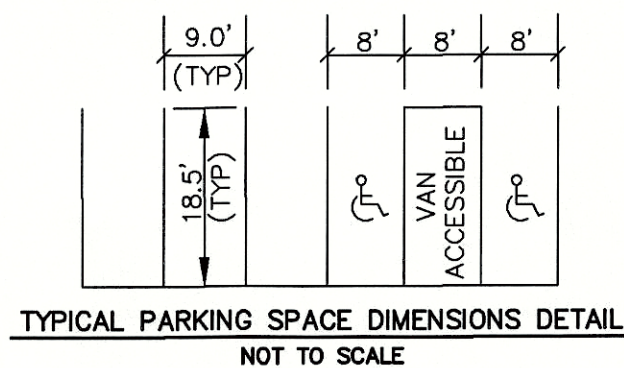




SAFETY NOTE

The Contractor shall comply with the U.S. Dept of Labor Safety and Health regulations for construction promulgated under the Occupational Safety and Health Act of 1970 (P.L. 91-596) and under Section 107 of the Contract Work Hours and Safety Standards Act (P.L. 91-54). During all phases of this project (including excavations or trenching) the Contractor shall be responsible for safety at all times.

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDED ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. cables, electrical 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 IN THE TECHNICAL SPECIFICATION AND SPECIAL PROVISIONS.



CALL 2 WORKING DAYS BEFORE YOU DIG!!

1-800-752-6007
KENTUCKY UNDERGROUND PROTECTION

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 SEEDS 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 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 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 DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL STATE AND FEDERAL ORDINANCES.
- WASTEWATER: SANITARY SEWER WILL BE PROVIDED BY EX. PROPERTY SERVICE CONNECTION. FLOW WILL BE TREATED AT THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT. CAPACITY CHARGES AND CONNECTION FEES TO BE CALCULATED.
- EXISTING WATER QUALITY TREATMENT (INFILTRATION TRENCH) LOCATED ADJACENT TO YORK STREET WILL REMAIN - DO NOT DISTURB.
- SITE DISCHARGES INTO THE COMBINED SEWER SYSTEM AND SHALL LIMIT THE AREA OF DISTURBANCE TO THE 100-YEAR POST-DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.12 OF THE MSD DESIGN MANUAL.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM MAPPING 2111C0041E DATED DEC. 5, 2006.
- A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR OF THE PROPOSED BUILDING ADDITION TO BE AT OR ABOVE 452.4 AND LOWEST MACHINERY TO BE AT OR ABOVE 453.4.
- ANY REQUIRED FILL IN THE COMBINED SEWER OVERFLOW FLOODPLAIN SHALL BE COMPENSATED ON SITE BELOW THE FLOODPLAIN ELEVATION AT A RATIO OF 1.5 TO 1.
- UNDERGROUND DETENTION BASIN MUST MEET ALL THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- LOCATION OF UNDERGROUND DETENTION ACCESS TO BE DETERMINED DURING DESIGN DEVELOPMENT AND CD'S. UNDERGROUND ACCESS LOCATION AND DESIGN TO BE COORDINATED WITH MSD.
- MSD UNDERGROUND DETENTION BASIN LONG TERM MAINTENANCE BOND TO BE EXECUTED PRIOR TO CONSTRUCTION APPROVAL.
- SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPERS EXPENSE.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS AND MEET LDC REQUIREMENTS.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH LDC CHAPTER 10.
- PRIOR TO ANY CONSTRUCTION ACTIVITY, AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY PRIOR TO CONSTRUCTION APPROVAL.
- THE PROPOSED TRUCK DOCK ALONG CANTHON STREET CANNOT BE ACCESSED BETWEEN THE HOURS OF 7AM AND 9AM / 4PM AND 6PM WEEKDAYS BY BACKING UP AND MANEUVERING IN THE RIGHT-OF-WAY. ALL TRUCKS DOCKED MUST BE COMPLETELY OUT OF THE RIGHT-OF-WAY AT ALL TIMES PER AGREEMENT WITH METRO PUBLIC WORKS.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- DEVELOPER TO COORDINATE WITH METRO PUBLIC WORKS DURING CONSTRUCTION PLAN APPROVAL TO REMOVE AND RESTORE ALL EXISTING CURB CUTS AS NECESSARY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE DEVELOPMENT LIES IN THE LOUISVILLE #2 FIRE DISTRICT.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *James W. Smith*
DATE: *7/17/19*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

PRELIMINARY APPROVAL

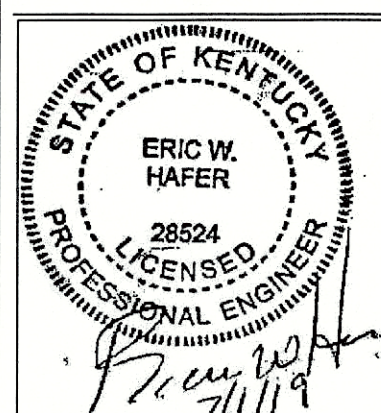
Condition of Approval:

Tammy Hilly 7-17-19
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

REVISIONS:

6/3/19

7/1/19



DRWN BY: *DLL/KAL*

DRAWING NAME:
18-18DP6.DWG



JLB INC.
FORMERLY EVANS/GRIFFIN, INC.
Engineer & Land Surveyor
4010 Dupont Circle
Suite 478
Louisville, KY 40207
(502) 899-9611
JLBinc.com

FLAVORMAN SITE
809 S. 8TH STREET - LOUISVILLE KY. 40203
CATEGORY 3 DEVELOPMENT PLAN

DATE: 2/21/19

PROJECT NO.:

2018-18

Sheet 1 of 1

AREA OF DISTURBANCE = 34,167 SQ.FT. (0.78 ACRES)

EXISTING IMPERVIOUS	PROPOSED INCREASE	TOTAL IMPERVIOUS
55,320 SQ.FT.	3,400 SQ.FT.	58,720 SQ.FT.

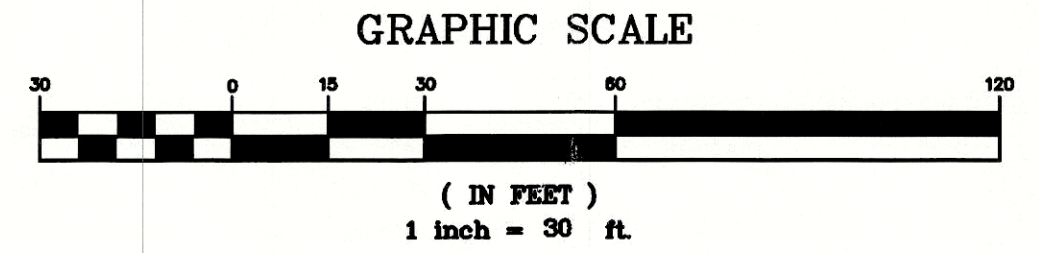
RECAPITULATION			
1. ZONING	CM		
2. FORM DISTRICT	TRADITIONAL NEIGHBORHOOD		
3. EXISTING USE	MANUFACTURING/WAREHOUSE		
4. PROPOSED USE	MANUFACTURING/WAREHOUSE		
5. AREA	1.41 ACRES		
6. BUILDINGS			
A. EXISTING	20,000 SQ.FT.		
B. PROPOSED	29,235 SQ.FT.		
	TOTAL 49,235 SQ.FT.		
7. FAR	0.85		
8. PARKING			
A. REQUIRED (MANUFACTURING/WAREHOUSE) (40 EMPLOYEES)	MIN. 1/1.5 EMPLOYEES	MAX. 1/1 EMPLOYEE	
B. PROVIDED	9 ON-SITE SPACES & 26 ON-STREET SPACES	36 SPACES TOTAL INCLUDING 2 HANDICAP	
C. BICYCLE PARKING (2 LONG TERM SPACES REQUIRED) - 2 SPACES PROVIDED			
D. LONG TERM SPACES TO BE PROVIDED IN BUILDING			
E. NO SHORT TERM REQUIRED			
9. VUA	4,363 SQ.FT.		
10. ILA			
A. REQUIRED (0 PER LDC 10.2.12 VUA UNDER 6,000 SQ.FT.)			

OWNER

809 SOBRO, LLC.
809 S. 8TH STREET
LOUISVILLE, KY. 40203
D.B. 8818, PG. 104
TAX BLOCK 29C, LOT 107
D.B. 11062, PG. 272
TAX BLOCK 29C, LOTS 118, 119 & 129
D.B. 11203, PG. 123
TAX BLOCK 29C, LOT 123
D.B. 11289, PG. 153
TAX BLOCK 29C, LOT 120 & 121
D.B. 11340, PG. 880
TAX BLOCK 29C, LOT 122

CASE#19DEVPLAN1006

WM#10559



DETENTION CALCULATIONS

Q10 (PRE): 4.05 CFS
Q100 (POST): 5.50 CFS
Vol100 (POST): 16,988 CF
Q10/Q100 = 0.74
REQ. STORAGE VOL = 0.2 * Vol100 (POST) = 3,398 CF
PRO. STORAGE VOL = 4,000 CF

VARIANCE REQUESTED

- A VARIANCE FROM SECTION 5.2.2.C.2 OF THE LAND DEVELOPMENT CODE TO ALLOW THE ENCROACHMENT OF A BUILDING ADDITION INTO THE 10' SIDE YARD SETBACK.

TREE CANOPY REQUIREMENTS

CLASS "A"
SITE AREA = 61,420 SQ.FT.
TOTAL TREE CANOPY REQUIRED - 5% (3,071 SQ.FT.)
66% REDUCTION PER 10.1.4.B.2.A = (1,045 SQ.FT.) REQUIRED
EXISTING TREE CANOPY - 10 TYPE "C" STREET SIDE TREES
10 TYPE "C" STREET SIDE TREES (177.5 SQ.FT.) @ 3" CAL (1,775 SQ.FT.)
(1,775 SQ.FT. PROVIDED)

LEGEND

- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING GUY WIRE
- EXISTING GUY POLE
- EXISTING CATCH BASIN
- FIRE HYDRANT
- GAS METER
- WATER METER
- SERVICE POLE
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING CONTOUR LINE
- EXISTING GAS LINE WITH PIPE SIZE
- EXISTING OVERHEAD ELEC. WIRE
- EXISTING OVERHEAD TELE. WIRE
- SURFACE DRAINAGE FLOW
- PROPOSED DETECTABLE WARNING

HATCH LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING ADDITION
- COMBINED SEWER OVERFLOW FLOODPLAIN