

GENERAL NOTES:

- 1) MSD WATER MANAGEMENT #12405.
- 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 ABUTTING 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) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUTIGVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 25) 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.
- 26) CONSTRUCTION PLANS AND BOND ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- 27) WHEEL STOPS AND PROTECTIVE CURBING. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING 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) FREE FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE. (9.1.12.C)
- 28) STREET TREES WILL BE REQUIRED ALONG RIVER ROAD.
- 29) STREET TREES PLANTED IN ACCORDANCE WITH SECTION 10.2.8 SHALL BE CREDITED TOWARD APPLICABLE TREE CANOPY STANDARDS (CHAPTER 10, PART 1)
- 30) RESIDENTIAL ROLLING TRASH BINS TO BE USED. NO DUMPSTER SHOWN.

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 SEEDDED 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 SEEDDED, 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.

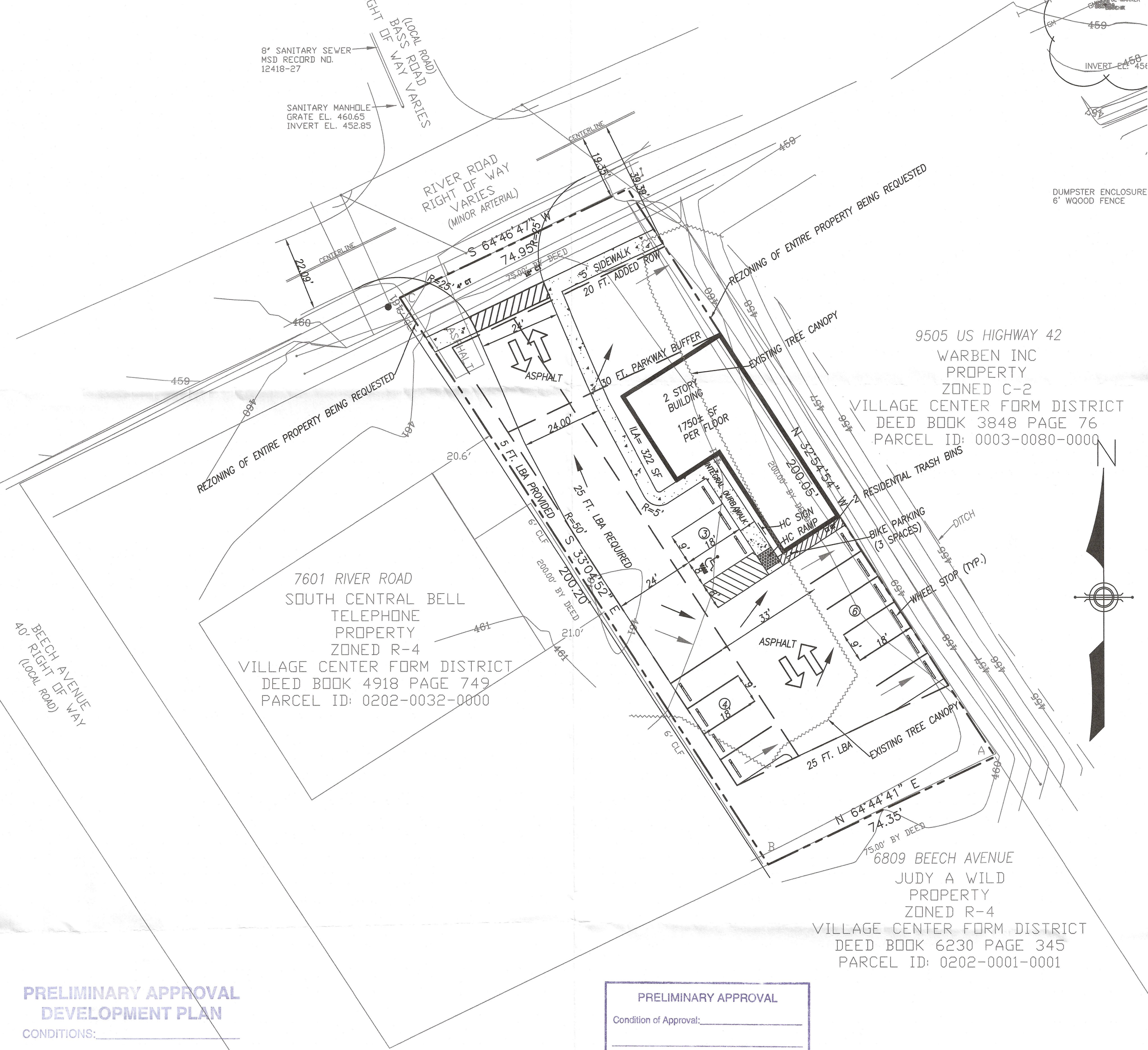
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

WAIVERS REQUESTED  
(CASE NO. 23-ZONE-0075)

LDC SECTION 5.5.2.A.1 TO NOT PROVIDE A PRINCIPAL ENTRANCE FACING RIVER ROAD.

LDC CHAPTER 10, PART 2 TO REDUCE THE REQUIRED 25 FT LBA ALONG THE SOUTHWEST PROPERTY LINE TO 5 FT.

NORTH  
DEED



PRELIMINARY APPROVAL  
DEVELOPMENT PLAN

CONDITIONS:

BY: *Sam Deaborn*  
DATE: 8/23/23  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

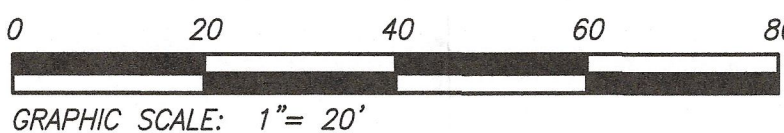
PRELIMINARY APPROVAL

Condition of Approval:

*Mark B. K.* 8-21-23  
Date  
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

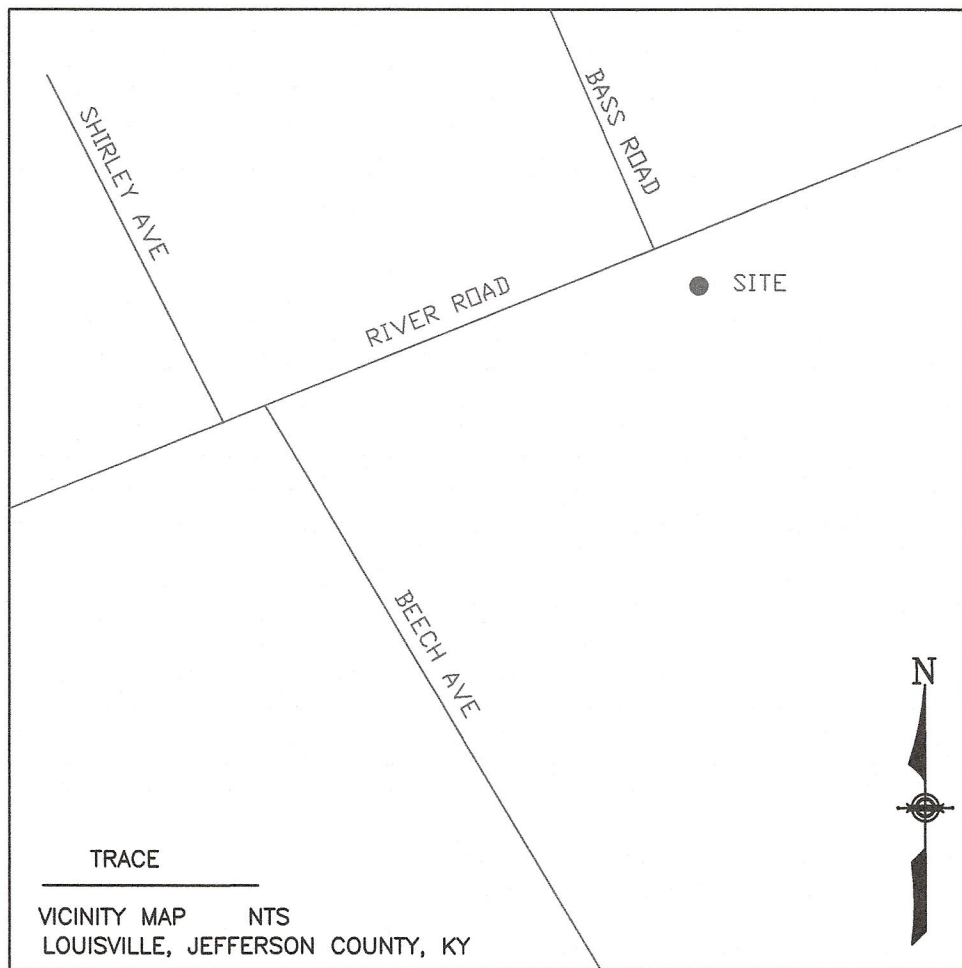
UTILITY NOTE

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.



BLOMQUIST DESIGN GROUP, LLC  
10529 TIMBERWOOD CIRCLE SUITE "D"  
LOUISVILLE, KENTUCKY 40223  
PHONE: 502.429.0105 FAX: 502.429.6861  
EMAIL: MARVBDG@AOL.COM

REVISIONS	SCALE:
	1" = 20'
DRWN: KLV	
CKD: MAB	
DATE:	
AUGUST 10, 2023	



VICINITY MAP  
N.T.S.

SITE DATA CHART

EXISTING ZONE.....	R-4
PROPOSED ZONE.....	C-1
EXISTING FORM DISTRICT.....	VILLAGE CENTER
EXISTING USE.....	VACANT
PROPOSED USE.....	DANCE STUDIO
PROPERTY AREA.....	0.34 ACRES (14,807 S.F.)
PROPOSED BUILDING S.F. ....	1,750 S.F. EACH FLOOR (2 STORIES)
BUILDING HEIGHT.....	28 FT.
F.A.R.....	0.2364
REQUIRED PARKING.....	9 MIN. (1 PER 400 S.F.)
PROVIDED PARKING.....	18 MAX. (1 PER 200 S.F.)
BICYCLE PARKING.....	3 SPACES
PROPOSED VUA.....	13, INCL. 1 ADA
REQUIRED ILA.....	7,095 S.F.
PROVIDED ILA.....	177 S.F. (2.5%)
EXISTING ILA.....	322 S.F. (4.5%)
EXISTING TREE CANOPY.....	5,000 S.F. (33.8%)
EXISTING TREE CANOPY TO REMAIN.	1,860 S.F. (12.6%)

INCREASE IN IMPERVIOUS AREA

PREDEVELOPED IMPERVIOUS AREA =	0 SQ. FT.
DEVELOPED IMPERVIOUS AREA =	9,367 SQ. FT.
INCREASE IN IMPERVIOUS AREA =	9,367 SQ. FT.

AREA OF DISTURBANCE 14,807 SQ. FT. (0.34 AC.)  
(ENTIRE SITE)

LEGEND

○ IP	1/2 " DIAMETER STEEL REINFORCING BAR WITH ORANGE PLASTIC CAP STAMPED "VI 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
⊕	WATER VALVE	---	BURIED TELEPHONE/FIBER OPTIC
H	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
---	PROPOSED CONTOUR	TBM	TEMPORARY BENCHMARK
---	EXISTING CONTOUR	⊕	EXISTING PLANTING
→	PROPOSED DRAINAGE ARROW	TPF	TREE PROTECTION FENCE
		⊕	PROPOSED PLANTING

DETAILED DISTRICT DEVELOPMENT PLAN  
FOR  
DANCE DESIGNS

EXISTING ZONE R4, PROPOSED ZONE C1  
VILLAGE CENTER FORM DISTRICT  
7603 RIVER ROAD  
PROSPECT, KY 40059  
TAX BLOCK 202 LOT 39  
DEED BOOK 6982, PAGE 944

OWNER:  
CHARLES, JR. & CAROL HEBEL  
5806 ORION ROAD  
LOUISVILLE, KY 40222  
  
DEVELOPER:  
TOMMY DAVIS  
PO BOX 35453  
LOUISVILLE, KY 40232

RECEIVED  
AUG 11 2023  
PLANNING & DESIGN  
SERVICES

NO.

C-1