONSTRUCTION WITHIN THE STATE RIGHT OF WAY SHALL CONFORM TO THE KYTC DESIGN REQUIREMENTS. ALL DRAINAGE STRUCTURES WITHIN THE RIGHT OF WAY SHALL BE STATE DESIGN.
- THERE SHALL BE NO PARKING NOR ANY PORTION OF PARKING LOT ON STATE RIGHT OF WAY.
- ENCROACHMENT PERMITS AND BONDS ARE REQUIRED FOR ALL WORK PROPOSED IN THE RIGHT OF WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL CONSTRUCTION TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH AND WELLNESS PER CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX-INCH SANITARY SEWER.
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
- SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
- MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- PLANS MUST BE SUBMITTED TO HEALTH DEPT. PRIOR TO CONSTRUCTION.
- A DEED OF CONSOLIDATION OR OTHER LEGAL PARCEL REVISION (MINOR SUBDIVISION PLAT) WILL NEED TO BE APPROVED AND RECORDED TO ADJUST PARCEL LINES SHOWN ON THIS PLAN.
- UPON APPROVAL OF THE ZONING CHANGE, LOUISVILLE METRO EMERGENCY SERVICES SHALL BE CONTACTED TO HAVE ADDRESSES ASSIGNED FOR THIS DEVELOPMENT.
- THE PROPOSED BUILDING DEMOLITION DOES NOT MEET THE THRESHOLD REQUIREMENTS OF LMC 150.110, THEREFORE, A 30-DAY HOLD IS NOT REQUIRED.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS. PROPERTIES OR PUBLIC RIGHTS-OF-WAY TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE, PER LDC SECTION 9.1.12.C.
- ALL EXISTING STRUCTURES AND IMPROVEMENTS TO BE REMOVED FROM THE SITE.
- ALL PAVEMENT MARKINGS/SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
- A RIGHT-OF-WAY DEDICATION WAIVER REQUEST WAS APPROVED BY LOUISVILLE METRO PUBLIC WORKS ON NOVEMBER 21, 2024.

MSD NOTES

- 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 MANAGEMENT PRACTICES.
- SANITARY SEWER SERVICE TO BE PROVIDED BY NEW PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE X PER FIRM MAP 21111C0048F, EFFECTIVE ON FEBRUARY 6, 2021.
- 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.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- AN APPROVED DOWNSTREAM FACILITIES CAPACITY REQUEST IS REQUIRED PRIOR TO PRELIMINARY PLAN APPROVAL.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- SITE SERVED BY DEREK R. GUTHRIE WQTC.
- ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- IF THE FINAL SITE DESIGN HAS THROUGH DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

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 (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

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 THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

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 DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

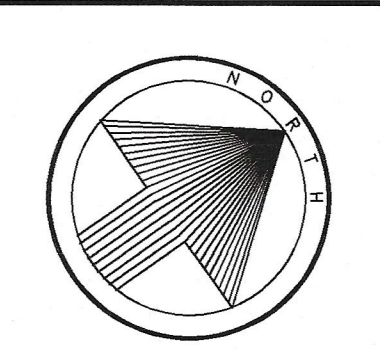
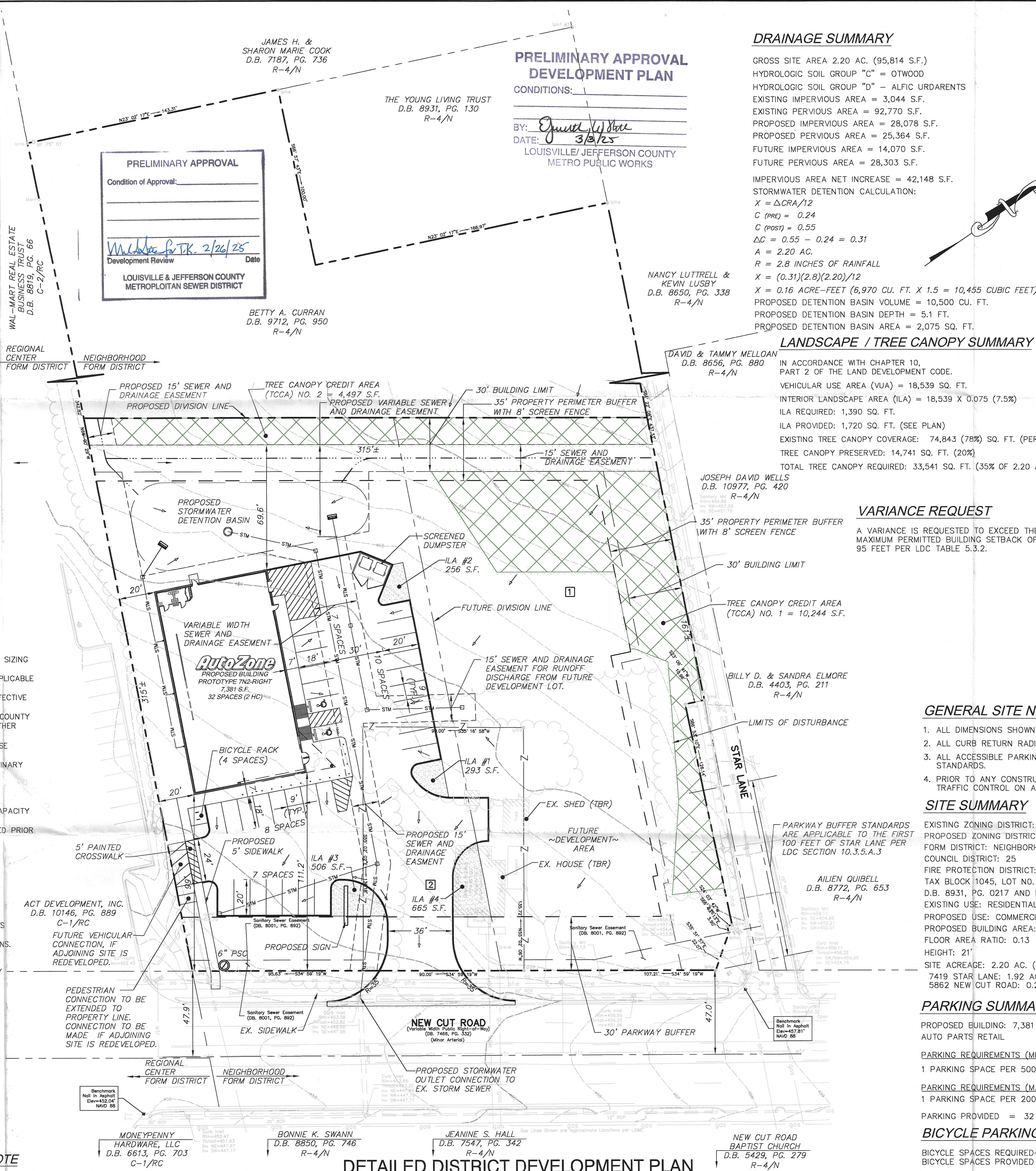


UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL-FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123), 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). 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.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY (DATED 01/30/24) PREPARED BY SURVEY MATTERS. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. INDIVIDUAL SERVICE LINES ARE NOT SHOWN.



Vicinity Map

Not To Scale

LEGEND

- EX. SANITARY SEWER
- EX. TELECOM
- EX. GAS MAIN
- EX. WATER MAIN
- EX. STORM SEWER
- LOT CONSOLIDATION LINES
- TREES/TREE MASSES
- CONCEPTUAL STORM SEWER
- FLOWLINE/SWALE
- CONCEPTUAL DRAINAGE FLOW
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING DOWN GUY
- EXISTING ELECTRIC BOX
- EXISTING TELEPHONE PEDESTAL
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING FENCE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- DISTURBED AREA (SEE MSD NOTE #11)
- TO BE REMOVED
- TCCA
- PROPOSED 6" PROPERTY SERVICE CONNECTION
- TREE CANOPY CREDIT AREA

REVISIONS			
1	11/05/24	REVISED PER CLIENT REVIEW	4
2	12/02/24	REVISED PER CLIENT REVIEW	5
3	02/05/25	REVISED PER AGENCY REVIEW	6

AutoZone Store No. 9385
5862 NEW CUT ROAD
7419 STAR LANE
LOUISVILLE KY 40214

Developer:
ZAREMBA GROUP, LLC
14600 Detroit Avenue, Suite 1500
38103 Lakewood, OH 44107
Attn: Justin Bruce
Tel.: (216) 226-4168

05/20/2024

7N2-RIGHT

DP1.0