

**UTILITY NOTE**

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTICE THE UTILITY PROTECTION CENTER KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-6700 OR LOCAL NO. 502-266-5123) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATERLINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THAT 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 SPECIFICATION AND SPECIAL PROVISIONS.

**MSD GENERAL NOTES: (SEE CIVIL DRAWINGS)**

- 1.) ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1:1
- 2.) LOWEST FINISHED FLOOR TO BE AT OR ABOVE 451.00
- 3.) ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- 4.) KDOM APPROVAL REQ. PRIOR TO MSD CONSTRUCTION PLAN APPROVAL FOR ANY WORK REQ. IN THE FEMA FLOODPLAIN.
- 5.) DOWNSTREAM STORM SYSTEM CAPACITY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 6.) SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- 7.) SITE IS SUBJECT TO REGIONAL FACILITY FEE.

**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 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 SEEDING 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 SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH 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 SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY 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 OF CATCH BASIN.

ALL EROSION PREVENTION AND SEDIMENT CONTROL STRUCTURES ARE TO BE CLEANED ONCE DEPOSITED SEDIMENT REACHES 1/3 HEIGHT OF THE STRUCTURE.

ALL PIPE ARE TO BE FLUSHED AND CLEANED OF SEDIMENT ONCE THE SITE HAS BEEN STABILIZED.

**GENERAL NOTES**

- 1.) VEGETATION REMOVAL FOR DRIVEWAY SIGHT LINES FROM ADAMS STREET ACCESS IS REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- 2.) ALL WORK WITHIN THE RIGHT-OF-WAY (INCLUDING VEGETATION REMOVAL) WILL REQUIRE CONSTRUCTION PLANS, BOND AND PERMIT.

**PROPERTY INFORMATION**

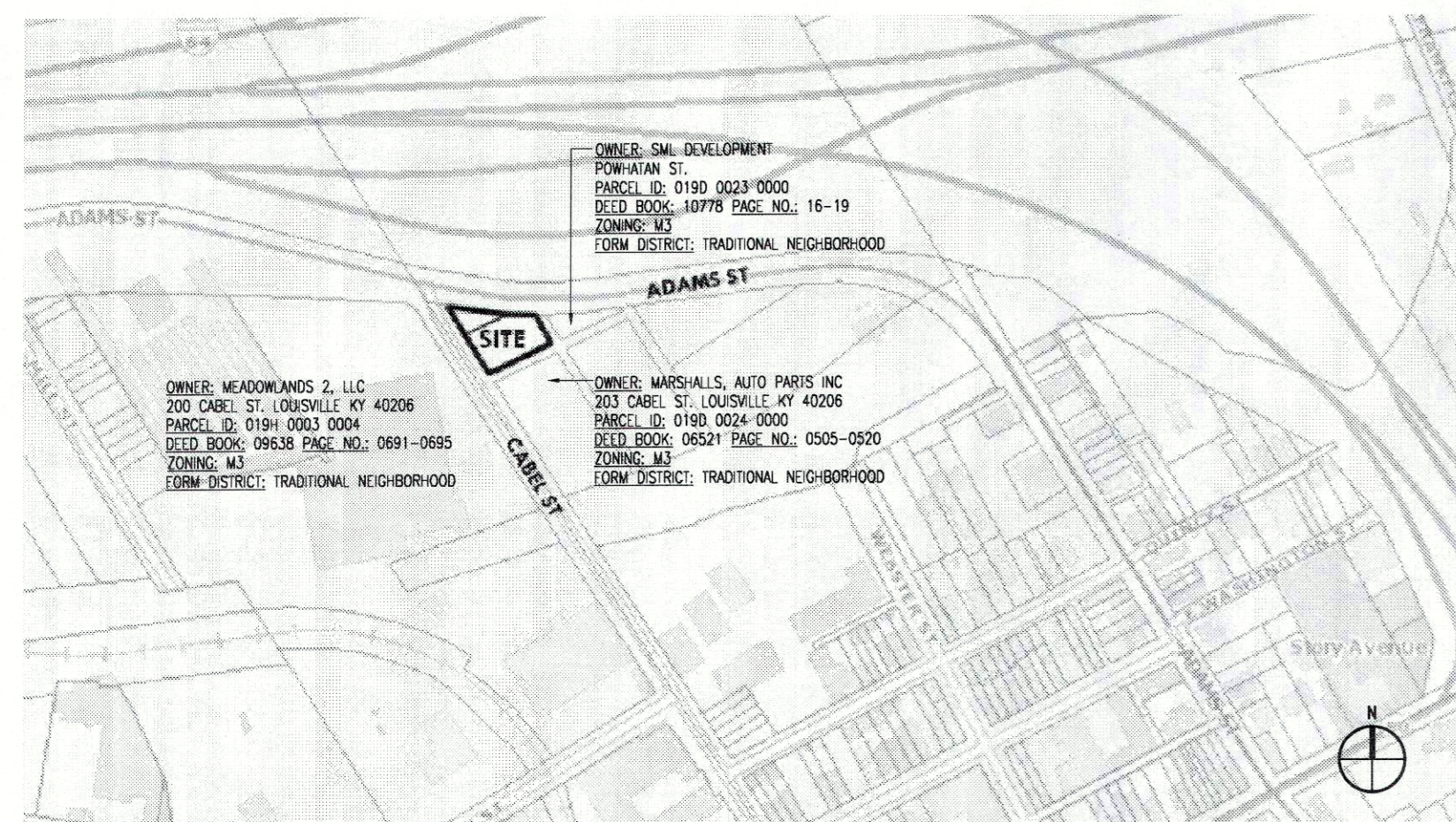
PRIMARY PARCEL ID : 0190 0022 0000 & 0190 0020 0000  
 EXISTING ZONING DISTRICT : M3  
 EXISTING FORM DISTRICT : TRADITIONAL NEIGHBORHOOD  
 DEED BOOK 10472 , PAGE 539  
 PROPERTY AREA : .4193 ACRES  
 EXISTING USE : VACANT LOT  
 PROPOSED USE : CONTRACTOR'S SHOP W/ACCESSORY OFFICE  
 EXISTING IMPERVIOUS SURFACE = 0 SF  
 PROPOSED IMPERVIOUS SURFACE (INCLUDING BUILDING) = 9,950 SF  
 OVERALL SITE SQUARE FOOTAGE = 18,264 SF  
 PROPOSED IMPERVIOUS SURFACE = 54.4% OF OVERALL SITE  
 VEHICULAR USE AREA (VUA) = 4,960 SF

**BUILDING INFORMATION**

GROSS BUILDING FOOTPRINT AREA : 4990 SF  
 GROSS FLOOR AREA OF BUILDINGS : 5973.5 SF  
 HEIGHT OF STRUCTURE : 23' - 0"

**PARKING**

USE CATEGORY: WAREHOUSE / STORAGE USE  
 3 EMPLOYEES  
 2 PARKING SPACES PROVIDED  
 MIN. SPACES: 1 SPACE PER 1.5 EMPLOYEES = 2  
 MAX. SPACES: 1 SPACE PER 1 EMPLOYEE = 3



**VICINITY MAP & ADJACENT PROP.**

SCALE: NTC

2  
A100

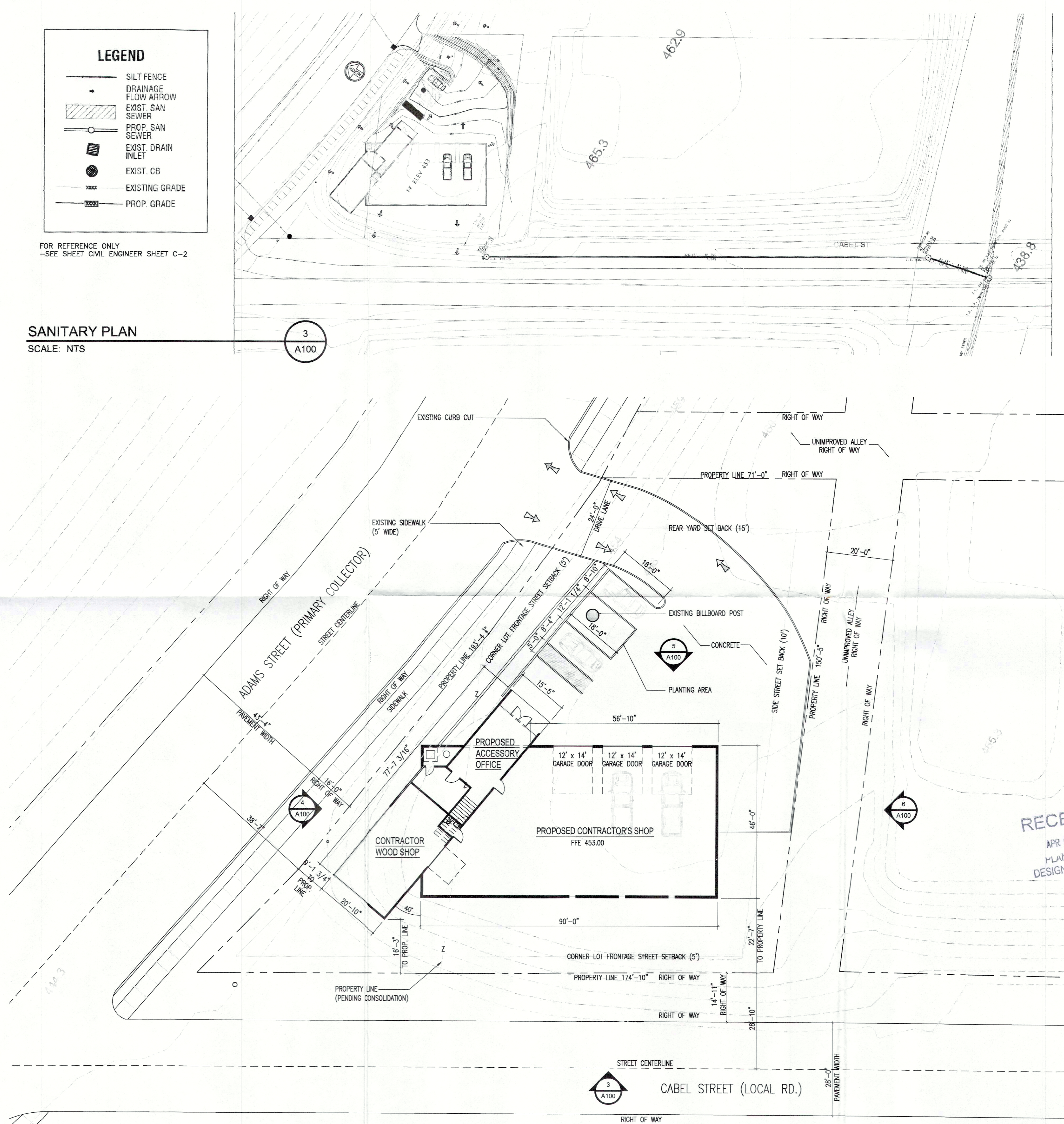
**LEGEND**

- SILT FENCE
- DRAINAGE FLOW ARROW
- ▨ EXIST SAN SEWER
- PROP SAN SEWER
- EXIST DRAIN INLET
- EXIST CB
- EXISTING GRADE
- PROP GRADE

FOR REFERENCE ONLY  
 -SEE SHEET CIVIL ENGINEER SHEET C-2

**SANITARY PLAN**

SCALE: NTS



**SITE PLAN**

SCALE: 1/16"=1'-0"

1  
A100

**LMS DESIGN**  
 PO BOX 6181  
 LOUISVILLE KY 40206  
 TEL 317 345 4398  
 FAX 800 455 7142

PROFESSIONAL SEAL

2B PLAN REVIEW

OWNER :  
 STEVEN LUND  
 SML DEVELOPMENT  
 816 FRANKLIN ST., LOUISVILLE KY 40206

SITE ADDRESS :  
 255 CABEL ST., LOUISVILLE KY 40205

CONSULTANT SEAL

PROJECT

**LMSML STUDIO SHOP**

NEW CONSTRUCTION

PROJECT NO. 1616

ISSUE DATE 02/28/2017

REVISION NO. 4 REVISION DATE 4/5/2017

SCALE AS NOTED

SHEET TITLE

**SITE PLAN  
 VICINITY MAP  
 EXT. ELEVATIONS**

SHEET NO.

**A100**

WM#11521