

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

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. 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 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 PRACTICAL, 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 DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

PARKING SUMMARY

PARKING REQUIRED	
MANUFACTURING (17,592 S.F.)	9 SPACES
MIN. (1 SPACE/ 2,000 S.F.)	18 SPACES
MAX. (1 SPACE/ 1,000 S.F.)	
PARKING PROVIDED	
STANDARD SPACES	55 SPACES
HANDICAP SPACES	4 SPACES
TOTAL PROVIDED	59 SPACES*
*PARKING IS NON-CONFORMING PER LDC 9.1.3.B. A WAIVER IS NOT REQUIRED	

PROJECT SUMMARY

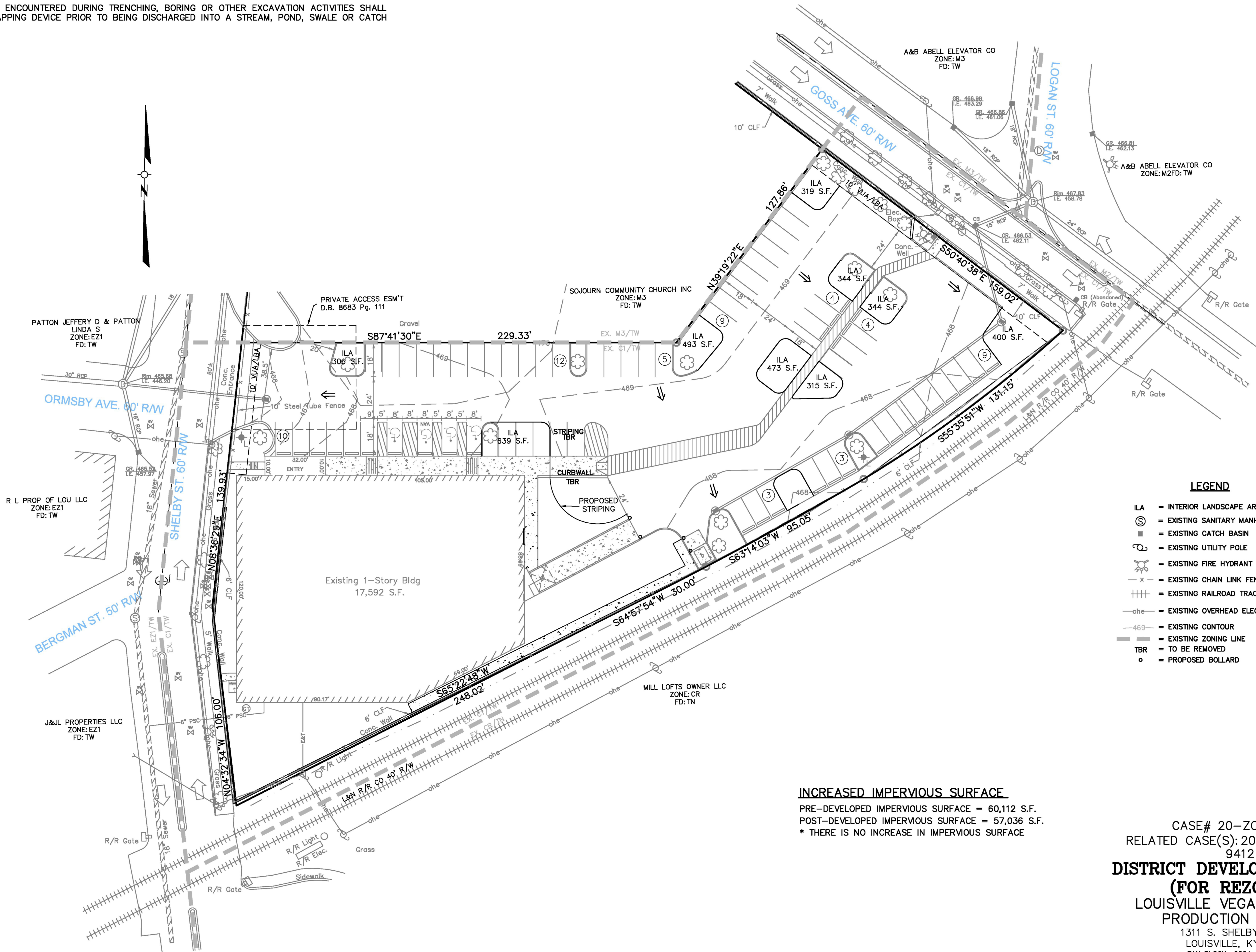
EXISTING ZONING	C1
PROPOSED ZONING	EZ1
FORM DISTRICT	TW
EXISTING USE	VACANT GROCERY
PROPOSED USE	FOOD MANUFACTURING
EXISTING SITE ACREAGE:	1.58 AC.± (68,775 S.F.±)
NUMBER OF EMPLOYEES	35
VIA	30,529 S.F.
ILA REQUIRED (7.5%)	2,290 S.F.
ILA PROVIDED	3,633 S.F.

GENERAL NOTES:

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL SEWER CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- ALL WHEEL STOPS WILL BE LOCATED AT LEAST THREE FEET FROM ANY WALK, CURB OR STRUCTURE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- MSD'S IWD APPROVAL MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

TREE CANOPY CALCULATIONS (TCCA)

EXISTING TREE CANOPY: 34,500 SF (50%)* COVERAGE
 SITE AREA: 1.58 AC (68,775 SF)
 EXISTING TREES PRESERVED: 34,500 SF (50%)*
 REQUIRED NEW TREE CANOPY: 0% SF (0%)
 REQUIRED TOTAL TREE CANOPY: 24,071 SF (35%)
 * ~ 13 TYPE A STREET TREES ADJACENT TO SITE = 19,500 S.F.
 * 10 TYPE A TREES EXISTING ON SITE = 15,000 S.F.

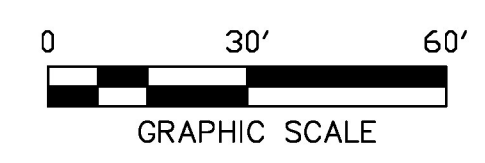


LEGEND

- ILA = INTERIOR LANDSCAPE AREA
- ⊙ = EXISTING SANITARY MANHOLE
- = EXISTING CATCH BASIN
- ⊕ = EXISTING UTILITY POLE
- ⊗ = EXISTING FIRE HYDRANT
- x- = EXISTING CHAIN LINK FENCE
- ||| = EXISTING RAILROAD TRACKS
- ohe- = EXISTING OVERHEAD ELECTRIC
- 469- = EXISTING CONTOUR
- = EXISTING ZONING LINE
- TBR = TO BE REMOVED
- = PROPOSED BOLLARD

INCREASED IMPERVIOUS SURFACE
 PRE-DEVELOPED IMPERVIOUS SURFACE = 60,112 S.F.
 POST-DEVELOPED IMPERVIOUS SURFACE = 57,036 S.F.
 * THERE IS NO INCREASE IN IMPERVIOUS SURFACE

CASE# 20-ZONE-0111
 RELATED CASE(S): 20-ZONEPA-0093
 9412
DISTRICT DEVELOPMENT PLAN (FOR REZONING)
 LOUISVILLE VEGAN JERKY CO PRODUCTION FACILITY
 1311 S. SHELBY STREET
 LOUISVILLE, KY 40217
 TAX BLOCK: 026A LOT: 0092
 DEVELOPER/
 OWNER:
 SECOND CHANCE GROCERS LLC
 1806 DIXIE HWY
 LOUISVILLE, KY 40210
 D.B. 8929 Pg. 748



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 PLANNING & DESIGN
 SERVICES

FLOOD NOTE
 FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0042E

Milestone design group
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LOUISVILLE VEGAN JERKY CO PRODUCTION FACILITY

DATE: 11/9/2020
 DRAWN BY: G.C.Z.
 CHECKED BY: J.M.M.
 SCALE: 1"=30' (HORZ)
 SCALE: N/A (VERT)

REVISIONS

12/7/2020	AGNCY CMNTS
12/23/2020	AGNCY CMNTS
1/11/21	AGNCY CMNTS

DISTRICT DEVELOPMENT PLAN

JOB NUMBER 20050

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20-ZONE-0111