

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS: The neutral zone beside
the ADA parking must be a full 8x19
flush to pavement, with ramp provided.
BY: *James Hallett*
DATE: 3-12-14
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

JUDY STEPHENSON
329 E. OAK ST.
LOUISVILLE, KY 40203
D.B. 8901, PG. 22
OR2
TNFD

PRELIMINARY APPROVAL

Condition of Approval:

Development Review
Date: 3-12-14
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

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 catch basins. Stockpiles shall be seeded, mulched and adequately contained through the use of silt fence.

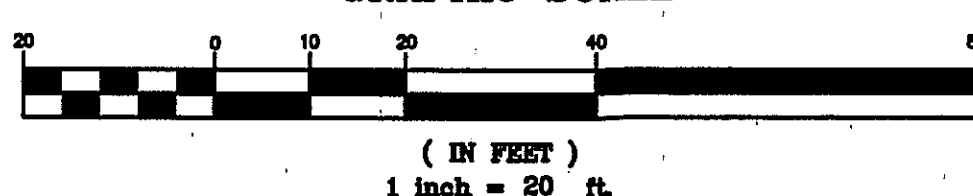
All stream crossings must utilize low-water crossing structures per MSD Standard Drawing ER-02.

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 discharged into a stream, pond, swale or catch basin.

1. A LANDSCAPE AND TREE CANOPY PLAN WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
2. NO LOADING OR UNLOADING WILL BE ALLOWED IN THE ALLEY.
3. THE EXISTING SEWER CONNECTION WILL BE USED FOR BOTH USES.
4. WASTEWATER FROM THIS PROJECT WILL BE TREATED AT THE MORRIS FORMAN WASTEWATER TREATMENT PLANT.
5. EXISTING PARKING SPACES WILL BE RE-STRIPPED PER MUTCD STANDARDS.
6. SITE SUBJECT TO MSD'S REGIONAL FACILITY FEE.
7. KENTUCKY TRANSPORTATION CABINET REVIEW REQUIRED, AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK IN STATE RIGHT-OF-WAY.
8. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
9. CONSTRUCTION BOND AND PERMIT FROM TRANSPORTATION PLANNING ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
10. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

GRAPHIC SCALE



BENCHMARK: EXISTING SANITARY MANHOLE - RIM ELEVATION 455.60

EXISTING BINDING ELEMENTS

1. The development will not exceed 6,840 square feet of gross leasable area.
2. The appropriate variances must be obtained from the Board of Zoning Adjustment to allow the development as proposed. If such variances are not obtained the property may not be used for any new use until a revised district development plan has been approved by the Planning Commission.
3. The lots involved in this request will be consolidated by deed or minor subdivision plat prior to issuance of any building permits.
4. The size and location of any business identification sign shall be submitted to the Planning Commission for approval prior to issuance of any sign permits.
5. The plan must be re-approved by the Water Management Section of the Jefferson County Department of Public Works and Transportation, the Department of Traffic Engineering and the City of Louisville Public Works Department before building permits are issued.
6. Unless use in accordance with the approved plan and binding elements has been substantially established within %two years%U from the date of approval of the plan or rezoning whichever is later, the property may not be used in any manner until such time as a district development plan has been approved by the Planning Commission.
7. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of a structure or land fthe proposed use. All binding elements must be implemented prior to issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.

NOTE: BINDING ELEMENT NO. 5 IS NO LONGER VALID
BECAUSE OF CHANGE IN APPROVAL PROCESS.

VARIANCES AND WAIVERS REQUESTED

1. A variance from 5.5.1.A.2 is requested to exceed the maximum setback of 0'.
2. A waiver of 5.5.1.A.3.a is requested to permit the parking lot in front of the expansion/closer to the right-of-way line than the principal structure.
3. A waiver of 5.6.1.D is requested because the sloping roof's vertical rise exceeds the average height of supporting walls.
4. A waiver of 5.9.2.A.1.b.i is requested to preclude direct pedestrian access S. Preston St.

REGIONAL FACILITIES FEE

$$S = C \cdot R \cdot A / 12$$

ADDITIONAL IMPERVIOUS AREA = 3,722 S.F. @ CI = 0.95
 $C_e = 0.25$
 $C_m = (C_i - C_e) = 0.70$
 $R = 2.8 \text{ INCHES (1 HOUR - 100 YEAR RAINFALL)}$
 $S = 0.70 \cdot 2.8 \cdot 3,722 / 12 = 607.93 \text{ C.F.}$
 $RFF = 607.93 \text{ C.F.} \cdot \$ 0.70 / \text{C.F.} = \$ 425.55 = \$ 426$

BICYCLE PARKING SPACE CALCULATIONS

$$\text{REQUIRED: } 2 \text{ OR } 1 / 50,000 \text{ S.F.} = 2$$

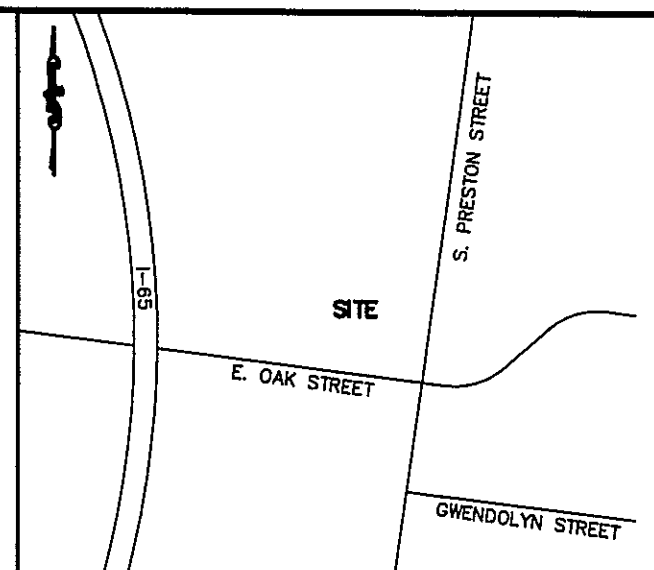
TREE CANOPY CALCULATIONS

TOTAL SITE AREA: 22,395 S.F.
TREE CANOPY TO BE PRESERVED: 0 S.F.
TOTAL REQUIRED PERCENTAGE TREE CANOPY: 10%
TREE CANOPY PROVIDED:
12 TYPE A TREES @ 1-3/4" CAL. (720 S.F. EACH) = 8,640 S.F. (38.58%)
TOTAL PROVIDED = 8,640 S.F. (38.58%)

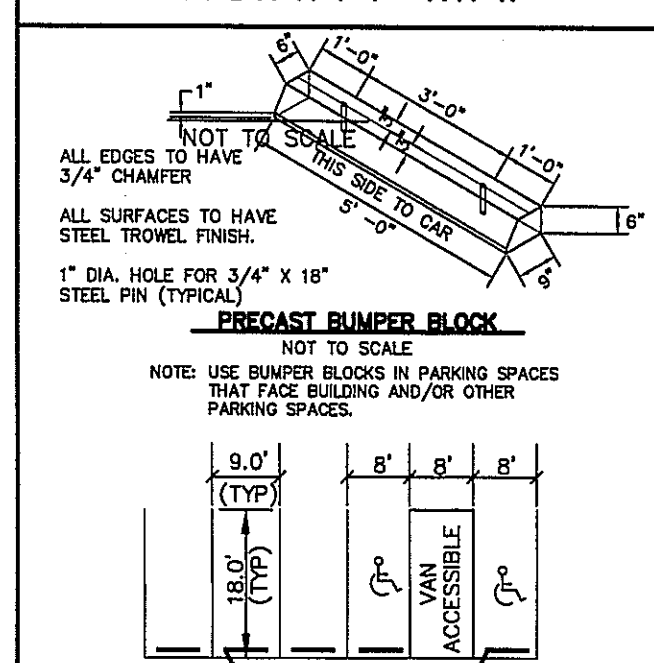
NO FREESTANDING SIGNS ARE PROPOSED.

EXISTING IMPERVIOUS AREA = 15,104 S.F.
PROPOSED IMPERVIOUS AREA = 18,916 S.F.
AREA OF DISTURBANCE = 0.11 Acres

RECEIVED
FEB 18 2014
PLANNING &
DESIGN SERVICES



VICINITY MAP



TYPICAL PARKING SPACE DIMENSIONS DETAIL

NOT TO SCALE

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

UTILITY NOTE
All utilities shown on this plan are approximate. The Contractor or Subcontractor shall notify "CALL BEFORE YOU DIG" (phone 1-800-382-5544, this is a toll free number), 48 hrs. in advance of any construction on this project. This number was established to provide accurate locations of below ground utilities such as cables, electric wires and gas and water lines. The Contractor shall familiarize himself with all utility requirements as set out in the plans, specifications, and special provisions.

RECAPITULATION

1. EXISTING ZONING: C-3 TRADITIONAL NEIGHBORHOOD FORM DISTRICT
2. EXISTING USE: CONVENIENCE STORE
3. PROPOSED USE: CONVENIENCE STORE/LAUNDROMAT
4. LAND AREA: 0.51 ACRES
5. BUILDING DATA: EXISTING BUILDING 25x22 3,077 SQ. FT. PROPOSED BUILDING 25x22 3,077 SQ. FT.
6. F.A.R.: 0.20/1.25/25
7. BUILDING HEIGHT: 25 FEET
8. PARKING: CONVENIENCE STORE: 1 SPACE/500 S.F. (MIN) 8 SPACES 1 SPACE/100 S.F. (MAX) 30 SPACES LAUNDROMAT: 1 SPACE/350 S.F. (MIN) 9 SPACES 1 SPACE/100 S.F. FLOOR AREA 33 SPACES TOTAL: 11 SPACES MINIMUM: 11 SPACES MAXIMUM: 63 SPACES PROVIDED (EXISTING): 18 SPACES (1 HANDICAP)
9. VEHICULAR USE AREA (EXISTING) 10,879 SQ. FT.
10. INTERIOR LANDSCAPE AREA: 272 SQ.FT. REQUIRED 325 SQ.FT. PROVIDED

NOTE:
INFORMATION REQUIRED FOR THE DEVELOPMENT PLAN CONCERNING STORM DRAINAGE, I.E., INLET TYPES, INLET DRAINAGE AREAS, PIPE CHARTS, HEADWALL TYPES, OFFSITE DRAINAGE AREAS, DRAINAGE FLOW ARROWS CHANNEL PROFILES FOR THROUGH DRAINAGE, INLET GRATE AND INVERT ELEVATIONS, PIPE LENGTH, SIZE, SLOPE, TYPE, NUMBER, PIPE PROFILES FOR THROUGH DRAINAGE, HEADWATER AT CULVERT PIPES (10 7 100 YEAR), HEADWALL INVERT ELEVATION AND 100 YEAR FLOODPLAIN ARE ADDRESSED ON GRADING, DRAINAGE AND EROSION CONTROL PLAN.

LEGEND	
EX. 8" SEWER	EXISTING SEWER LINE AND MANHOLE
EX. 6" WATER VALVE	EXISTING WATER VALVE
EX. GUY POLE	EXISTING GUY POLE
EX. GUY POLE	EXISTING GUY POLE
EX. CATCH BASIN	EXISTING CATCH BASIN
EX. FIRE HYDRANT	EXISTING FIRE HYDRANT
EX. FIRE HYDRANT	EXISTING FIRE HYDRANT
EX. WATER METER	EXISTING WATER METER
EX. SERVICE POLE	EXISTING SERVICE POLE
EX. LIGHT POLE	EXISTING LIGHT POLE
EX. POWER POLE	EXISTING POWER POLE
EX. CONTROL LINE	EXISTING CONTROL LINE
EX. SPOT ELEVATION	EXISTING SPOT ELEVATION
EX. GAS LINE WITH PIPE SIZE	EXISTING GAS LINE WITH PIPE SIZE
EX. WATER LINE WITH PIPE SIZE	EXISTING WATER LINE WITH PIPE SIZE
EX. OVERHEAD ELEC. WIRE	EXISTING OVERHEAD ELEC. WIRE
EX. DRAINAGE FLOW DIRECTION	PROPOSED DRAINAGE FLOW DIRECTION
EX. STORM DRAINAGE PIPE, CATCH BASIN AND HEADWALL	PROPOSED STORM DRAINAGE PIPE, CATCH BASIN AND HEADWALL
EX. SANITARY SEWER LINE, MANHOLE AND DIRECTION OF FLOW	PROPOSED SANITARY SEWER LINE, MANHOLE AND DIRECTION OF FLOW
TO BE REMOVED	

OWNER/DEVELOPER

MWA INVESTMENT, LLC.
331 EAST OAK STREET
LOUISVILLE, KY 40203
813.406.1160

REVISIONS:

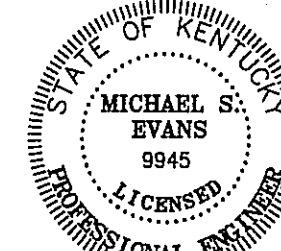
DRWN BY: mse

DRAWING NAME:

DEVELOPMENT PLAN.DWG

PLOT NAME:

PLAN



Professional's Seal

Michael S. Evans, P.E., P.L.S.
Civil Engineer & Land Surveyor
6825 Colonial Avenue
Evansville, Indiana 47725
(502) 593-9430 (Cell)
mikeevans5939430@yahoo.com

PROPOSED LAUNDROMAT
331 EAST OAK STREET (40203)
REVISED DETAILED DISTRICT DEVELOPMENT PLAN
O ld Case No. 09-013-81/New Case No. 14DEVPLAN1009

DATE: 01/20/14

PROJECT NO.:
XXXXX

Sheet 1 1

14DEVPLAN1009