



IMPERVIOUS AREA DISTURBED AREA : 18,426 SF
 EXISTING IMPERVIOUS AREA : 15,702 SF PROPOSED IMPERVIOUS AREA : 20,052 SF

MSD NOTES

- DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR INFORMATIONAL PURPOSES. ALL AREAS OF THE SITE ARE TO BE PAVED OR FINISH GRADED IN A MANNER THAT RESULTS IN SHEET FLOW AS DEPICTED. NO AREAS OF PONDING WATER WILL BE ACCEPTED.
- EROSION & SILT CONTROL : PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE APPROVED BY MSD.
- TWO APPROVALS REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- A PORTION OF THE SITE IS IN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR ELEVATION TO BE AT OR ABOVE 454.17 AND LOWEST MACHINERY TO BE AT OR ABOVE 455.48.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- ANY REQUIRED FILL IN THE COMBINED SEWER OVERFLOW FLOODPLAIN SHALL BE COMPENSATED ONSITE AT 1.5 TO 1.
- SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND APPLICABLE CHARGES.
- 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.

GENERAL NOTES

- ALL EXISTING STRUCTURES AND NON-PAVEMENT FEATURES TO BE REMOVED.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- WHEELSTOPS AND PROTECTIVE CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY. TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEELSTOPS OR CURBING SHALL BE AT LEAST THREE FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.
- KENTUCKY TRANSPORTATION CABINET REVIEW REQUIRED; ALL KTC COMMENTS AND STREET TREES ARE REQUIRED.

WORKS NOTES

- CONSTRUCTION BOND AND PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE. ALL SIDEWALKS MUST BE ADA COMPLIANT.
- ANY EXISTING CURB CUTS OTHER THAN WHAT IS PROPOSED ON THIS PLAN WILL BE REMOVED. CURB LINE RESTORED AND SIDEWALKS EXTENDED.
- KENTUCKY TRANSPORTATION CABINET REVIEW REQUIRED; ALL KTC COMMENTS AND RECOMMENDATIONS MUST BE INCORPORATED PRIOR TO APPROVAL.

APCD NOTES

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



LOCATION MAP

PROJECT DATA

EXISTING ZONING : C-1
 EXISTING FORM DISTRICT : TRADITIONAL MARKETPLACE
 TOTAL SITE AREA : 0.54 ACRES 23,324 SQUARE FEET
 EXISTING BUILDING AREA : 2,752 SF (TO BE REMOVED)
 PROPOSED BUILDING AREA : 5,545 SF C-STORE 3,566 SF RENTAL 1,979 SF

PARKING CALCULATION:
 C-STORE REQUIRED PARKING MAXIMUM 3,566 SF/500 - 7 SPACES
 C-STORE REQUIRED PARKING MINIMUM 3,566 SF/1000 - 4 SPACES
 OTHER RETAIL REQUIRED PARKING MAXIMUM 1,979 SF/200 - 10 SPACES
 OTHER RETAIL REQUIRED PARKING MINIMUM 1,979 SF/1000 - 2 SPACES
 TOTAL PROPOSED PARKING : 11 SPACES MIN. REQUIRED PARKING : 6 SPACES
 REQUIRED & PROPOSED BICYCLE PARKING: 3

PROPOSED VUA : 12,504 SF REQUIRED ILA : 625 SF PROPOSED ILA : 0 SF

TREE CANOPY CALCULATIONS
 TOTAL SITE AREA 23,324 SF COMMERCIAL AREA CLASS "A"
 EXISTING TREE CANOPY TO REMAIN 0% REQUIRED TREE CANOPY 10%
 REQUIRED NEW TREE CANOPY COVERAGE = 2,332 SF
 PROPOSED NEW TREE CANOPY COVERAGE = 2,520 SF
 (2 TYPE "A" 1-3/4" CALIPER TREES 720 SF EACH)
 (2 TYPE "B" 1-3/4" CALIPER TREES 540 SF EACH)

A VARIANCE WAS GRANTED 8/3/2015 FROM SECTION 5.5.1.A.1.a TO ALLOW THE BUILDING TO BE LOCATED NOT AT THE CORNER AND BEYOND THE MAXIMUM 25' SETBACK, AS SHOWN.

A VARIANCE WAS GRANTED 8/3/2015 TO ALLOW THE BUILDING AND APPURTENANCES TO BE WITHIN THE 100' TRANSITION ZONE.

A WAIVER IS REQUESTED FROM LDC SECTION 5.5.1.A.2 TO ALLOW THE BUILDING TO BE LOCATED MORE THAN FIVE FEET FROM THE RIGHT-OF-WAY AT THE STREET CORNER.

A WAIVER IS REQUESTED FROM LDC SECTION 5.5.1.A.3.a TO ALLOW PARKING TO BE LOCATED IN FRONT OF THE BUILDING.

A WAIVER IS REQUESTED FROM LDC SECTION 5.5.1.A.5 TO ALLOW THE GAS PUMP CANOPY TO BE LOCATED BETWEEN THE BUILDING AND THE STREET.

A WAIVER IS REQUESTED FROM LDC SECTION 5.6.1.C.1 TO NOT PROVIDE 50% GLASS ALONG THE WEST (22ND STREET) BUILDING FACADE.

A WAIVER IS REQUESTED FROM LDC SECTION 5.5.1.A.3.a TO NOT PROVIDE A 3' WALL ALONG THE ADJACENT STREETS

A WAIVER IS REQUESTED FROM LDC SECTION 10.2.10 TO NOT PROVIDE ILA WITHIN THE VEHICLE USE AREA.

A WAIVER IS REQUESTED FROM LDC SECTION 10.2.10 TO ENCROACH INTO THE REQUIRED LBA ALONG THE EASTERN PROPERTY LINE WITH SIDEWALK AND BICYCLE PARKING.

A WAIVER IS REQUESTED FROM LDC SECTION 5.5.2.A.3.b TO NOT PROVIDE VEHICULAR ACCESS TO THE ALLEY.

PDS# 22-CAT2-0052
 Related : PDS CASE# 15VAR1015
 DEED BOOK 10187, PAGE 106 TAX BLOCK 002E, LOT 0065
DEVELOPMENT PLAN
SETHI STATION
 2124 W. MARKET STREET, LOUISVILLE, KY 40203

Owner/Developer: Sethi Properties LLC
 4901 Hunters Point Circle
 Louisville, KY 40216-1465

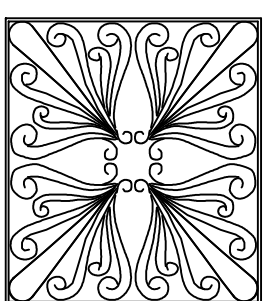
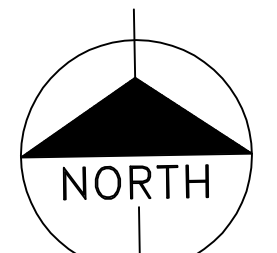
FILE NO.	DP
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LEGEND

- 507 — SHEET DRAINAGE FLOW
- 501 — PROPOSED CONTOUR
- 501 — EXISTING CONTOUR
- 501 — EXISTING UPDLE W/ OVERHEAD ELECTRIC
- 501 — SILT FENCE

Keyed Property Owners

① Bethel United Ministries Inc Parcel# 003L00340000 2201 W Market St DB7728 P763	④ Lop Properties LLC Parcel# 003L00560000 2125 W Market St DB10626 P807
② Lop Properties LLC Parcel# 003L00540000 2131 W Market St DB 10567 P 571	⑤ Lucky Kentucky LLC Parcel# 003L00570000 2123 W Market St DB6493 P903
③ Lop Properties LLC Parcel# 003L00550000 2129 W Market St DB10636 P391	⑥ Eagle Enterprises LLC Parcel# 002D01300000 2201 W Jefferson St DB9701 P839



MILLER • WIHRY
 MWGLLC
 Land Planners • Engineers • Surveyors
 1387 South Fourth St. Louisville, KY 40208 (502)636-5501

REVISIONS	SCALE
	1"=20'
	DR.
	CK.
	DATE
	2-23-2023