

STORMWATER NOTES:

IMPERVIOUS AREA:
 EXISTING IMPERVIOUS SURFACE 14,119 SQ.FT.
 PROPOSED IMPERVIOUS SURFACE 13,411 SQ.FT.
 TOTAL AREA OF SITE 20,625 SQ.FT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICTS WATERSHED COORDINATOR AT 1-502-620-6220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTION.

PARKING SUMMARY:

LIQUOR STORE - 4,453 SQ.FT.
 MIN. PARKING SPACES REQUIRED = 1 SP/250 SQ.FT. 18 SPACES
 WIREDUCTION - 13 SPACES
 MAX. PARKING SPACES ALLOWED = 1 SP/150 SQ.FT. 30 SPACES
 WIREDUCTION - 21 SPACES

TOTAL PARKING SPACES PROVIDED 13 INCL. 2 HC SPACES

REDUCTIONS

9.1.1.F.1 - A 10% REDUCTION IN THE MINIMUM REQUIRED NUMBER OF SPACES SHALL APPLY TO ANY DEVELOPMENT WITHIN 200 FEET OF A DESIGNATED TRANSIT ROUTE.

9.1.1.F.9 - A 20% REDUCTION IN THE MINIMUM REQUIRED NUMBER OF SPACES SHALL APPLY TO ANY DEVELOPMENT THAT MEETS TWO OF THE DESIGN CRITERIA LISTED UNDER SITE DESIGN CRITERIA IN APPENDIX 5A OF THE LDC.

CHAPTER 5A - APPLYING SITE CRITERIA ITEMS 1 & 2
 TOTAL REDUCTION = 30%

DRIVE-THRU

THE DRIVE-THRU WILL HAVE QUEUING FOR THREE VEHICLES.

BICYCLE PARKING - RETAIL SALES

SHORT-TERM PARKING SPACES REQUIRED 2
 LONG-TERM PARKING SPACES REQUIRED 2

2 LONG TERM PARKING SPACES WILL BE PROVIDED INSIDE THE LIQUOR STORE.

LANDSCAPING SUMMARY:

TOTAL PROJECT AREA 0.47 AC./20,625 SQ.FT.
 VEHICULAR USE AREA 8,255 SQ.FT.
 REQUIRED INTERIOR LANDSCAPING 413 SQ.FT. (5%)
 PROVIDED INTERIOR LANDSCAPING 616 SQ.FT. (7.4%)

ILA TREES REQUIRED (8,504/1,000) 2 TREES
 ILA TREES TO BE PROVIDED 2 TREES

TREE CANOPY CALCULATIONS:

TOTAL PROJECT AREA 0.47 AC./20,625 SQ.FT.
 CLASS C - PROPOSED 20% TREE CANOPY PROVIDED 4,125 SQ.FT.
 6 TYPE A TREES X 720 SQ.FT. 4,320 SQ.FT.

REQUESTED VARIANCE

A VARIANCE IS BEING REQUESTED FROM LDC 5.3.2.C.b TO ALLOW A PORTION OF THE VEHICULAR MANEUVERING AREA TO ENCRoACH INTO THE 25' REAR SETBACK LINE.

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 SEEDED, 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.

CONCEPTUAL FLOODPLAIN COMPENSATION:

FEMA FLOODPLAIN ELEVATION 460.30
 LOCAL REGULATORY FLOODPLAIN ELEVATION 461.30

PROPOSED FILL IN FLOODPLAIN 234.5 CU.YD.

INCREASED RUNOFF VOLUME (V) 2.7 CU.YD.

CHANGE IN RUNOFF COEFFICIENT C = 0.60 - 0.58 = 0.02
 V = 0.02 x 2.8 x 0.36/12 = 0.00168 AC.FT

PROPOSED FILL + V) x 1.5 356 CU.YD.

COMPENSATION VOLUME PROVIDED 387 CU.YD.

MSD NOTES:

CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STAND SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.

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.

ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1.

INCREASED RUNOFF VOLUME SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1 BELOW THE FLOODPLAIN ELEVATION, CALCULATED BY THE REGIONAL FACILITY CALCULATION.

LOWEST FINISHED FLOOR TO BE AT OR ABOVE 462.3 AND LOWEST MACHINERY TO BE AT OR ABOVE 463.3.

KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

THE LOCAL REGULATORY FLOODPLAIN ENCOMPASSES THE 0.47 ACRES.

APCD NOTE:

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

MPW NOTES:

UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

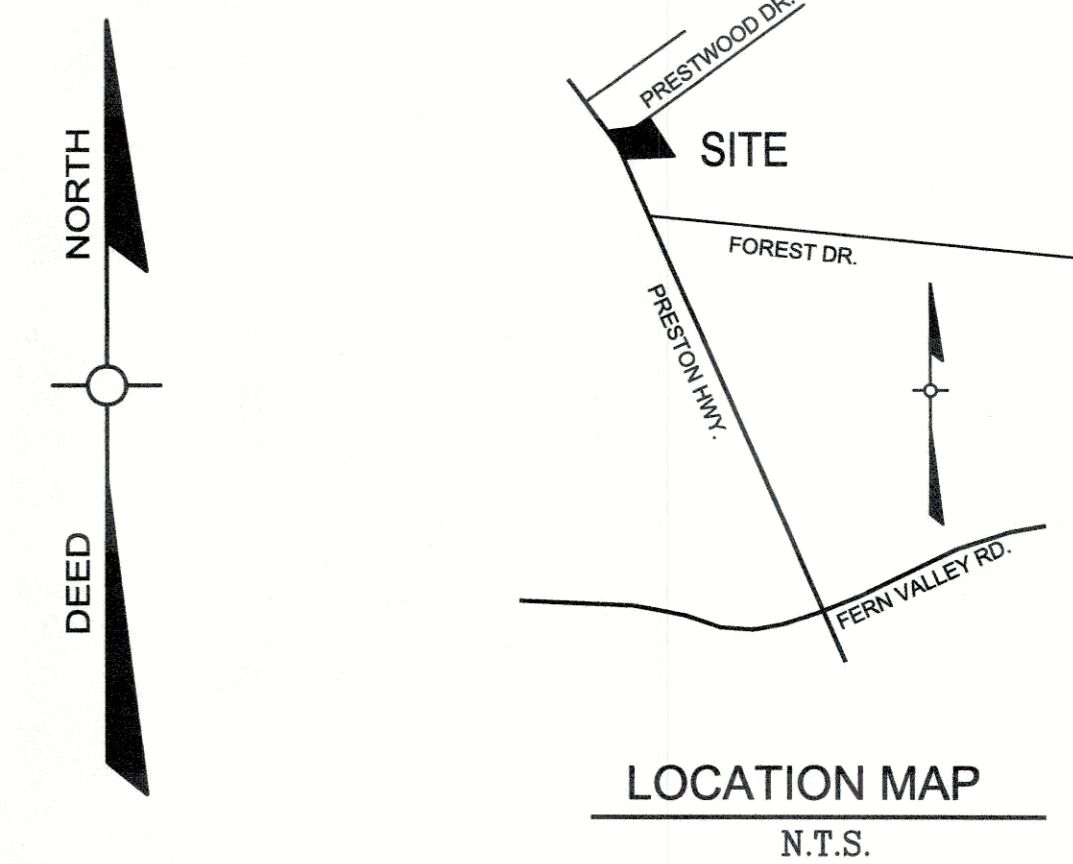
CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

CONSTRUCTION PLANS, BOND AND XTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW.

FORMER GATE POSTS TO BE REMOVED FROM RIGHT OF WAY.

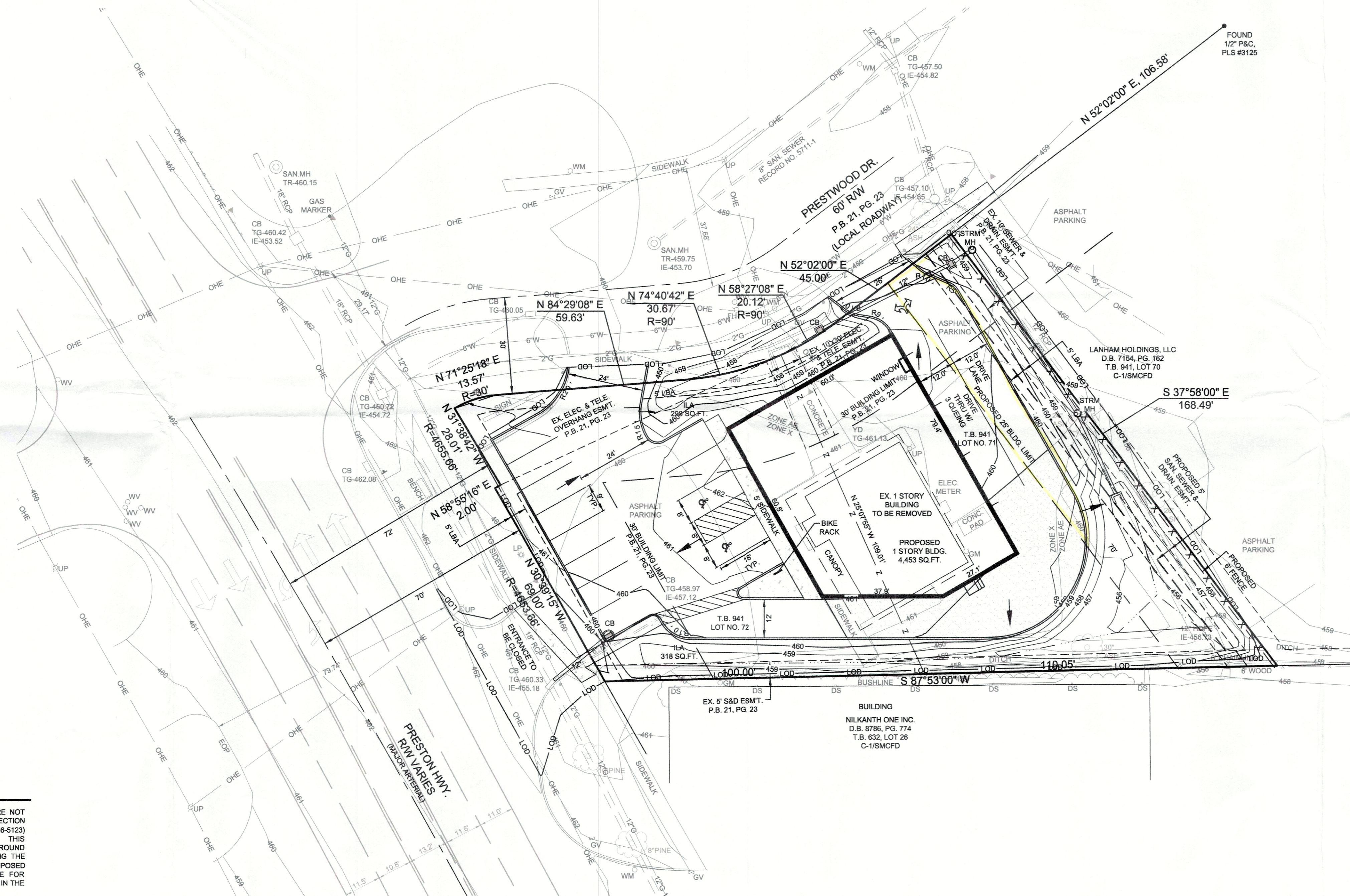
SITE DATA

6101 PRESTON HWY.
 LOUISVILLE, KY 40219
 D.B. 11167, PG. 70
 TAX BLOCK 941, LOTS 71 & 72
 GROSS ACREAGE: 0.47 AC./20,625 SQ.FT.
 NET ACREAGE: 0.47 AC./20,625 SQ.FT.
 ZONED C-1
 SUBURBAN MARKETPLACE CORRIDOR FORM DISTRICT
 HEIGHT: 60' (MAX.)
 BUILDING AREA: 4,453 SQ.FT.
 EXISTING USE: VACANT/RESTAURANT
 PROPOSED USE: LIQUOR STORE
 FAR = 0.22
 COUNCIL DISTRICT: 2
 FIRE DISTRICT: LOUISVILLE



LEGEND

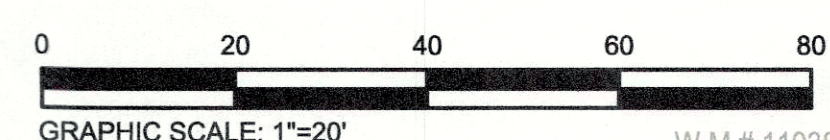
- SMH STMMH EX. SANITARY/STORM SEWER
- 410 EXISTING CONTOURS
- EXISTING DRAINAGE FLOW
- EXISTING FENCELINE
- OE EXISTING OVERHEAD ELECTRIC
- 12"W EXISTING L.W.C. WATERLINE
- 6"G EXISTING L.G.&E. GASLINE
- SMH STMMH EXISTING SANITARY/STORM MANHOLE
- 12" EXISTING TREE
- EXISTING GUY WIRE
- UP EXISTING UTILITY POLE
- EXH EXISTING FIRE HYDRANT
- 4 EXISTING TRAFFIC SIGN
- EXISTING PIPE POST/BOLLARD
- 440 PROPOSED CONTOURS
- PROPOSED DRAINAGE FLOW
- PROPOSED PAVEMENT
- LOD PROPOSED LIMITS OF DISTURBANCE



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. 1-800-752-6007 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.

RECEIVED
 APR 29 2014
 PLANNING &
 DESIGN SERVICES



NO.	DATE	REVISIONS DESCRIPTION	BY

CIVIL DESIGN, INC.
 3404 STONY SPRING CIRCLE
 LOUISVILLE, KENTUCKY 40220
 PH: 671-0060 FAX: 671-0311

CIVIL DESIGN, INC.
 WBE / DBE
 Land Surveying Corp. Permit No. 840
 Engineering Corp. Permit No. 3294

DATE
 SIGNATURE

CATEGORY 2B FOR PRESTON LIQUORS
 OWNER/DEVELOPER
JHOOLAY LAL PROPERTIES, LLC
 MAIL: 2900 FARMVIEW CT.
 PROSPECT, KY 40059
 PROP: 6101 PRESTON HWY.
 LOUISVILLE, KENTUCKY 40219

DRWN BY: MNL	CHKD BY: SGB/LDL
DATE: FEB. 25, 2019	
DRAWING: CAT 2B	
SCALE: 1"= 20'	
SHEET 1 OF 1	

19 Variance 1044