

GENERAL NOTES:

- 1) MSD WATER MANAGEMENT #XXXX.
- 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 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 PAVING HAS BEEN DELAYED FROM THE BINDER INSTALLATION.
- 14) THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING 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 RADII SHOWN ARE ON FACE OF CURB.
- 17) SIDEWALKS SHALL BE A MINIMUM 5" THICK WITH 6" X 6" W.W.F. ON A 4" D.G.A. BASE. SIDEWALKS AT DRIVEWAYS SHALL HAVE A MINIMUM THICKNESS OF 6". A FINE BROOM FINISH SHALL BE PROVIDED WITH CONTROL JOINTS SPACED AT 5' INTERVALS AND EXPANSION JOINTS AT 25' INTERVALS, AT ALL BENDS AND WHERE ADJUTING 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 PLACE 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 SIGNAGE SHALL COMPLY WITH LDC CHAPTER 8, SIGN REGULATIONS.
- 23) ALL SERVICE STRUCTURES, INCLUDING DUMPSTER SHALL BE SCREENED IN ACCORDANCE WITH LDC CHAPTER 10.
- 24) CONSTRUCTION PLANS AND BOND ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- 25) THE TWO LOTS SHOWN WILL BE CONSOLIDATED PRIOR TO FINAL ZONING APPROVAL.
- 26) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0042 E)
- 27) NO NEW SANITARY FACILITIES ARE PLANNED WITH THIS PROJECT
- 28) STREET TREES SHALL BE REQUIRED ALONG TEXAS AVENUE AND ASH STREET. PER LDC 10.2.8.
- 29) NO SITE WORK PROPOSED WITH THIS ZONING APPLICATION.
- 30) 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.
- 31) MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- 32) ANY FUTURE FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
- 33) MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES
- 34) PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION
- 35) LICENSE AGREEMENT FOR CONCRETE STEPS AND OVERHEAD SIGN LOCATED IN TEXAS AVENUE RIGHT OF WAY TO BE SECURED WITH LOUISVILLE METRO PUBLIC WORKS.
- 36) EXISTING SIDEWALK WILL BE BROUGHT UP TO CURRENT ADA AND METRO STANDARDS.
- 37) ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- 38) MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.

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.

EROSION PREVENTION and SEDIMENT CONTROL:

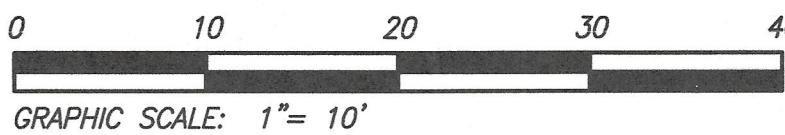
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER 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. 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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER 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-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.



WAIVER REQUESTED:

- 1) WAIVER OF LDC SECTION 10.2.5 AND TABLE 10.2.2 TO REDUCE THE REQUIRED 15' LBA TO 5' ALONG THE NORTHEAST PROPERTY LINE AND TO 5.6 ALONG THE SOUTHEAST PROPERTY LINE ADJACENT TO THE GARAGE.



VICINITY MAP
N.T.S.

SITE DATA CHART

EXISTING ZONE.....	OR-1
PROPOSED ZONE.....	C-1
EXISTING FORM DISTRICT.....	TRADITIONAL NEIGHBORHOOD
EXISTING USE.....	BARBER SHOP/ RESIDENCE
PROPOSED USE.....	RESTAURANT/ RESIDENCE
PROPERTY AREA.....	0.1387 ACRES (6,043 S.F.)
REQUIRED PARKING.....	0 MINIMUM {NO MINIMUM PARKING REQUIRED FOR STRUCTURES OLDER THAN 50 YEARS PER LDC 9.1.3.B.2.e}
	21 MAXIMUM {1 PER 100 SF RESTAURANT & 3 PER RESIDENTIAL UNIT}

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS: _____

BY: *Marv Blomquist*
DATE: *2/26/25*
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

INCREASE IN IMPERVIOUS AREA

OUTDOOR PATIO
INCREASE IN IMPERVIOUS AREA = 825 SQ. FT.

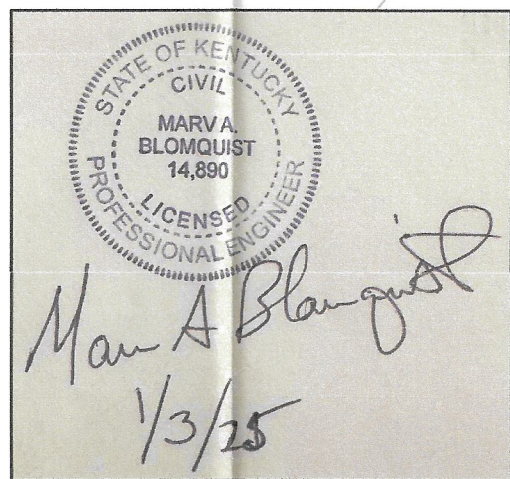
AREA OF DISTURBANCE 1,038 SQ. FT. (0.024 AC.)

LEGEND

○ IP	1/2" DIAMETER STEEL REINFORCING BAR WITH ORANGE PLASTIC CAP STAMPED "WI 2852" SET	GM	GAS MAIN
○ PKF	PARKER-KALON NAIL WITH BRASS WASHER STAMPED "2852", SET PREVIOUS SURVEY	●	EXISTING POLE
✕	LIGHT POLE	⊙	TELEPHONE POLE
○	SANITARY/STORM MANHOLE	⊙	POLE ANCHOR
○	POWER POLE	⊙	TREE/SHRUB
○	FIRE HYDRANT	✕	FENCE
—	GRAVITY SANITARY SEWER LINE / STORM SEWER	○	MONITORING WELL
—	WATER LINE	○	WATER METER
H	WATER VALVE	—	BURIED TELEPHONE/FIBER OPTIC
—	PHYSICALLY CHALLENGED PARKING SPACE	—	GUARDRAIL
CO	CLEAN OUT	—	OVERHEAD UTILITY LINE
CLF	CHAIN LINK FENCE	—	INTERIOR PROPERTY LINE
GM	GAS METER	CB	CURB BOX INLET
WM	WATER METER	DB	DROP BOX INLET
—000	PROPOSED CONTOUR	TBM	TEMPORARY BENCHMARK
—000	EXISTING CONTOUR	⊙	EXISTING PLANTING
→	PROPOSED DRAINAGE ARROW	TPF	TREE PROTECTION FENCE
		⊙	PROPOSED PLANTING

PRELIMINARY APPROVAL
Condition of Approval: _____

Marv Blomquist 2/26/25
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOITAN SEWER DISTRICT



RECEIVED
FEB 21 2025
PLANNING & DESIGN
SERVICES

SITE PLAN
FOR

1325 TEXAS AVENUE

ZONED OR-1, TRADITIONAL NEIGHBORHOOD FORM DISTRICT
1325 TEXAS AVENUE
LOUISVILLE, KY 40217
TAX BLOCK 26D LOT 178
DEED BOOK 12817, PAGE 322

OWNER/ DEVELOPER:
ALBERT JOHNS PROPERTY HOLDINGS, LLC
1325 TEXAS AVENUE
LOUISVILLE, KY 40217

NO.

C-1

24-ZONE 0133

WM #XXXXXX