

STORMWATER NOTES:

IMPERVIOUS AREA:
 EXISTING IMPERVIOUS SURFACE 11,809 SQ.FT.
 PROPOSED IMPERVIOUS SURFACE 11,938 SQ.FT.
 AREA OF DISTURBANCE 12,829 SQ.FT.
 TOTAL AREA OF SITE 16,727 SQ.FT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICT'S WATERSHED COORDINATOR AT 1-502-540-6220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTION.

REQUESTED WAIVERS:

THE FOLLOWING WAIVERS ARE BEING REQUESTED FOR THE SITE:
 A WAIVER FROM LDC SECTION 5.5.1.A.3.a TO ALLOW THE PARKING LOT TO BE PERMITTED IN FRONT OF THE BUILDING.
 A WAIVER FROM LDC SECTION 5.5.1.A.3.b TO WAIVE THE VEHICULAR AND PARKING ACCESS TO THE SITE FROM THE EXISTING ALLEY.
 A WAIVER FROM LDC SECTION 5.6.1.C.1 TO NOT PROVIDE A DOOR ON THE BUILDING FACADE FACING HALDEMAN AVE.
 A WAIVER FROM LDC SECTION 5.6.2.1.1b TO NOT PROVIDE A PEDESTRIAN CONNECTION ALONG HALDEMAN AVE. TO THE BUILDING ENTRANCE.
 A WAIVER FROM LDC SECTION 10.2.4 TO ALLOW A 13' LBA ALONG THE REAR OF THE PROPERTY.

REQUESTED VARIANCES:

THE FOLLOWING VARIANCE IS BEING REQUESTED FOR THE SITE:
 VARIANCE FROM LDC SECTION 5.5.1.A.2 TO ALLOW THE BUILDING TO BE CONSTRUCTED MORE THAN FIVE FEET FROM THE RIGHT OF WAY OF FRANKFORT AVE.

PUBLIC WORKS NOTES:

CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT ADA STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

MSD NOTES:

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.
 SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
 A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR TO BE AT OR ABOVE 510.26 AND LOWEST MACHINERY TO BE AT OR ABOVE 511.26.
 AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.

KYTC NOTES:

CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT OF WAY.
 PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUESTS TO ALTER DRAINAGE ON A RIGHT OF WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
 THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
 THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
 SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE- AIMED, SHIELDED OR TURNED OFF.
 ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
 ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS. THE RAMP AND SIDEWALK ADJACENT TO THE PEDESTRIAN CONNECTION FOR THIS DEVELOPMENT ARE NOT IN COMPLIANCE AND WILL NEED TO BE REPLACED AND RECONSTRUCTED AS PART OF THIS DEVELOPMENT.
 AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY. ENCROACHMENT PERMIT AND BOND FORMS ARE AVAILABLE AT [HTTP://TRANSPORTATION.KY.GOV/PERMITS/PAGES/APPLICATIONS-FORMS-ASPX](http://TRANSPORTATION.KY.GOV/PERMITS/PAGES/APPLICATIONS-FORMS-ASPX)

UTILITY PROTECTION 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. 1-800-752-8007 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 NOTES:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION 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 SEED AND STABILIZED.
 ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM THE 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 SEED, MULCHED AND ADEQUATELY CONTAINED THROUGHOUT 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 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 DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

PARKING SUMMARY:

SHOPPING - TRADITIONAL FORM:
 MINIMUM 1 SPACE PER 1,000 SQ.FT. OF GROSS FLOOR AREA
 4,413 BUILDING SQ.FT. MIN. 4 SPACES REQUIRED
 PARKING SPACES PROVIDED: 12 INCL. 1 HC SPACE

BICYCLE PARKING CALCULATION:

SHOPPING, BUSINESS OR TRADE
 REQUIRED 3 SPACES OR 10% OF REQUIRED PARKING, WHICHEVER IS GREATER.
 A BICYCLE RACK WILL BE INSTALLED AT THE FRONT OF THE BUILDING TO ACCOMMODATE 3 BICYCLES.

MSD NOTE:

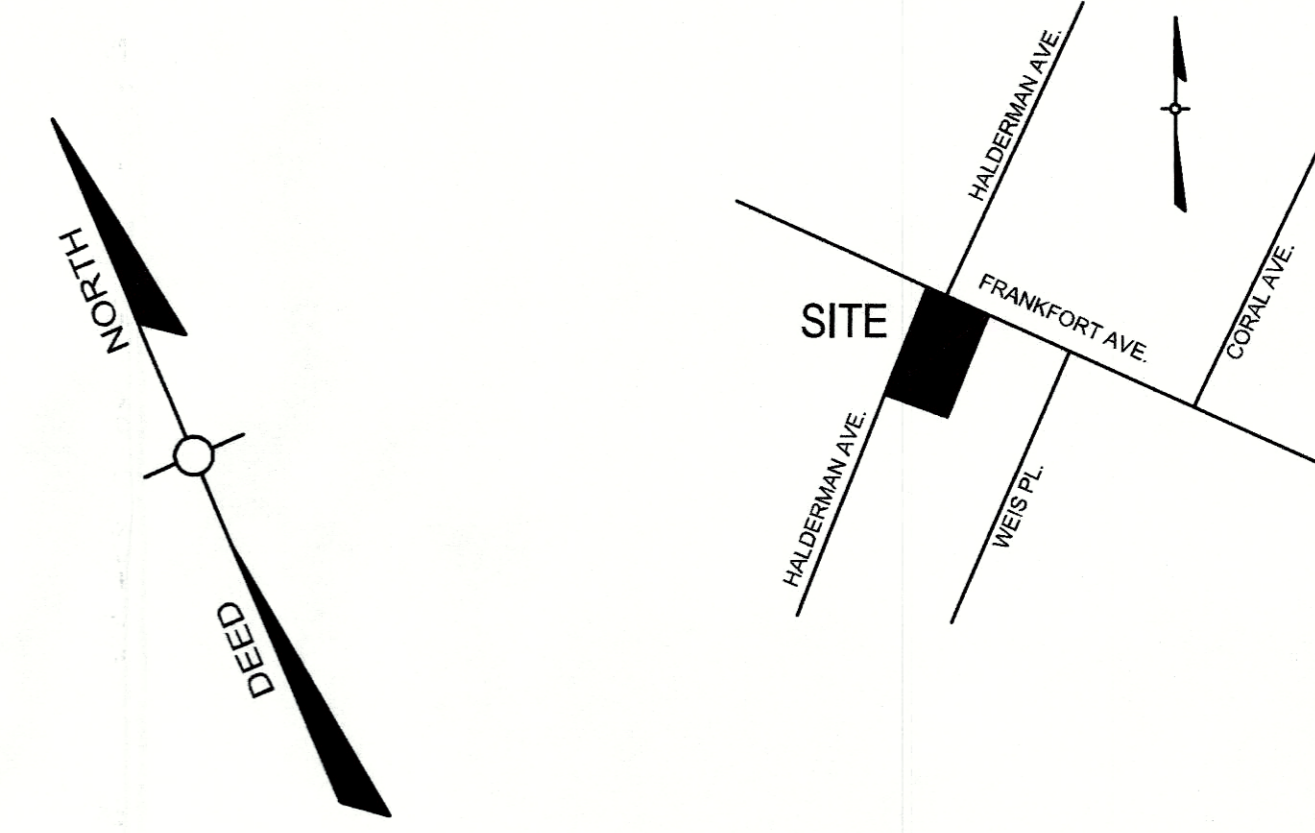
MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTNESS OR ACCURACY OF ALL ENGINEERING COMPUTATIONS REMAIN THE SOLE RESPONSIBILITY OF THE APPLICANT'S DESIGN PROFESSIONAL. MSD'S APPROVAL TO PROCEED WITH CONSTRUCTION IS BASED SOLELY ON THAT DESIGN PROFESSIONAL'S SEAL AND SIGNATURE.

LANDSCAPING SUMMARY:

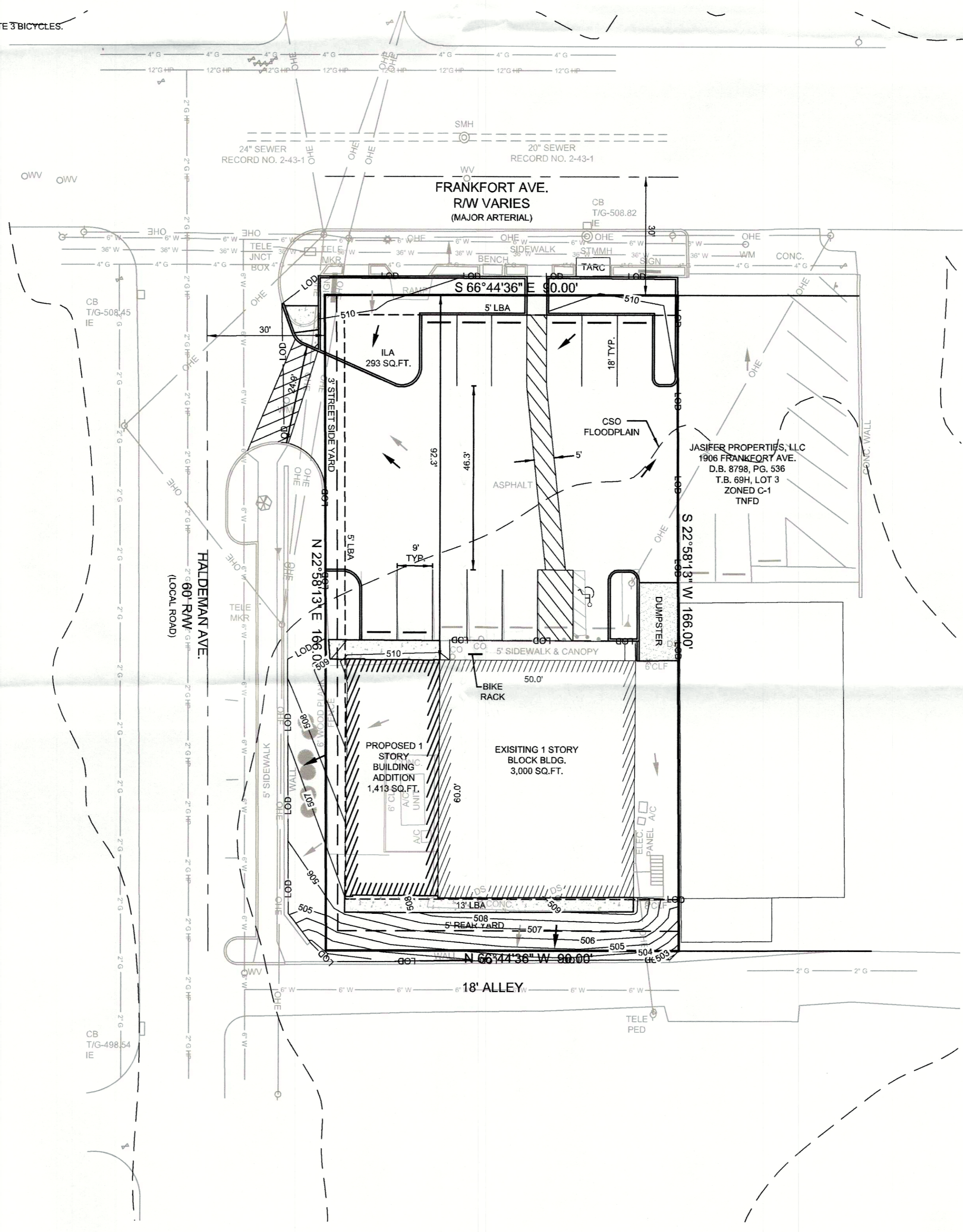
VEHICULAR USE AREA 8,680 SQ.FT.
 REQUIRED INTERIOR LANDSCAPING 167 SQ.FT. (2.5%)
 PROVIDED INTERIOR LANDSCAPING TO MEET LDC 293 SQ.FT. (4.4%)
 STREET TREES ARE REQUIRED ALONG FRANKFORT AVE. AND HALDEMAN AVE. PER LDC CHAPTER 10.2.8.
 DUMPSTER TO BE SCREENED PER LDC CHAPTER 10.

SITE DATA

1904 FRANKFORT AVE.
 LOUISVILLE, KY 40206
 D.B. 10884, PG. 684
 TAX BLOCK 69H, LOT 2
 GROSS ACREAGE: 0.384 AC.
 NET ACREAGE: 0.384 AC.
 ZONED C-1
 TRADITIONAL NEIGHBORHOOD FORM DISTRICT
 HEIGHT: 45' (MAX.)
 EX. BUILDING AREA: 3,000 SQ.FT.
 PROP. BUILDING AREA: 1,413 SQ.FT.
 TOTAL BUILDING AREA: 4,413 SQ.FT.
 EXISTING USE: LIQUOR/CONVENIENCE STORE
 PROPOSED USE: LIQUOR/CONVENIENCE STORE
 FAR = 0.264
 COUNCIL DISTRICT: 9
 FIRE DISTRICT: LOUISVILLE #4



LOCATION MAP
 N.T.S.



LEGEND

	EX. SANITARY/STORM SEWER
	EXISTING CONTOURS
	EXISTING CSO FLOODPLAIN
	EXISTING DRAINAGE FLOW
	EXISTING FENCELINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING L.W.C. WATERLINE
	EXISTING L.G.&E. GASLINE
	EXISTING SANITARY/STORM MANHOLE
	EXISTING TREE
	EXISTING CLEANOUT
	EXISTING GUY WIRE
	EXISTING UTILITY POLE
	EXISTING WATER VALVEMETER
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING TRAFFIC SIGN
	PROPOSED CONTOURS
	PROPOSED DRAINAGE FLOW

REVISIONS

NO.	DATE	DESCRIPTION

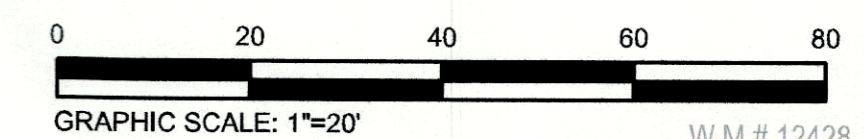
9400 Burtson Parkway, Suite 150
 Louisville, KY 40220
 502.671.0060

CIVIL DESIGN, INC.
 Civil Engineering
 www.cdidesigninc.com

DATE _____
 SIGNATURE _____

CATEGORY 2B - 1904 FRANKFORT AVE.
 DEVELOPER/OWNER
 SHREE HARI GOPAL 1007, LLC
 1904 FRANKFORT AVE.
 LOUISVILLE, KENTUCKY 40206

RECEIVED
 JUN 21 2022
 PLANNING & DESIGN SERVICES



DRWN BY: M.L.	CHKD BY: RSG
DATE: JUNE 20, 2022	
DRAWING: CAT 2B	
SCALE: 1" = 20'	
SHEET 1 OF 1	

