

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 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 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.

GENERAL NOTES:

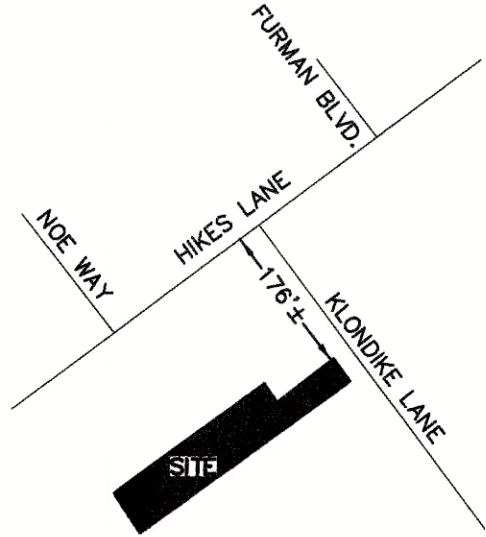
1. DOMESTIC WATER SUPPLY. SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
2. TREE PRESERVATION. A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED. "CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA."
4. THE DEVELOPMENT LIES IN THE LOUISVILLE #4 FIRE DISTRICT. ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
5. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT IF THE THRESHOLDS ARE MET.
6. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
7. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

MSD NOTES:

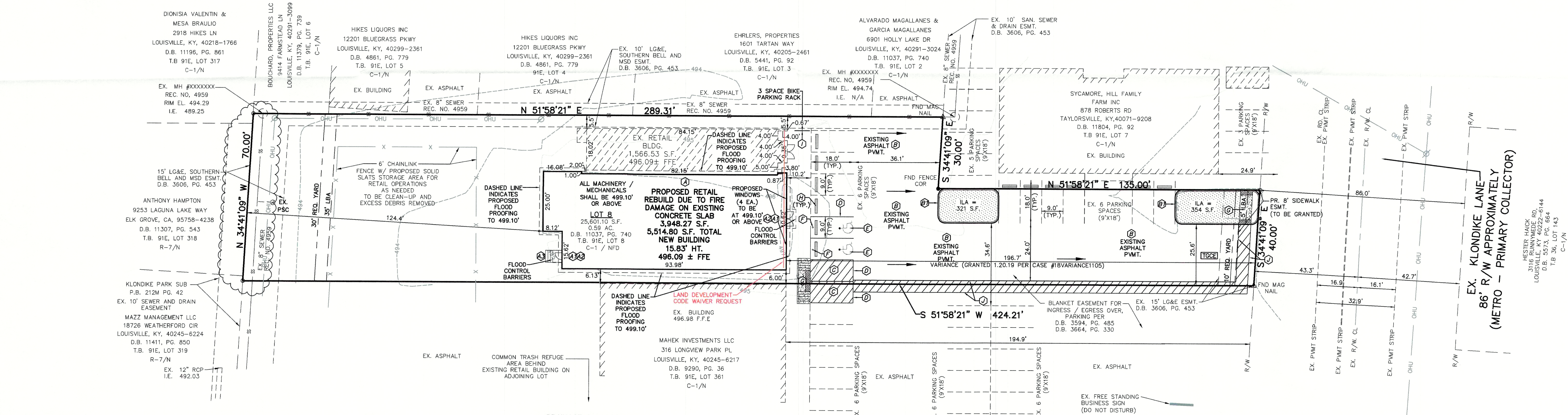
1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER: SANITARY SEWER SERVICE PROVIDED BY EXISTING PROPERTY SERVICE CONNECTION AND SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES AND THE PROJECT LIES IN THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY AN EXISTING LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE / STORM WATER. DETENTION IS NOT PROVIDED AND DRAINAGE TO BE ROUTED TO EXISTING KLONDIKE LANE BY SURFACE DRAINAGE AND A REGIONAL FACILITY FEE IS NOT REQUIRED BECAUSE NO INCREASE IN RUNOFF. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. EROSION & SILT CONTROL. A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
5. KENTUCKY DIVISION OF WATER APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
6. MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
7. ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT 1.5 TO 1 RATIO. VOLUME WITH IN THE PREVIOUS BUILDING FOOTPRINT WILL NOT BE CONSIDERED FILL IN THE FLOODPLAIN.
8. LOWEST FINISHED FLOOR TO BE AT OR ABOVE 498.1' AND LOWEST MACHINERY TO BE AT OR ABOVE 499.1' OR DRY FLOOD PROOF THE BUILDING. DRY FLOOD PROOFING METHODS ARE SUBJECT TO MSD APPROVAL. A COMPLETED DRY FLOOD PROOF CERTIFICATION REQUIRED PRIOR TO ISSUE OF CERTIFICATE OF OCCUPANCY.

TRANSPORTATION PLANNING NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND LOUISVILLE METRO WORKS R/W WITHOUT AN ENCROACHMENT PERMIT.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY LOUISVILLE METRO PUBLIC WORKS.
3. VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS STANDARDS.
4. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS, IF REQUIRED.
5. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES, IF REQUIRED.
6. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
7. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
8. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.



LOCATION MAP NOT TO SCALE



REFERENCE MERIDIAN:

NORTH AND BEARINGS SHOWN HEREON ARE BASED ON KENTUCKY SINGLE ZONE.

FLOOD NOTE:

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "AE" PER A REVIEW OF FIRM MAP #211100061F, EFFECTIVE 2/26/21. BASED ON THE ABOVE INFORMATION A THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100-YR FLOOD PLAIN.

SOIL DESCRIPTION:

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE SITE CONSISTS OF URBAN LAND (Uo).

APPLICABLE MSD STANDARD DRAWINGS:

STABILIZED CONSTRUCTION ENTRANCE [Symbol] ER-01-03
SILT FENCE [Symbol] EF-09-02
STONE BAG INLET PROTECTION [Symbol] EF-03-02

LEGEND:

[Symbol]	EXISTING BOUNDARY LINE
[Symbol]	EXISTING BOUNDARY LINE
[Symbol]	EXISTING CONTOURS
[Symbol]	EXISTING TREELINE
[Symbol]	EXISTING CREEK / DITCH
[Symbol]	EXISTING SANITARY SEWERS
[Symbol]	EXISTING WATERLINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING OVERHEAD ELECTRIC & TELECOM FACILITIES/POLES
[Symbol]	PROPOSED SANITARY SEWER LATERAL / WASTE
[Symbol]	PROPOSED DOMESTIC WATERLINE
[Symbol]	PROPOSED GAS LINE
[Symbol]	PROPOSED UNDERGROUND ELECTRIC
[Symbol]	PROPOSED UNDERGROUND TELECOM
[Symbol]	PROPOSED INTERIOR LANDSCAPE AREA
[Symbol]	PROPOSED CONCRETE PAVEMENT OR SIDEWALK
[Symbol]	DRAINAGE FLOW ARROWS
[Symbol]	FOUND
[Symbol]	EXISTING
[Symbol]	EDGE OF PAVEMENT
[Symbol]	RIGHT OF WAY
[Symbol]	CENTERLINE
[Symbol]	OVERHEAD DOOR
[Symbol]	MANDOOR

PROJECT DATA:

PROPERTY SIZE	25,601.10 S.F. / 0.59 AC.
EXISTING USE	RETAIL
EXISTING ZONING	C-1
EXISTING FORM DISTRICT	NEIGHBORHOOD FORM DISTRICT
PROPOSED USE	RETAIL REBUILD FROM FIRE DAMAGE WHICH OCCURRED BETWEEN 2009 AND 2012 (SHOPPING FOR GOODS OR SERVICES)
PROPOSED ZONING	UNCHANGED
PROPOSED FORM DISTRICT	UNCHANGED
EXISTING BUILDING SIZE	1,566.53 S.F. ±
PROPOSED EXPANSION SIZE	3,948.27 S.F. ±
TOTAL PROPOSED BUILDING SIZE	5,514.80 S.F. ±
BUILDING HEIGHT	15.83' TALL
FLOOR AREA RATIO (F.A.R.)	0.22 F.A.R. (ALLOWED 1.0)
MIN. LOT SIZE	5,000 S.F.
MIN. LOT WIDTH	NONE
MIN. FRONT / STREET SIDE YARD	10'
MAX. SETBACK	80' (SEE PREVIOUS GRANTED VARIANCE)
MIN. SIDE YARD	NONE
MIN. REAR YARD	30'
MAX. BUILDING HEIGHT	30' (20' PROVIDED)
PARKING MIN.	11 SPACES
PARKING MAX.	(1 SP. / 500 S.F.)
PARKING PROVIDED:	28 SPACES
BICYCLE PARKING REQUIRED:	1 SP. / 200 S.F.)
BICYCLE PARKING PROVIDED:	12 SPACES
VEHICLE USE AREA	3 SPACES
INTERIOR LANDSCAPE AREA REQ. (5%)	8,229 S.F.
INTERIOR LANDSCAPE ARE PROVIDED	412 S.F.
TREE CANOPY	675 S.F.
CANOPY CLASS	COMMERCIAL (CLASS C)
LAND AREA	25,601.10 S.F. / 0.59 AC.
EX. TREE CANOPY	811.00 S.F. (3%)
PRESERVED TREE CANOPY	811.00 S.F. (3%)
TREE CANOPY AREA REQ.	35%
TREE CANOPY AREA REQ.	8,960.00 S.F.
NEW TREE CANOPY AREA PROVIDED	8,149.39 S.F.
7-TYPE "A" TREES	1,200 S.F. EACH
TOTAL TREE CANOPY % PROVIDED	9,211.00 S.F. (36%)

DRAINAGE CALCULATIONS:

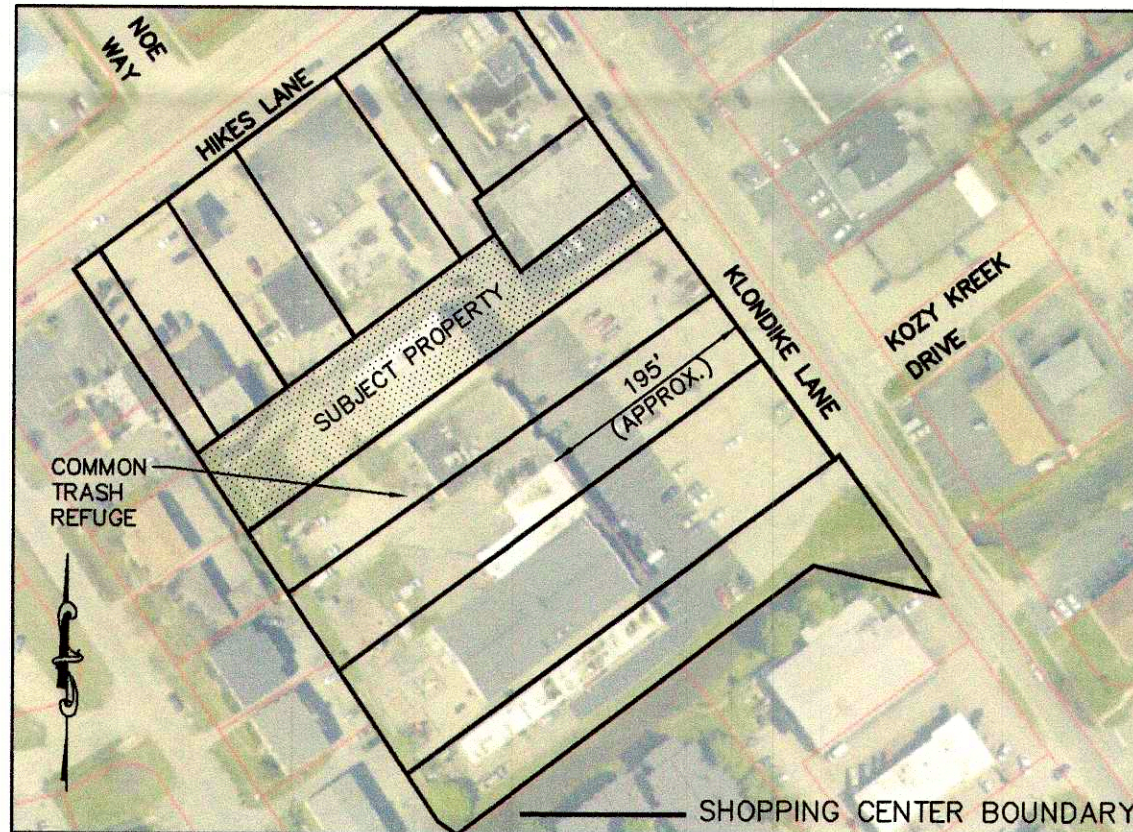
SITE DISTURBANCE AREA = 1,550 S.F. / 0.04 AC.
TOTAL SITE AREA = 25,601.10 S.F. / 0.59 AC.
TOTAL EXISTING IMPERVIOUS AREA = 24,790.1 S.F.
TOTAL PROPOSED IMPERVIOUS AREA = 0 S.F.
TOTAL PROPOSED PERVIOUS AREA = 675 S.F.
EXISTING RUN-OFF COEFFICIENT = 0.95 (C)
DEVELOPED RUN-OFF COEFFICIENT = 0.92 (C)

RUNOFF VOLUME CALCS:
X = CRA/12 FOR 1 HOUR 100 YR. STORM
= (0.95-0.92) (2.6) (0.11 ACRES) / 12
= 0.0000 AC-FT

STORM WATER RUN-OFF TO OUTLET VIA SHEET DRAINAGE TO EXISTING KLONDIKE LANE RUN. NO ONSITE DETENTION PROVIDED BUT THERE IS NO INCREASE IN RUN-OFF.
VARIANCE REQUEST: (GRANTED CASE #18VARIANCE1105 1.20.19)
BASED ON THE LAND DEVELOPMENT CODE SECTION 5.3.2 THE MAXIMUM FRONT SETBACK IS 80' FOR BUILDING FOOTPRINTS OF 5,001 SF AND 30,000 SF THEREFOR A VARIANCE IS BEING REQUESTED TO ALLOW THE BUILDING SETBACK TO BE 196.7' THAT ALIGNS WITH THE EXISTING FOOTPRINT BEING REMOVED ON THE SITE FOR THE INDOOR SOCCER FACILITY.

SITE PLAN KEY:

- | KEY | DESCRIPTION |
|-----|--|
| 1 | PROPOSED BUILDING EXPANSION (SEE ARCHITECTURAL PLANS FOR SPECIFICS) |
| 2 | QUICK DAM FLOOD GATE MODEL #QDFG35 OR QDFG45 (SEE ARCHITECTURAL PLANS FOR SPECIFICS) |
| 3 | MAN DOOR (SEE ARCHITECTURAL PLANS FOR SPECIFICS) |
| 4 | 5'X5' STOMP W/ 2 STEPS (SEE ARCHITECTURAL PLANS FOR SPECIFICS) |
| 5 | EXISTING ASPHALT PAVEMENT |
| 6 | 6" CONCRETE CURB |
| 7 | HANDICAP SPACE NUTRAL ZONE (BLUE PAINT @ 45°) |
| 8 | PAVEMENT STRIP 4" BLUE PAINT (HANDICAP SPACES) |
| 9 | HANDICAP SYMBOL BLUE PAINT PER ADA REQUIREMENTS |
| 10 | HANDICAP ACCESSIBLE PARKING SIGN PER ADA REQUIREMENTS |
| 11 | HANDICAP SIDEWALK RAMP |
| 12 | WHEEL STOP |
| 13 | BIKE RACK FOR 3 SPACES |
| 14 | 5' WIDE PAVEMENT (CROSSWALK) 4" WHITE PAINT |

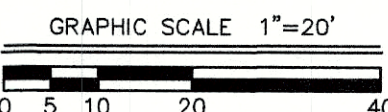


OVERALL SHOPPING CENTER MAP: NOT TO SCALE

LAND DEVELOPMENT CODE WAIVER REQUEST

CHAPTER 5, PART 6 BUILDING DESIGN STANDARDS - 5.6.1 NON-RESIDENTIAL AND MIXED USE BUILDING DESIGN STANDARDS PART C.1

- TO ALLOW FOR THE 50% CLEAR WINDOWS & DOORS REQUIREMENT TO BE REDUCED TO 33% WHICH IS A 17% REDUCTION.
- TO ALLOW FOR THE HEIGHT OF THE WINDOWS FROM THE SIDEWALK BE INCREASED FROM 2' TO 3'-1".



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PLANNING & DESIGN SERVICES

CATEGORY 2B DEVELOPMENT PLAN
KLONDIKE LANE RETAIL REBUILD

3606 1/2 KLONDIKE LANE
LOUISVILLE, KY 40218
T.B. 91E, LOT 8
D.B. 11037, PG. 740

OWNER / DEVELOPER:

ALVARADO MAGALLANES & GARCIA MAGALLANES
6901 HOLLY LAKE DRIVE
LOUISVILLE, KY 40291-3024
PLAN DATE: 1.28.22

C. R. P. & ASSOCIATES, INC.
7321 New LaGrange Road, Suite 111
Louisville, KY. 40222
(502)423-8747

CASE # 22-CAT2-0036
PREVIOUS CASE # 18DEVPLAN1179,
18VARIANCE1105
MSD WM # 11880
MUNICIPALITY: LOUISVILLE
COUNCIL DISTRICT: 26

REV. #	REV. DATE	DESCRIPTION
1	8.9.22	PER AGENCY COMMENTS
2	8.19.22	MSD COMMENTS ON ELEVATIONS
3	10.20.22	PER DPW COMMENTS
4	11.14.22	PER DPW COMMENTS