

GENERAL NOTES

- TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TREE PROTECTION AREAS (TPAs) PRIOR TO SITE DISTURBANCE ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS. ALL TREE PROTECTION FENCING SHALL BE LOCATED AT LEAST 3 FEET FROM THE OUTSIDE EDGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. WHEN TREES MUST BE REMOVED IN A TPA, THE FENCE SHALL BE RELOCATED TO PROTECT ALL REMAINING TREES WITHIN THAT TPA. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITY SHALL BE PERMITTED WITHIN THE FENCED AREA.
- B.M. - TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS DERIVED FROM TOPOGRAPHIC SURVEY PREPARED BY INTEGRATED ENGINEERING.
- BOUNDARY INFORMATION DEPICTED WAS CREATED BY ETS SURVEYING.
- NO SENSITIVE FEATURES ON THE SITE.
- WATER SERVICE BY LOUISVILLE WATER COMPANY.
- SITE IS LOCATED WITHIN THE FIRE PROTECTION DISTRICT 23.
- THE SITE IS LOCATED WITHIN METRO COUNCIL DISTRICT 9.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111C0047E.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
- CONSTRUCTION PLANS, PERMIT, AND BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- OBTAIN AN ENCROACHMENT PERMIT FROM KYTC FOR ALL WORK WITHIN THE FRANKFORT AVENUE RIGHT-OF-WAY.
- MSD SANITARY SEWERS ARE AVAILABLE BY CONNECTION, SUBJECT TO FEES AND CHARGES.
- THERE SHALL BE NO INCREASE IN STORMWATER RUNOFF TO THE STATE RIGHT-OF-WAY.
- NO COMMERCIAL SIGNS SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY.
- NO LANDSCAPING SHALL BE PLACED IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHALL BE PLACED AS TO NOT SHINE IN THE EYES OF DRIVERS.
- NO SITE WORK PROPOSED WITH THIS ZONING APPLICATION.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

SURVEY LEGEND

- IRON PIN (FOUND)
- IRON PIN (SET)
- ⊕ SANITARY SEWER MANHOLE
- ⊕ ANCHOR
- ⊕ UTILITY POLE
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ GAS VALVE
- ⊕ CABLE PEDESTAL
- ⊕ TELEPHONE PEDESTAL
- ⊕ STORM SEWER MANHOLE
- ⊕ DROP BOX INLET
- ⊕ CURB BOX INLET
- ⊕ ROAD SIGN
- ⊕ MAILBOX
- ⊕ LAMP POLE

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: *James W. Smith*
 DATE: *9/5/18*
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
 Condition of Approval:
Tony Kelly 9-5-18
 DEVELOPMENT REVIEW DATE
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

LEGEND

- ⊕ EXISTING TREE
- DENOTES DRAINAGE FLOW
- ♿ HANDICAP PARKING
- ⊕ INTERIOR LANDSCAPE AREA
- 646- EXISTING CONTOURS
- ⊕ PARKING SPACE

WAVIERS REQUESTED:

- ⚠ WAIVER REQUESTED FROM LDC AT 10.2 TO ELIMINATE THE REQUIRED 15' LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE ABUTTING R-7 ZONING.
- ⚠ WAIVER REQUESTED FROM LDC AT 10.2 TO ELIMINATE THE REQUIRED 15' LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE ABUTTING R-7 ZONING.

LOUISVILLE METRO
 APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. _____
 APPROVAL DATE _____
 EXPIRATION DATE _____
 SIGNATURE OF PLANNING COMMISSION _____
 PLANNING COMMISSION

SITE PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
 0 10' 20' 40'
 SCALE: 1" = 20'

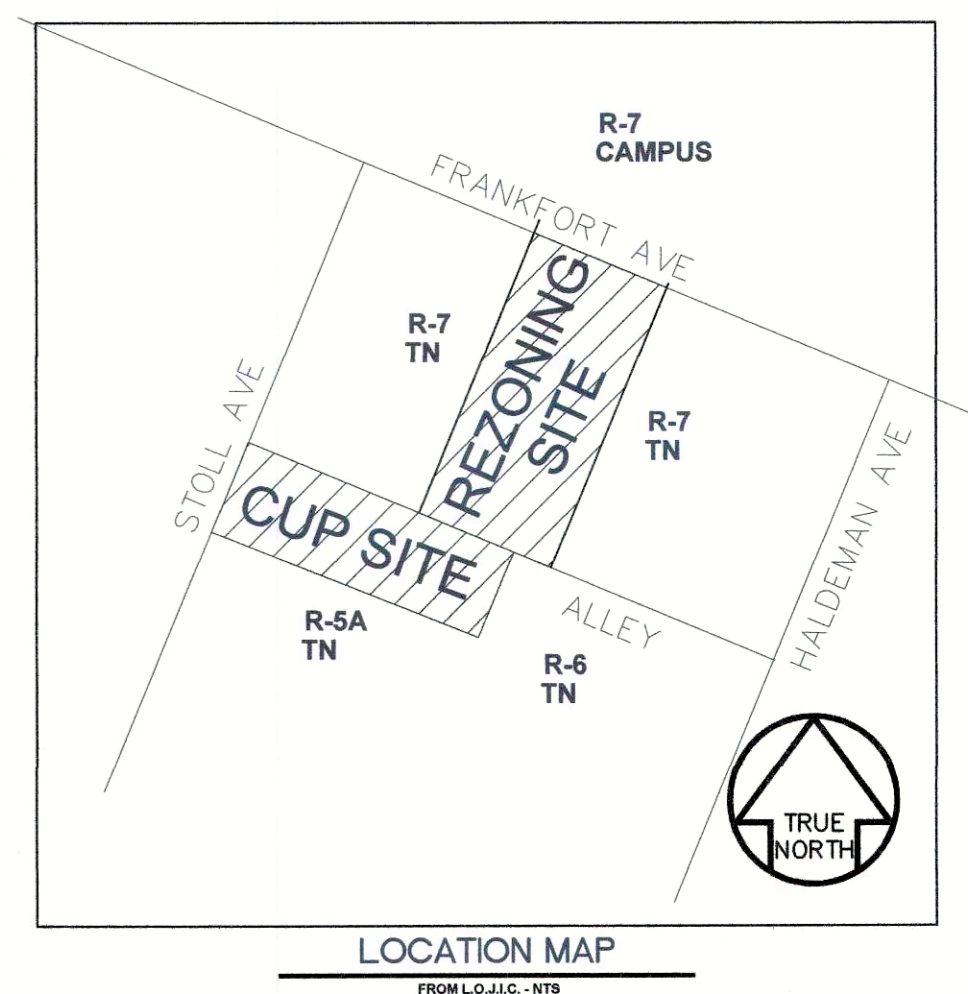
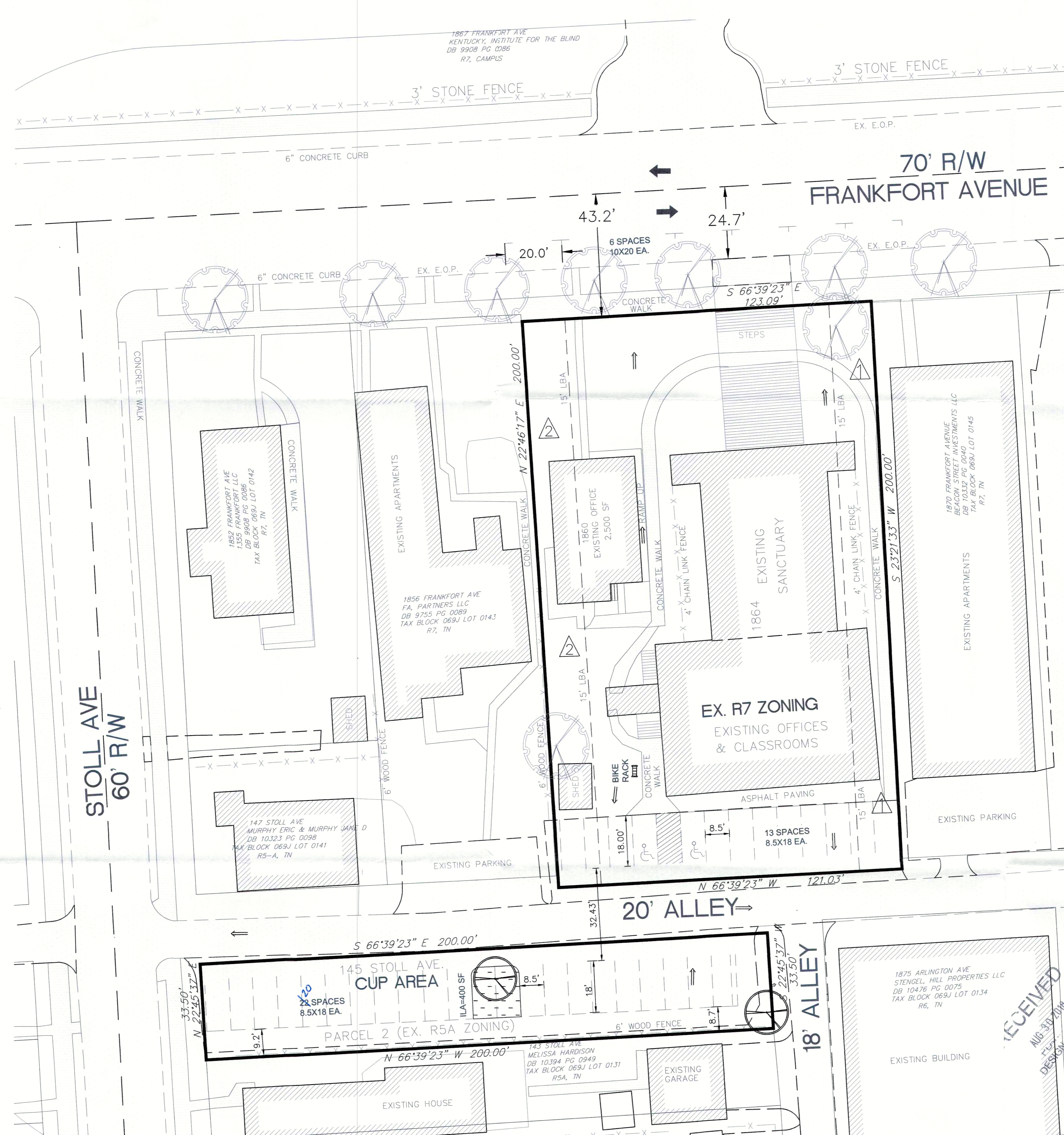
BlueStone Engineers, PLLC
 3703 Taylorsville Road, Suite 205
 Louisville, KY 40220
 PHONE (502) 292-9288

OWNER/DEVELOPER: ALEXA PROPERTIES
 9100 MARKSFIELD ROAD, SUITE 100
 LOUISVILLE, KENTUCKY 40222
 SITE ADDRESS: 1860 & 1864 FRANKFORT AVENUE, 40206
 D.B. 1288 PG.245 / BLOCK 0694 LOT 0144
 145 STOLL AVENUE, 40206
 D.B. 3879 PG.293 / BLOCK 0691 LOT 0132

PROJECT:
 1860 & 1864 FRANKFORT AVE. &
 & 145 STOLL AVE.
 COMMERCIAL REZONING

Graphic Scale: 1" = 20'
 0 20 40 60
 Scale Plan: 1" = 20'
 GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

1 OF 1



LOT SUMMARY (1860 Frankfort Ave and 145 Stoll Ave)
 - C1 ZONING REQUESTED for 1860 and 1864
 - CUP REQUESTED for 145 Stoll Ave (Parking Lot)

LOT SIZE	TOTAL EXISTING	EXISTING
PARCEL 1	30907 SF	(0.709 GIS AC)
PARCEL 2	24565 SF	(0.564 GIS AC)
	6342 SF	(0.145 GIS AC)
EXISTING USE	CHURCH/OFFICE/PARKING	
PROPOSED USE	RETAIL/OFFICE	
EXISTING ZONING	R7/R5A	
PROPOSED ZONING	C-1/CUP	
EXISTING & PROPOSED BUILDING HEIGHT	<35'	
FORM DISTRICT	TMC & NEIGH	
EXISTING & PROPOSED PARCEL 1 FAR	0.350	
VUA	7,974 SF	
ILA REQUIRED (5%)	399 SF	
ILA PROVIDED (5%)	400 SF	
ILA TREES PROVIDED	2 TYPE A OR B TREES	

PARKING REQUIREMENTS

RETAIL/OFFICE	1/500 MIN.	1/250 MAX.
(CHURCH/OFFICES = 8,853 SF)		
(CHURCH BASEMENT = 6,778 SF)		
(HOUSE/OFFICE = 2,500 SF)		
(18,131 S.F. TOTAL)	36 MIN.	73 MAX.
DISCOUNT FOR TARC STOP:	10% REDUCTION	
PARKING REQUIRED AFTER DISCOUNTS	32 MIN.	
PARKING PROVIDED ONSITE	33 SPACES	
PARKING PARKING ON STREET	6 SPACES	
TOTAL PARKING PROVIDED	39 SPACES	
ACCESSIBLE PARKING REQUIRED	2 SPACES	
ACCESSIBLE PARKING PROVIDED	2 SPACES	

LONG TERM PARKING	NONE	LONG TERM PARKING	NONE
SHORT TERM PARKING	2 SP	SHORT TERM PARKING	4 SP
TOTAL REQUIRED	2 SP	TOTAL REQUIRED	4 SP

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

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 (BEST MANAGEMENT PRACTICES) 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 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

MSD WM#10268

REZONING PLAN/DETAILED DISTRICT DEVELOPMENT PLAN

PROJECT NO:	DESCRIPTION OF REVISION	DATE
120097c	AGENCY COMMENTS	6-11-18
DATE: APRIL 28, 2018	AGENCY COMMENTS	7-23-18
DRAWN BY: AW	AGENCY COMMENTS	8-27-18
CHECKED BY: CC		

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