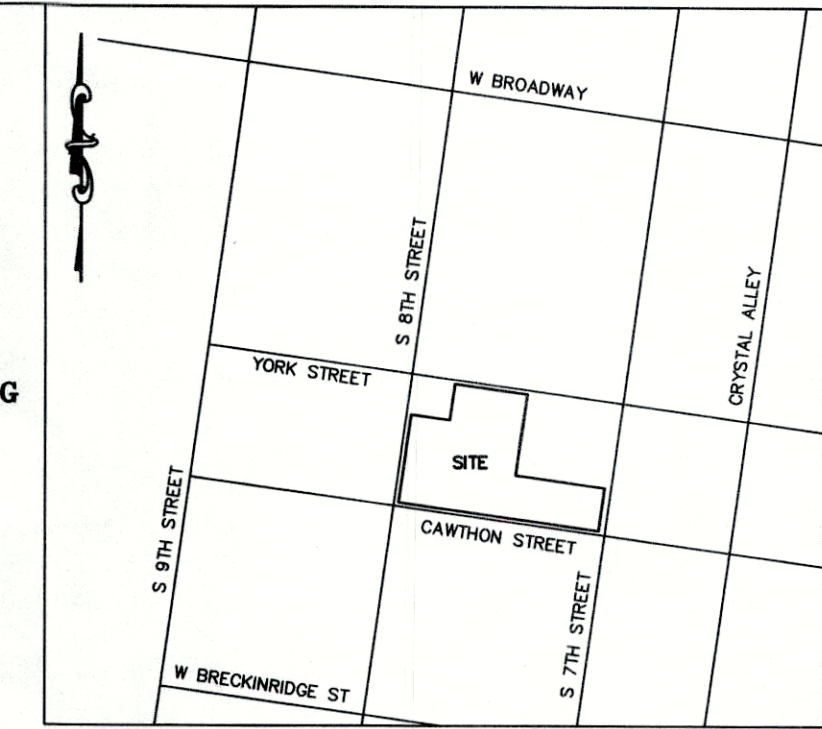




- NOTES**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL STATE AND FEDERAL ORDINANCES.
 - WASTEWATER: SANITARY SEWER WILL BE PROVIDED BY EX. PROPERTY SERVICE CONNECTION. FLOW WILL BE TREATED AT THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT. CAPACITY CHARGES AND CONNECTION FEES TO BE CALCULATED.
 - 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.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA5 FIRM MAPPING 2111C0041E DATED DEC. 5, 2006.
 - 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.
 - 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.



REVISIONS:

DRWN BY: DLL

CHKD BY: JLG

DRAWING NAME:
18-18DP1.DWG

FIELD BOOK:
##

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 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.

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.

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 SEEDED 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 ES-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-LOADED 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.

AREA OF DISTURBANCE = 34,167 SQ.FT.

EXISTING IMPERVIOUS SQ.FT.	PROPOSED INCREASE SQ.FT.	TOTAL IMPERVIOUS SQ.FT.
54,517	5,810	60,327

RECAPITULATION

	MIN.	MAX.	MIN.	MAX.
1. ZONING			CM	
2. FORM DISTRICT			TRADITIONAL NEIGHBORHOOD	
3. EXISTING USE			MANUFACTURING/WAREHOUSE	
4. PROPOSED USE			MANUFACTURING/WAREHOUSE	
4. AREA			1.41 ACRES	
5. BUILDINGS				
A. EXISTING			20,000 SQ.FT.	
B. PROPOSED			34,167 SQ.FT.	
			TOTAL 54,167 SQ.FT.	
6. FAR			0.88	
7. PARKING				
A. REQUIRED (MANUFACTURING/WAREHOUSE)	1/1.5 EMPLOYEES	1/1 EMPLOYEE	20 SPACES	30 SPACES
B. PROVIDED			9 ON-SITE SPACES + 25 STREET SIDE SPACES	34 SPACES TOTAL
C. BICYCLE PARKING (2 LONG TERM SPACES REQUIRED) - 2 SPACES PROVIDED				
LONG TERM SPACES TO BE PROVIDED IN BUILDING				
NO SHORT TERM REQUIRED				
8. VUA			4,383 SQ.FT.	
9. 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

RECEIVED

FEB 21 2019

PLANNING & DESIGN SERVICES

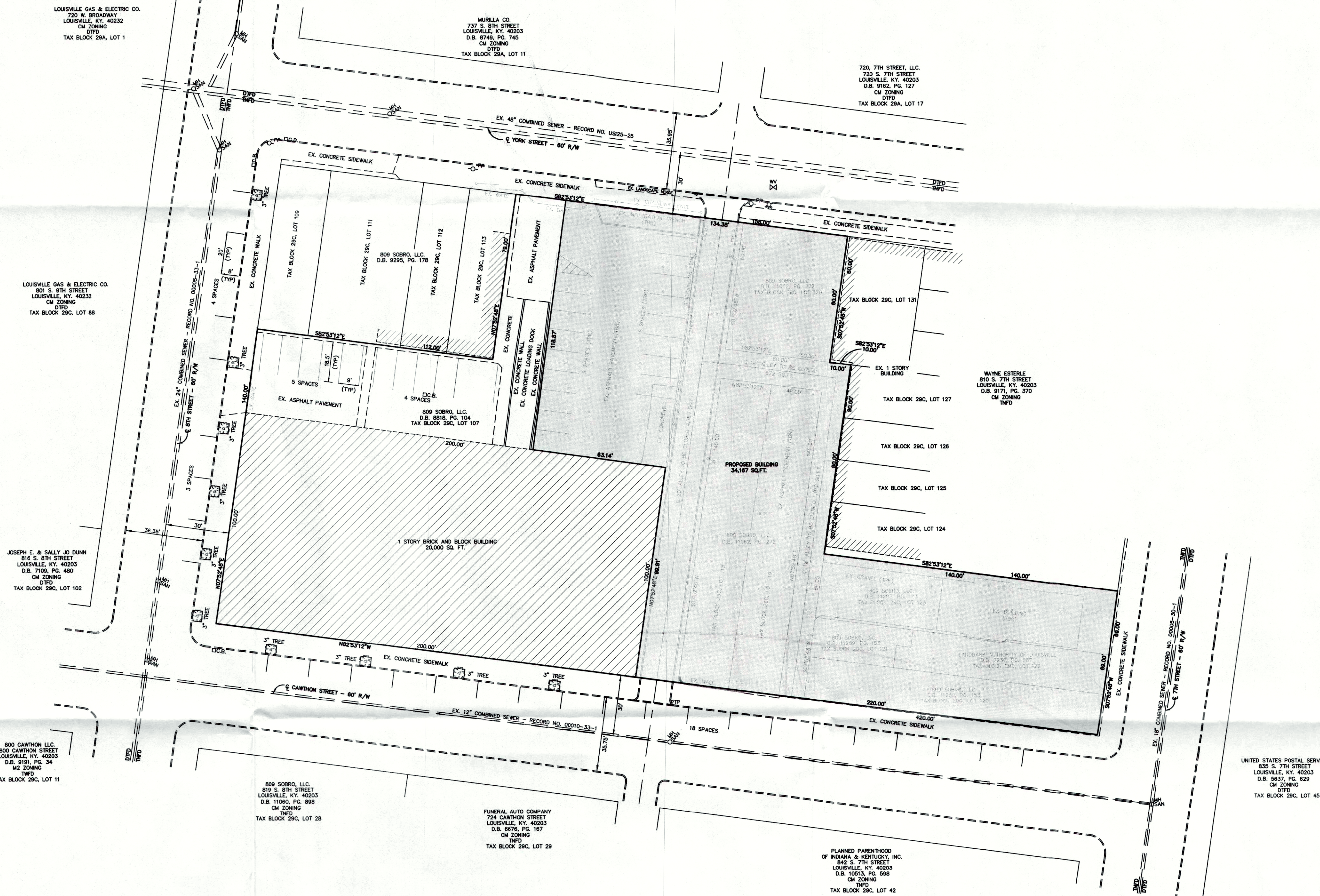
WM#

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

DATE: 1/9/19

PROJECT NO.:
2018-18

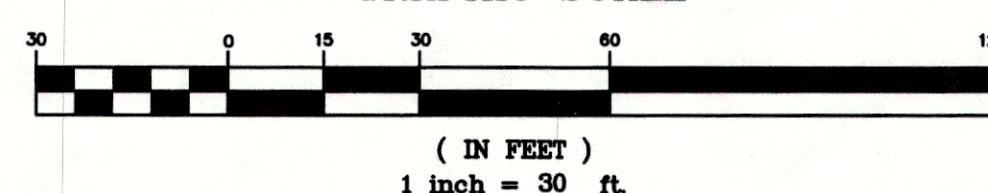
Sheet 1 of 1



- LEGEND**
- M.H. EX. 8" SEWER
 - WV EXISTING WATER VALVE
 - C.B. EXISTING CATCH BASIN
 - FH FIRE HYDRANT
 - WM EXISTING WATER METER
 - GV EXISTING GAS VALVE
 - GM EXISTING GAS METER
 - LP EXISTING LIGHT POLE
 - PP EXISTING POWER POLE
 - 8"C EXISTING GAS LINE WITH PIPE SIZE
 - 8"W EXISTING WATER LINE WITH PIPE SIZE
 - OHE EXISTING OVERHEAD ELEC. WIRE



GRAPHIC SCALE



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)

18STREETS.L005