

IMPERVIOUS AREA
 EXISTING IMPERVIOUS AREA : 15,702 SF PROPOSED IMPERVIOUS AREA : 20,052 SF

MSD NOTES

1. 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.
2. EROSION & SILT CONTROL : PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE APPROVED BY MSD.
3. IWD APPROVAL REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
4. SITE IS IN THE COMBINED SEWER OVERFLOW FLOOD PRONE AREA MUST VERIFY LFF ELEVATION IS AT OR ABOVE 454.17.

GENERAL NOTES

1. ALL EXISTING STRUCTURES AND NON-PAVEMENT FEATURES TO BE REMOVED.
2. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. 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.

WORKS NOTES

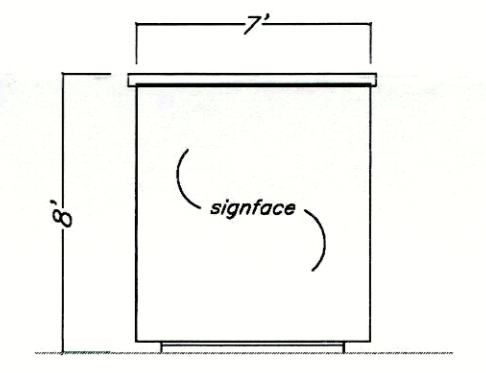
1. CONSTRUCTION BOND AND PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
2. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE. ALL SIDEWALKS MUST BE ADA COMPLIANT.
3. ANY EXISTING CURB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

APCD NOTES

1. 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



SIGN DETAIL

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/100 - 36 SPACES
 C-STORE REQUIRED PARKING MINIMUM 3,566 SF/500 - 7 SPACES
 OTHER RETAIL REQUIRED PARKING MAXIMUM 1,979 SF/150 - 13 SPACES
 OTHER RETAIL REQUIRED PARKING MINIMUM 1,979 SF/500 - 4 SPACES

TOTAL PROPOSED PARKING : 23 SPACES
 REQUIRED & PROPOSED BICYCLE PARKING: 2 SHORT-TERM & 2 LONG-TERM
 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)

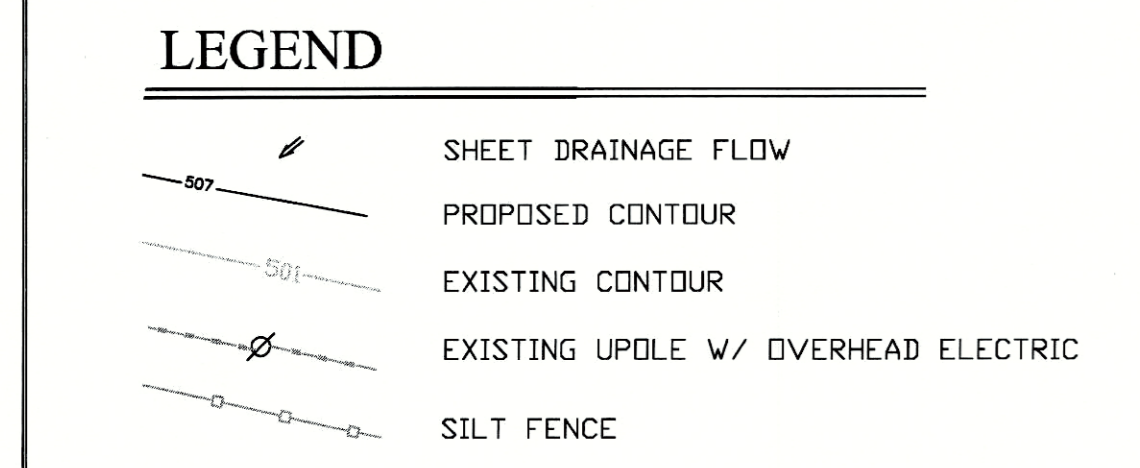
A VARIANCE IS REQUESTED FROM SECTION 5.5.1A.1.a TO ALLOW THE BUILDING TO BE LOCATED NOT AT THE CORNER AND BEYOND THE MAXIMUM 25' SETBACK, AS SHOWN.
 A VARIANCE IS REQUESTED TO ALLOW THE BUILDING AND APPURTENANCES TO BE WITHIN THE 100' TRANSITION ZONE.
 A WAIVER IS REQUESTED FROM LDC SECTION 5.5.1.A3.a 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 5.6.1.A.1 & 5.6.1.C.1 TO NOT PROVIDE ARCHITECTURAL ANIMATION OR A 15' LBA ALONG CONGRESS STREET.
 A WAIVER IS REQUESTED FROM LDC SECTION 5.5.1.A3.a TO NOT PROVIDE A 3' WALL ALONG THE ADJACENT STREETS
 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 10.2.10 TO NOT PROVIDE ILA WITHIN THE VEHICLE USE AREA.

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

RECEIVED
 JUL 08 2015
 PLANNING & DESIGN SERVICES

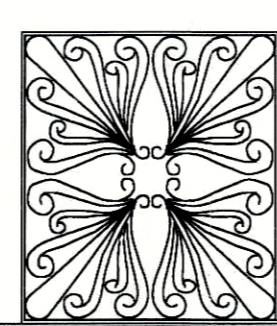
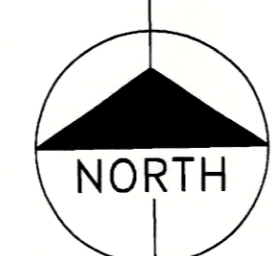
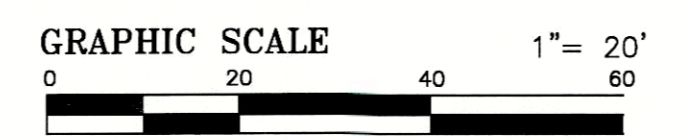
FILE NO. SW1



FLOODPLAIN NOTE
 NO PART OF THE PROPERTY IS LOCATED IN THE 100-YEAR FLOODPLAIN ACCORDING TO FIRM (FLOOD INSURANCE RATE MAP) NO. 21111C0024E DATED DECEMBER 6, 2006

Keyed Property Owners

① Bethel United Ministries Inc Parcel# 003L00340000 2201 W Market St DB7728 P763	④ Darryl D Wales Parcel# 003L00580000 2125 W Market St DB10278 P632
② Toney Properties LLC Parcel# 003L00540000 2131 W Market St DB9501 P78	⑤ Anthony & Donna Kelley Parcel# 003L00570000 2123 W Market St DB6493 P903
③ Thomas OConnor II Parcel# 003L00550000 2129 W Market St DB9033 P99	⑥ Rushmore Leasing LLC Parcel# 002D01300000 2201 W Jefferson St DB9701 P839



MILLER • WIHRY
 MWGLLC
 Land Planners • Engineers • Surveyors
 1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501 Fax (502)638-9538

REVISIONS	SCALE
7-6-15	1"=20'
	DR.
	CK.
	DATE
	6-12-2015

