

## GENERAL NOTES:

- MSD WATER MANAGEMENT #12729
- 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.
- 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.
- 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.
- 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.
- ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER.
- ALL CULVERTS UNDER PAVING HAVING LESS THAN 12" COVER SHALL BE CONCRETE ENCASED.
- RING ALL CATCH BASINS WITH STONE BAGS DURING GRADING OPERATIONS.
- ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT'S STANDARD SPECIFICATIONS.
- DENSE-GRADED AGGREGATE BASE SHALL BE COMPACTED IN SEPARATE LAYERS.
- FOR ASPHALT PARKING LOTS, CONTRACTOR SHALL RECEIVE APPROVAL FOR JOB MIX FORMULA.
- 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.
- 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.
- THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM SHALL BE 10%.
- DIMENSIONS SHOWN HEREON ARE FROM THE EDGE OF GUTTERS OR WALLS UNLESS SHOWN OTHERWISE. ALL RADII SHOWN ARE ON FACE OF CURB.
- 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.
- THE CONTRACTOR SHALL PROVIDE A COMPACTED DEPTH OF 6" TOPSOIL OVER ALL PERVIOUS AREAS ON THE PROJECT.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 38: ADA STANDARDS FOR ACCESSIBLE DESIGN.
- COMPATIBLE UTILITIES SHALL BE PLACE IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS AND SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES.
- ALL SIGNAGE SHALL COMPLY WITH LDC CHAPTER 8, SIGN REGULATIONS.
- ALL SERVICE STRUCTURES, INCLUDING DUMPSTER SHALL BE SCREENED IN ACCORDANCE WITH LDC CHAPTER 10.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUTIGIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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.
- CONSTRUCTION PLANS AND BOND ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- STREET TREES WILL BE REQUIRED ALONG ESTELLE AVENUE & STRAWBERRY LANE.
- STREET TREES PLANTED IN ACCORDANCE WITH SECTION 10.2.8 SHALL BE CREDITED TOWARD APPLICABLE TREE CANOPY STANDARDS (CHAPTER 10, PART 1)
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.

## MSD NOTES:

- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0074 E)
- SANITARY SEWER SERVICE TO BE PROVIDED BY EITHER EXISTING PROPERTY SERVICE CONNECTION OR NEW PROPERTY SERVICE CONNECTION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 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.
- EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX-INCH SANITARY SEWER.
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
- SANITARY SEWER SERVICE TO BE APPROVED BY MSD.

## WAIVER REQUESTED:

- WAIVER OF LDC SECTION 5.5.1.A.3.d & 5.9.2.A.1.b TO NO PROVIDE CROSS ACCESS FOR PEDESTRIAN/ VEHICLES TO THE ADJACENT SITE.
- WAIVER OF LDC SECTION 5.6.1 TO ALLOW BLANK WALLS FACING PUBLIC STREETS.
- WAIVER OF LDC SECTION 5.6.1.C TO ALLOW LESS THAN 50% GLAZING/WINDOWS ALONG BUILDING FRONTAGES.

## PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *James W. Stal*  
DATE: *6/5/25*  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

## 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.

## UTILITY NOTE

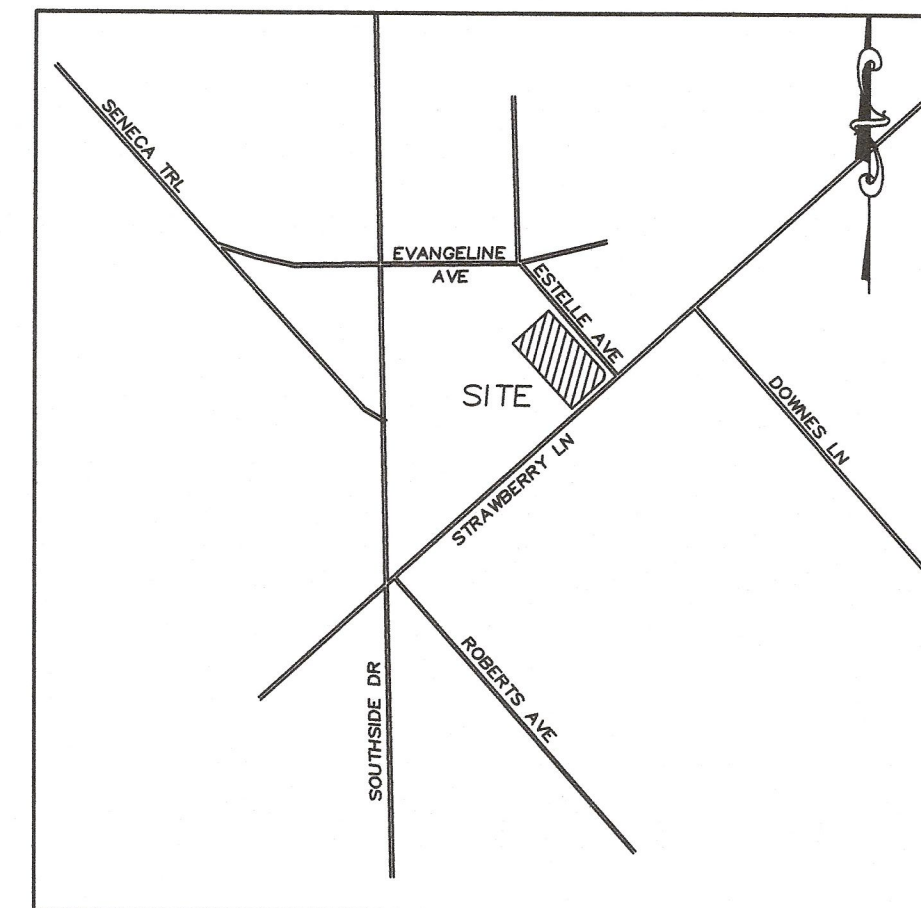
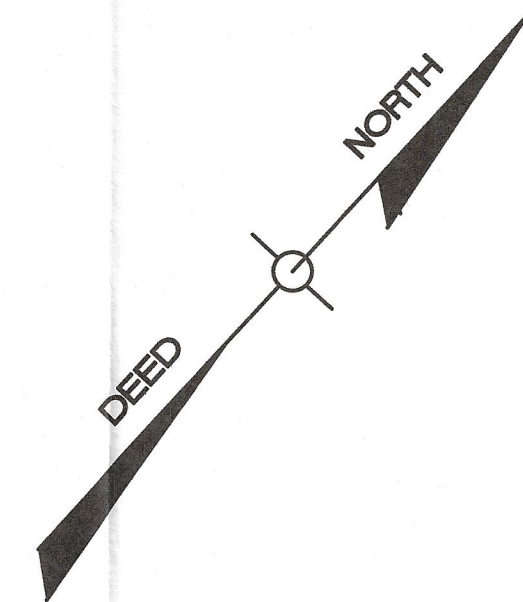
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. 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.

0 20 40 60 80  
GRAPHIC SCALE: 1" = 20'



**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: JUNE 2, 2025



VICINITY MAP  
N.T.S.

## SITE DATA CHART

EXISTING ZONE.....	C1 (COMMERCIAL)
PROPOSED ZONE.....	C2
EXISTING FORM DISTRICT.....	TRADITIONAL NEIGHBORHOOD
EXISTING USE.....	FOOD MART
PROPOSED USE.....	10 BAY AUTO BODY GARAGE
PROPERTY AREA.....	0.643 ACRES (28,009 S.F.)
PROPOSED BUILDING S.F. ....	11,900 S.F.
BUILDING HEIGHT.....	45 FT. MAX.
F.A.R.....	0.4249
REQUIRED PARKING.....	10 SPACES (1 PER BAY)
	9 MIN. (WITH 10% TARC CREDIT)
PROVIDED PARKING.....	18, INCLUDING 6 ON-STREET AND 1 ADA
PROVIDED BICYCLE PARKING.....	3 SHORT-TERM PARKING
PROPOSED VUA.....	10,468 S.F.
REQUIRED ILA.....	262 S.F. (2.5%)
PROVIDED ILA.....	848 S.F. (8.1%)

## INCREASE IN IMPERVIOUS AREA

PREDEVELOPED IMPERVIOUS AREA =	25,574 SQ. FT.
DEVELOPED IMPERVIOUS AREA =	22,105 SQ. FT.
INCREASE IN IMPERVIOUS AREA =	-3,469 SQ. FT.

AREA OF DISTURBANCE 28,009 SQ. FT. (0.643 AC.)  
(ENTIRE SITE)

## LEGEND

○ IP	1/2 " DIAMETER STEEL REINFORCING BAR WITH ORANGE PLASTIC CAP STAMPED "W 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	○	MONITORING WELL
==	GRAVITY SANITARY SEWER LINE / STORM SEWER	○	WATER METER
—	WATER LINE	— T —	BURIED TELEPHONE/FIBER OPTIC
W	WATER VALVE	—	GUARDRAIL
H	PHYSICALLY CHALLENGED PARKING SPACE	—	OVERHEAD UTILITY LINE
CO	CLEAN OUT	—	INTERIOR PROPERTY LINE
OLF	CHAIN LINK FENCE	CB1	CURB BOX INLET
GM	GAS METER	DB1	DROP BOX INLET
WM	WATER METER	TBM	TEMPORARY BENCHMARK
—○○○—	PROPOSED CONTOUR	⊗	EXISTING PLANTING
—○○○—	EXISTING CONTOUR	⊗	TREE PROTECTION FENCE
→	PROPOSED DRAINAGE ARROW	⊗	PROPOSED PLANTING
EOP	EDGE OF PAVEMENT		



*Marya Blomquist*  
6/2/25

## DETAILED DISTRICT DEVELOPMENT PLAN FOR 6700 STRAWBERRY LANE AUTO BODY/ REPAIR

ZONED C-1, TRADITIONAL NEIGHBORHOOD FORM DISTRICT  
6700 STRAWBERRY LANE  
LOUISVILLE, KY 40214  
TAX BLOCK 59F LOT 191  
DEED BOOK 5422, PAGE 877 (PLAT)  
DEED BOOK 11305, PAGE 887

OWNER/DEVELOPER:  
KAWTHER ABDULKARIM ALI  
4217 SUNSET DR  
LOUISVILLE, KY 40216

RECEIVED NO.

JUN 02 2025

OFFICE OF PLANNING

C-1

24-ZONE-0126

WM #12729