

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

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.

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 SEED, MULCH, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

WHERE CONSTRUCTION OR LAND DISTURBING 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.

SURVEY LEGEND

- IRON PIN (FOUND)
- IRON PIN (SET)
- ⊙ SANITARY SEWER MANHOLE
- ⊕ ANCHOR
- ⊙ UTILITY POLE
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ GAS VALVE
- ⊕ CABLE PEDESTAL
- ⊕ TELEPHONE PEDESTAL
- ⊕ STORM SEWER MANHOLE
- ⊕ DROP BOX INLET
- ⊕ CURB BOX INLET
- ⊕ ROAD SIGN
- ⊕ MAILBOX
- ⊕ LAMP POLE

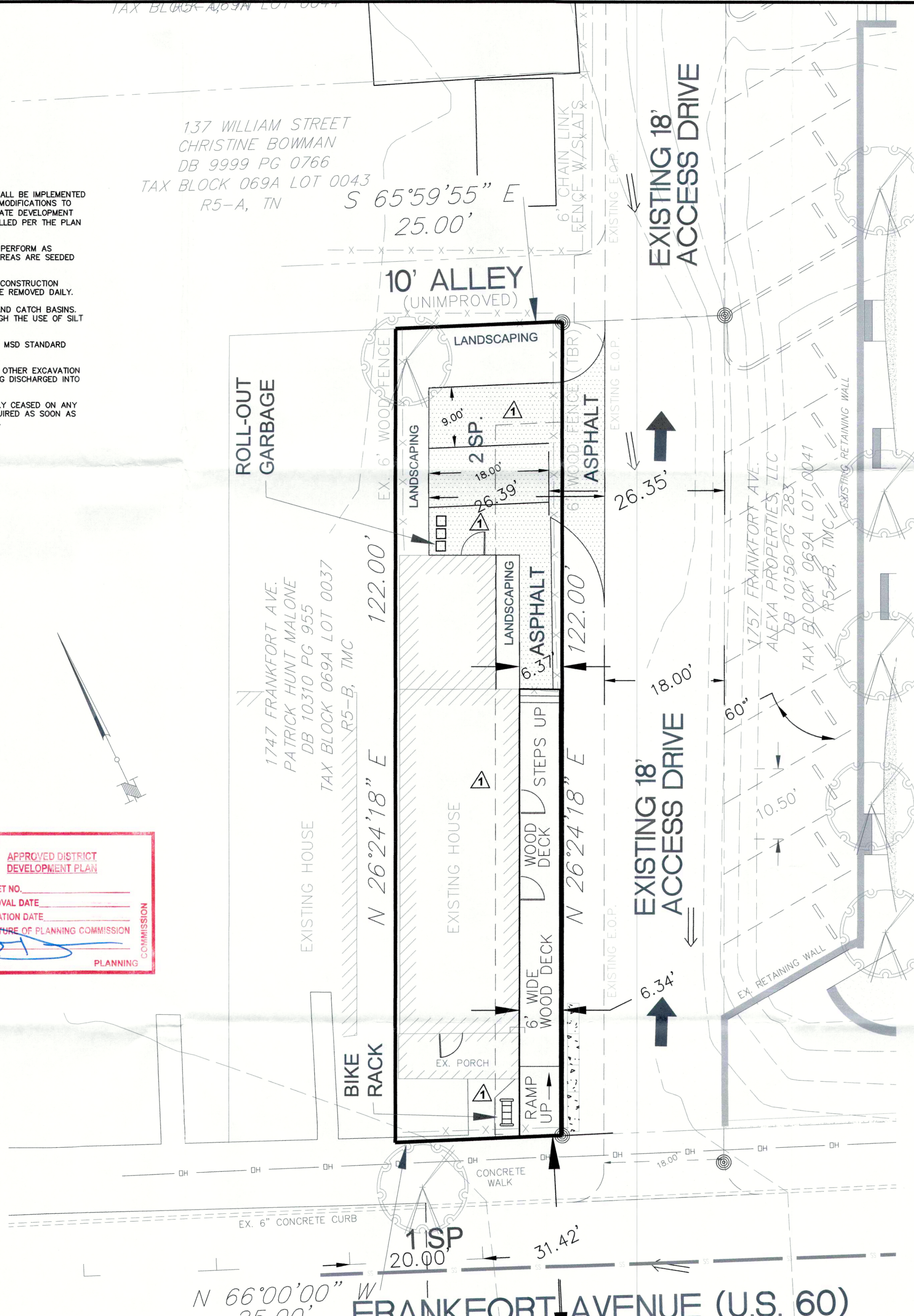


LEGEND

- ⊙ EXISTING TREE
- DENOTES DRAINAGE FLOW
- ♿ HANDICAP PARKING
- ⊕ INTERNAL LANDSCAPE AREA
- 6.46- EXISTING CONTOURS
- ⊕ PARKING SPACE
- ⊕ EXISTING PSC
- ⊕ PROPOSED ASPHALT/PARKING

SITE PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
 0 5' 10' 20'
 SCALE: 1" = 10'

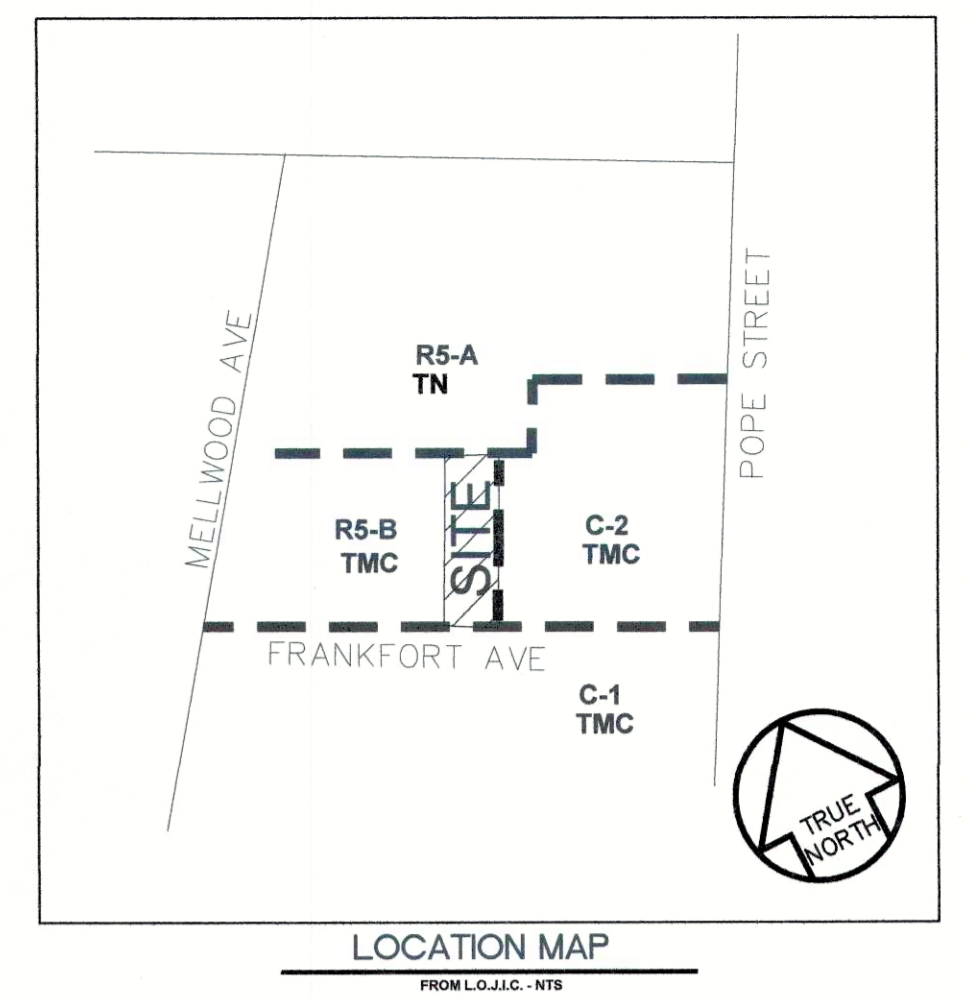


GENERAL NOTES

- "TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TREE PROTECTION AREAS (TPAs) PRIOR TO SITE DISTURBANCE ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS. ALL TREE PROTECTION FENCING SHALL BE LOCATED AT LEAST 3 FEET FROM THE OUTSIDE EDGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. WHEN TREES MUST BE REMOVED IN A TPA, THE FENCE SHALL BE RELOCATED TO PROTECT ALL REMAINING TREES WITHIN THAT TPA. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITY SHALL BE PERMITTED WITHIN THE FENCED AREA."
- B.M. - TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS DERIVED FROM TOPOGRAPHIC SURVEY PREPARED BY INTEGRATED ENGINEERING.
- BOUNDARY INFORMATION DEPICTED WAS CREATED BY INTEGRATED ENGINEERING.
- NO SENSITIVE FEATURES ON THE SITE.
- WATER SERVICE BY LOUISVILLE WATER COMPANY.
- SITE IS LOCATED WITHIN THE FIRE PROTECTION DISTRICT 23.
- THE SITE IS LOCATED WITHIN METRO COUNCIL DISTRICT 9.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- A REGIONAL FACILITIES STORM WATER FEE WILL BE PAID IN LIEU OF ONSITE DETENTION IF REQUIRED.
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 2111100047E.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 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.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
- CONSTRUCTION PLANS, PERMIT, AND BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- OBTAIN AN ENCROACHMENT PERMIT FROM KYTC FOR ALL WORK WITHIN THE FRANKFORT AVENUE RIGHT-OF-WAY.
- MSD SANITARY SEWERS ARE AVAILABLE BY CONNECTION, SUBJECT TO FEES AND CHARGES.
- THERE SHALL BE NO INCREASE IN STORMWATER RUNOFF TO THE STATE RIGHT-OF-WAY.
- NO COMMERCIAL SIGNS SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY.
- NO LANDSCAPING SHALL BE PLACED IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHALL BE PLACED AS TO NOT SHINE IN THE EYES OF DRIVERS.
- ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED TO BE GRANTED ON THIS PROJECT.
- MSD SINGLE LOT RESIDENTIAL CONSTRUCTION PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
- NO INCREASE IN RUNOFF PERMITTED ONTO 1747 FRANKFORT AVE. AS A RESULT OF THIS PROJECT.
- CROSS-OVER ACCESS AGREEMENT SHALL BE PROVIDED PRIOR TO CONSTRUCTION APPROVAL FOR ACCESS TO THE ADJACENT ACCESS DRIVE EASEMENT.

WAIVERS REQUESTED:

▲ A Waiver from LDC Section 10 from the required 15' LBA adjacent to R-5B along the west and north property lines.



LOT SUMMARY (1749 Frankfort Ave) - C1 ZONING REQUESTED

LOT SIZE	EXISTING 3000 SF (0.069 GIS AC)
EXISTING USE	RESIDENTIAL
PROPOSED USE	RETAIL/OFFICE
EXISTING ZONING	R5-B
PROPOSED ZONING	C-1
EXISTING & PROPOSED BUILDING HEIGHT	<20'
FORM DISTRICT	TMC
EXISTING & PROPOSED FAR	0.362

PARKING REQUIREMENTS

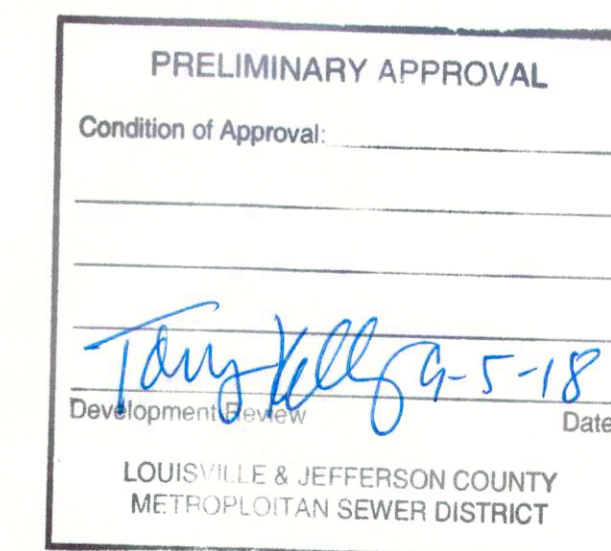
RETAIL/OFFICE (1,086 S.F. TOTAL)	1/500 MIN. 1/250 MAX. 3 MIN. 5 MAX.
PARKING PROVIDED ONSITE	2 SPACES
PARKING PARKING ON STREET	1 SPACES
TOTAL PARKING PROVIDED	3 SPACES
ACCESSIBLE PARKING REQUIRED	1 SPACES
ACCESSIBLE PARKING PROVIDED	1 SPACES

BICYCLE PARKING REQUIREMENTS

LONG TERM PARKING	NONE	LONG TERM PARKING	NONE
SHORT TERM PARKING	2 SP	SHORT TERM PARKING	4 SP
TOTAL REQUIRED	2 SP	TOTAL REQUIRED	4 SP

IMPERVIOUS AREA

- TOTAL SITE AREA - 0.50 AC.
- LIMITS OF DISTURBANCE = 1322 SF
- TOTAL IMPERVIOUS AREA (EXISTING) = 2,586 SF
- TOTAL IMPERVIOUS AREA (PROPOSED) = 2,613 SF (THIS IS AN INCREASE IN IMPERVIOUS SURFACE BY 27 SF)



PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS:

BY: *[Signature]*
 DATE: 9/5/18
 LOUISVILLE/JEFFERSON COUNTY METRO PLANNING & WORKS
RECEIVED
 AUG 29 2018
 PLANNING & WORKS DESIGN SERVICES

REZONING PLAN/DETAILED DISTRICT DEVELOPMENT PLAN

PROJECT NO:	DESCRIPTION OF REVISION	DATE
120097B	PREAPP COMMENTS	6-18
DATE: MARCH 28, 2018	METRO COMMENTS	7-18
DRAWN BY: DW	METRO COMMENTS	8-18
CHECKED BY: CC		

BlueStone Engineers, PLLC
 3703 Taylorsville Road, Suite 205
 Louisville, KY 40220
 PHONE (502) 292-9288

OWNER: LANCE BARKER & EMILY KING
 LOUISVILLE, KENTUCKY 40206
 DEVELOPER: ALEXA PROPERTIES
 9100 MARKSFIELD ROAD, SUITE 100
 LOUISVILLE, KENTUCKY 40222
 SITE ADDRESS: 1749 FRANKFORT AVENUE, 40206
 D.B. 10310 PG. 0955 / BLOCK 069A LOT 0038

PROJECT:
**1749 FRANKFORT AVENUE
 COMMERCIAL REZONING**

Graphic Scale: 1" = 10'
 0 10 20 30
 Scale Plan: 1" = 10'
 GRAPHIC SCALE SUPERCEDES NUMERIC SCALE