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PLANNING & DESIGN
SERVICES

UTILITIES NOTES

THE UNDERGROUND UTILITIES SHOWN ON THIS DOCUMENT HAVE NOT BEEN PRECISELY LOCATED BY EXCAVATION METHODS. SUB-SURFACE UTILITIES HAVE BEEN MAPPED FROM APPARENT SURFACE FEATURES AND INFORMATION FROM EXISTING PUBLIC RECORD DRAWINGS. FEATURES NOT IDENTIFIABLE UPON THE GROUND OR WITHIN CLOSE PROXIMITY OF THE PUBLIC UTILITY OF RECORD ARE NOT TO BE CONSIDERED ACCURATE FOR CONSTRUCTION PURPOSES, EVEN THOUGH THEIR POSITIONS MAY BE SCALED CLOSELY UPON THE MAP. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

(KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123)



EROSION PREVENTION & SEDIMENT CONTROL NOTES

PRELIMINARY EPSC CONTROL TAG 15, AN 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 THE METROPOLITAN SEWER DISTRICT (MSD) REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND BEST PRACTICE 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. SOILS 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 FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES.

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 ANY DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL FEDERAL, STATE AND LOCAL PERMITS NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON THESE PLANS. CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL INFORMATION FOR THE PROJECT'S LINES AND GRADES AS SHOWN ON THESE PLANS WILL BE PROVIDED UPON REQUEST.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE UTILITY COMPANIES SUCH THAT ACCESS TO WORK AREAS OR SCHEDULE CONFLICTS DO NOT INTERRUPT OR DELAY THE PROJECT'S SCHEDULE.
- ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION CABBINETS (KYTC) AND LOUISVILLE PUBLIC WORKS DESIGN STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- THIS PROPERTY IS NOT IN THE FLOODPLAIN.
- NO INCREASE OF STORM WATER TO THE REAR ALLEY. EXISTING DRAINAGE PATTERN TO REMAIN.
- A DOWNSIDE FACILITIES CAPACITY REQUIREMENT WILL BE SUBMITTED TO MSD.
- INSTALL EROSION AND SEDIMENT CONTROL PRIOR TO GRADING OPERATIONS.
- EXISTING GRADING TO REMAIN, FOR REPAIRS THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM SHALL BE 10%.
- DIMENSIONS SHOWN HEREON ARE FROM THE EDGE OF GUTTERS OR WALLS UNLESS SHOWN OTHERWISE. ALL RADII SHOWN ARE ON FACE OF CURB.
- THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.
- ALL NEW SERVICE STRUCTURES, INCLUDING DUMPSTER SHALL BE SCREENED.
- ALL NEW HANDICAPPED SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36; ADA STANDARDS FOR ACCESSIBLE DESIGN.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS AND SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES. SITE LIGHTING SHALL NOT EXCEED 0.2 FOOTCANDLES AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL AND SHALL NOT CAUSE GLARE ONTO ADJACENT PROPERTIES.
- EXISTING SIGN STRUCTURES TO BE REUSED. NEW SIGN FACE SHALL COMPLY WITH LOUISVILLE LAND DEVELOPMENT CODE REGULATIONS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. LANDSCAPING SHOULD NOT OBSTRUCT SIGHT DISTANCE REQUIREMENT AREAS.
- EXISTING ELECTRICAL, SANITARY SEWER AND WATER SERVICE TO BE RELOCATED & UPDATED AS NECESSARY IN THE GENERAL AREA WHERE EXISTING.
- TELEPHONE SERVICE TO ADJACENT PROPERTIES TO BE RELOCATED IN THE GENERAL AREA WHERE EXISTING.
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE TO CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- ALL DRIVING AND PARKING SURFACES ARE ASPHALT.
- ROADWAY AND ENTRANCES INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS SET BY PUBLIC WORKS.
- COMPATIBLE UTILITIES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

SITE INFORMATION

LAND USE
SITE ADDRESS: 1279 & 1283 BARDSTOWN ROAD
PARCEL ID: 075E00270000
PARCEL LRSN: 8007736
ZONING D: C2 - HIGH DENSITY COMMERCIAL
FROM DISTRICT: TRADITIONAL MARKET PLACE CORRIDOR
EXISTING USE: RESTAURANT/NIGHTCLUB
PROPOSED USE: RESTAURANT/RETAIL/MULTIFAMILY RESIDENTIAL
PARCEL AREA: 10595.777
DEED BOOK & PAGE: 10595.777

BUILDING DATA
HEIGHT: 27'-4"
BUILDING FOOTPRINT: 1,215 S.F.
MAXIMUM F.A.R.: 5 (FLOOR AREA RATIO)

SETBACKS
FRONT SETBACK: 15' MAX.
SIDE SETBACKS: 0'
REAR YARD SETBACK: 5' - SEE SECTION 5.7.1. TRANSITION ZONE BELOW
MAXIMUM HEIGHT: 50' - DOWN TO 45' DUE TO TRANSITION ZONE REQUIREMENTS

VEHICLE PARKING CALCULATION
RESTAURANTS/RETAIL: MIN. 1 SPACE / 1,000 S.F. GROSS AREA
MAX. 1 SPACE / 600 S.F. GROSS AREA
RESIDENTIAL: MIN. NOT REQUIRED
MAX. 2 SPACE PER UNIT
GROSS S.F./QTY MIN. REQ. MAX. REQ.
TOTAL: 5 18.4

TACO CITY (EXIST. TO REMAIN) 1,481 1.5 2.9
NEW BUILDING LEASABLE AREA 3,525 3.5 7.5
RESIDENTIAL UNITS 4 UNITS 0 8
TOTAL 5 18.4

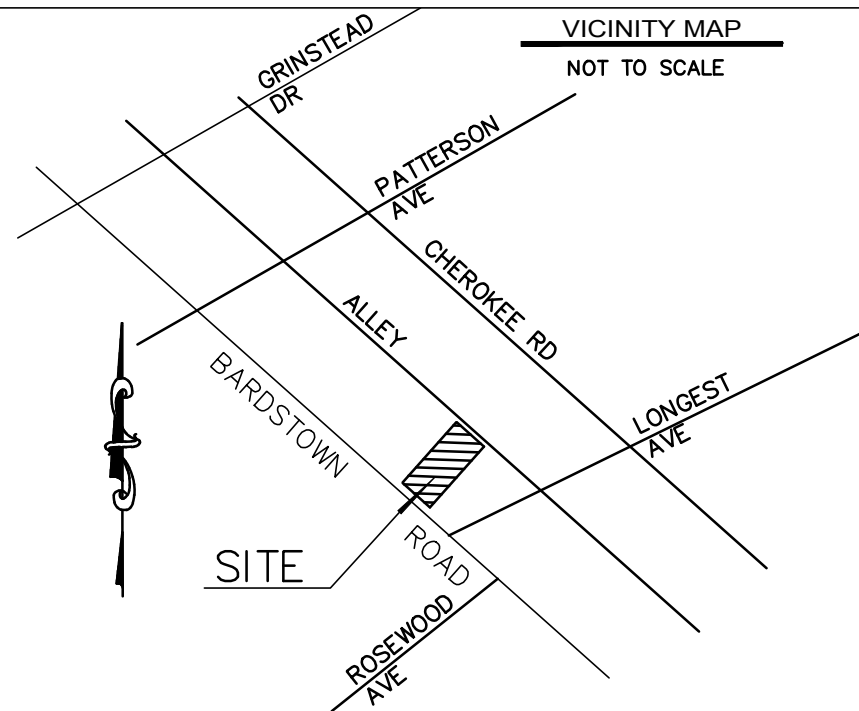
TOTAL VEHICLE PARKING PROVIDED: 13
HANDICAPPED VEHICLE PARKING REQUIRED & PROVIDED: 1 PROVIDED:2
BICYCLE PARKING REQUIRED:1

TREE CANOPY CALCULATIONS
SITE AREA: 10,777 S.F.
TREE CANOPY REQUIRED: 0%, NOT REQUIRED
EXISTING TREE CANOPY: 3,000 S.F. (14%)
PRESERVED TREE CANOPY: 3,000 S.F. (14%)

EXISTING STREET TREES: 2 TREES
STREET TREES REQUIRED: 2 TREES
NEW STREET TREES: 0 TREES
LBA REQUIREMENTS: NONE C2-ADJACENT TO C2

L.A./V.U.A. CALCULATIONS
VUA LBA REQUIRED & PROVIDED: 5'
EXISTING VEHICULAR USE AREA: 4,432 S.F.
PROPOSED VEHICULAR USE AREA: 3,722 S.F.
EXISTING INTERIOR LANDSCAPED AREAS: 0
INTERIOR LANDSCAPED AREAS REQUIRED: 0, VUA UNDER 6,000 S.F.

DISTURBANCE AREA
TOTAL DISTURBANCE AREA: 5,987 S.F.
EXISTING IMPERVIOUS AREA: 10,522 S.F.
PROPOSED IMPERVIOUS AREA: 10,510 S.F.
DECREASE IN IMPERVIOUS: (12 S.F.)
SENSITIVE FEATURES: NONE
HYDROLOGIC SOIL GROUP: ASSUMED C
SOIL TYPE: Ua



VICINITY MAP
NOT TO SCALE

LEGEND

- BOUNDARY (BY SURVEY)
- BOUNDARY (BY DEED)
- CONTROL MONUMENT (SET-SEE TABLE)
- EXISTING SPOT ELEVATION
- TEMPORARY BENCHMARK
- EXISTING CONTOUR
- NEW CONTOUR
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING OVERHEAD TRAFFIC SIGNALS
- EXISTING UTILITY POLE
- EXISTING SANITARY SEWER
- EXISTING FENCE (TYPE NOTED)
- EXISTING TREE LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING COMBINATION POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- GAS METER (BLD. SERVICE)
- GAS VALVE
- WATER METER
- WATER VALVE
- FLAG POLE
- EASEMENT (TYPE NOTED)
- GUY WIRE AND ANCHOR
- STEEL BALLARD
- ROADWAY SIGN
- PARKING COUNT
- EXISTING TO BE DEMOLISHED
- EXISTING BUILDING TO REMAIN
- NEW BUILDING

Multipurpose Building
Sing and Pal

1279 & 1283 Bardstown Road
Louisville, Kentucky 40204

Owner / Developer

Singh & Pal Foods
1277 & 1283 Bardstown Road
Louisville, KY 40204
Tel: (502) 377-2131

Design Team

CONCEPTS 21, PLLC

1119 Rostrevor Circle
Louisville, KY 40205
Tel: (502) 292-7708

Civil Engineer

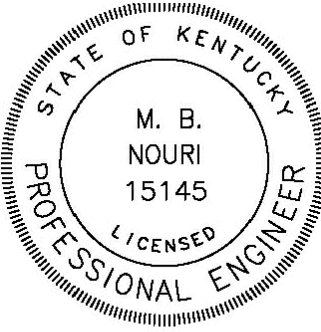
CONCEPTS 21, PLLC

Mohammad Nouri, PE
1119 Rostrevor Circle
Louisville, KY 40205
Tel: (502) 292-7708

Structural Engineer

Peter Zanetti, PE

1032 5th Street,
Louisville, KY 40203
Tel: (502) 387-1383



Issue / Description Date

CATEGORY 2B
DEVELOPMENT PLAN

Drawn AN
Checked MN
Date 15 Dec 2020

To scale if printed on 24"x36"

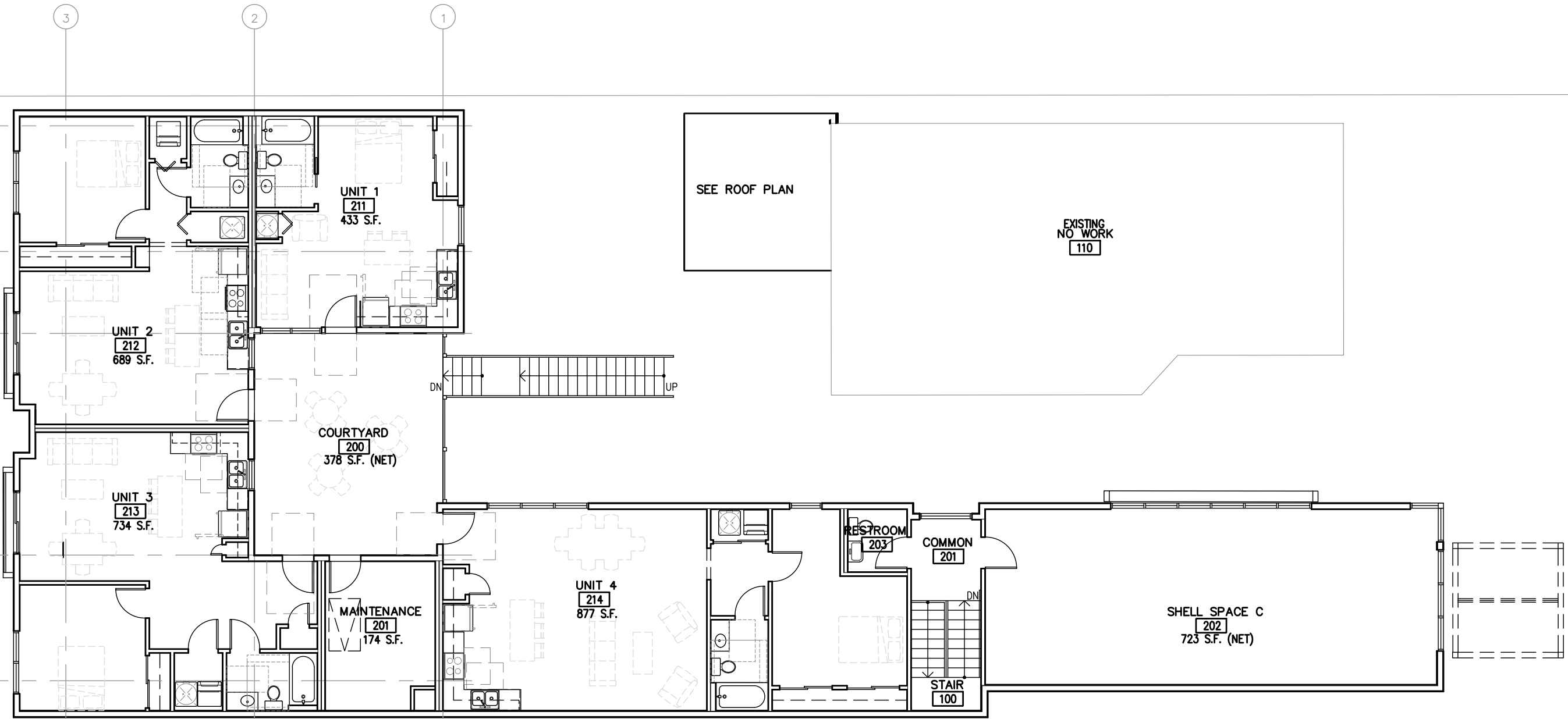
C1

CASE#

WM#

20-CAT2-0036

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1 SECOND FLOOR PLAN
3/32" = 1'-0"



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1119 ROSTREVOR CIRCLE

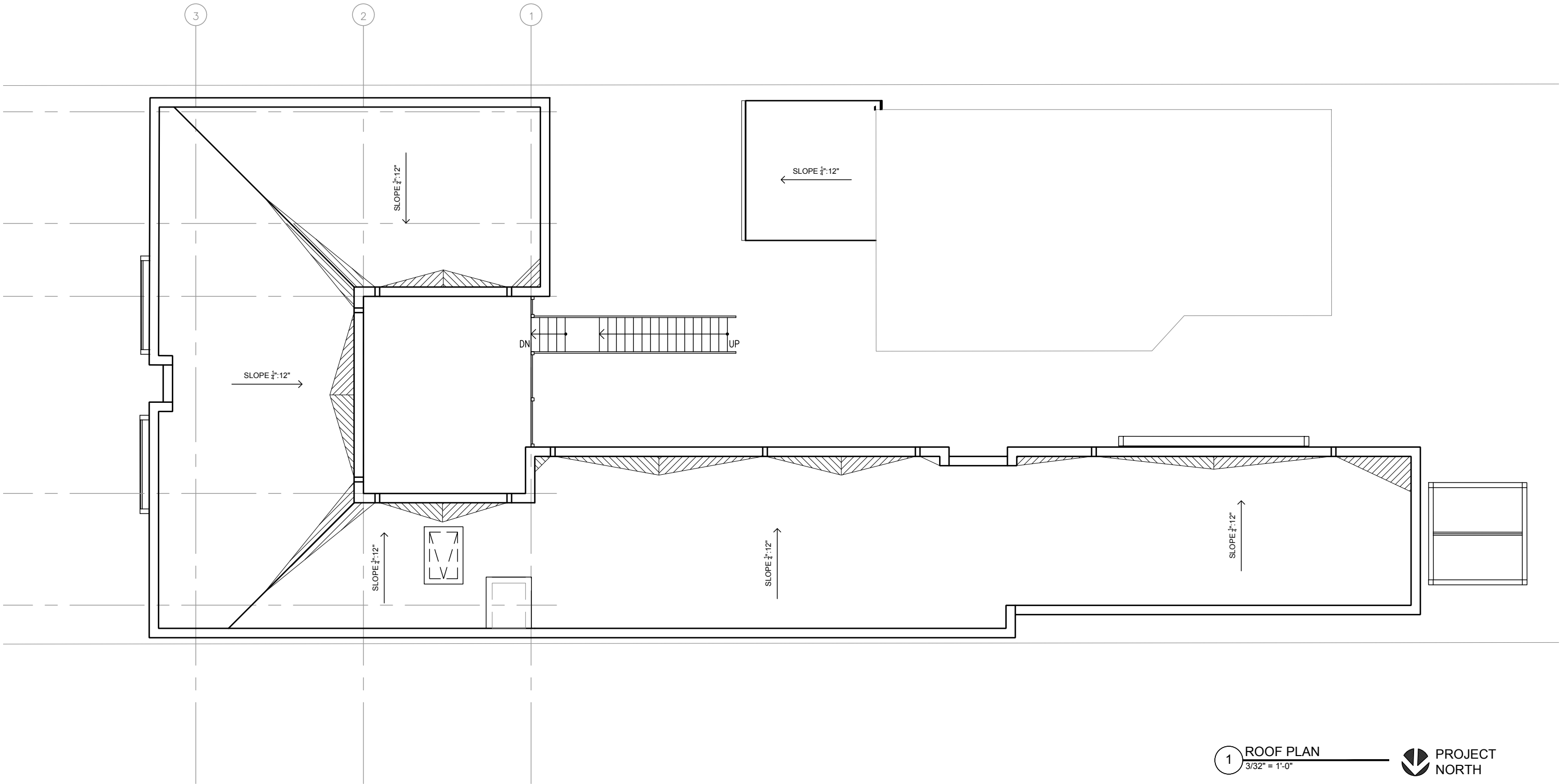
MULTIUSE BUILDING 1279 BARDSTOWN RD
1279-1283 BARDSTOWN ROAD
LOUISVILLE, KY 40204

DATE: DEC. 2020
DRAWN: AN
PAGE SIZE: 11X17

20-CAT2-0036

A1.1

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1 ROOF PLAN
3/32" = 1'-0"



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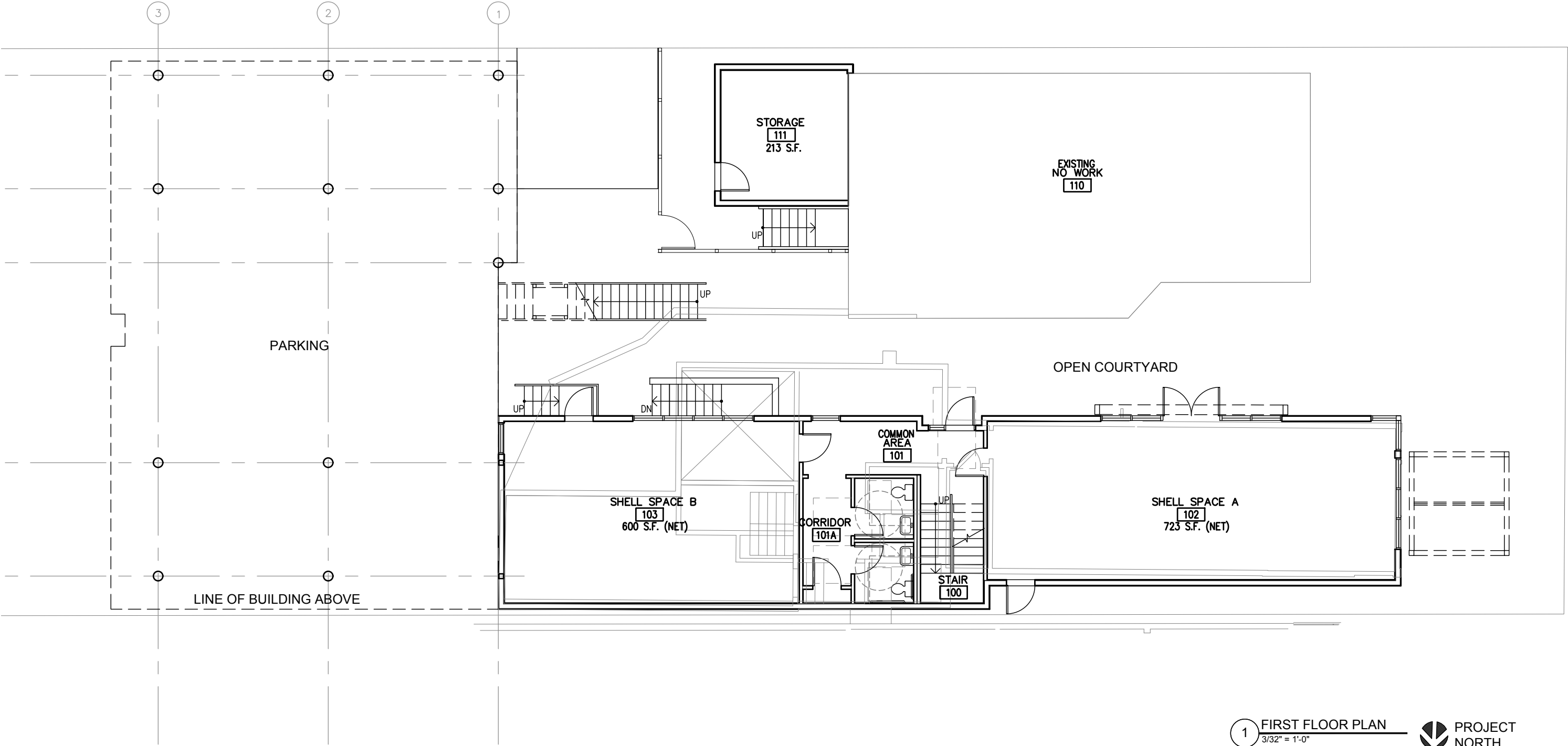
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1 FIRST FLOOR PLAN
3/32" = 1'-0"



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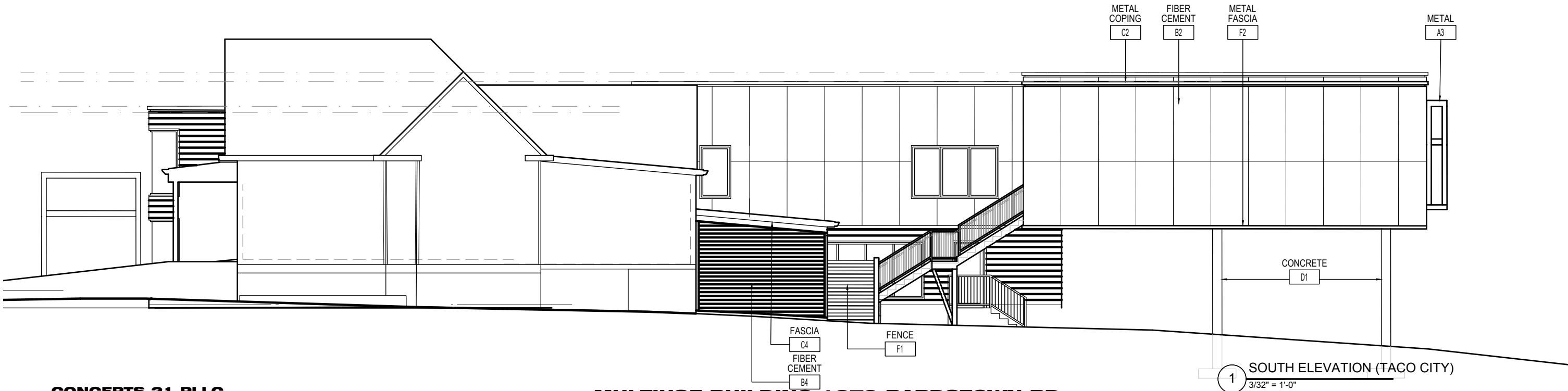
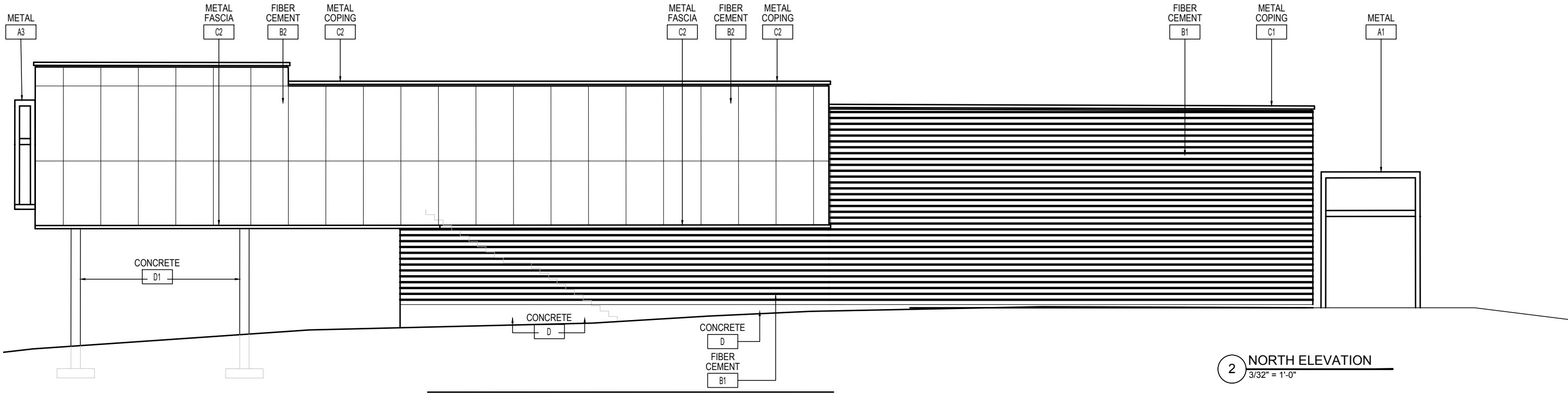
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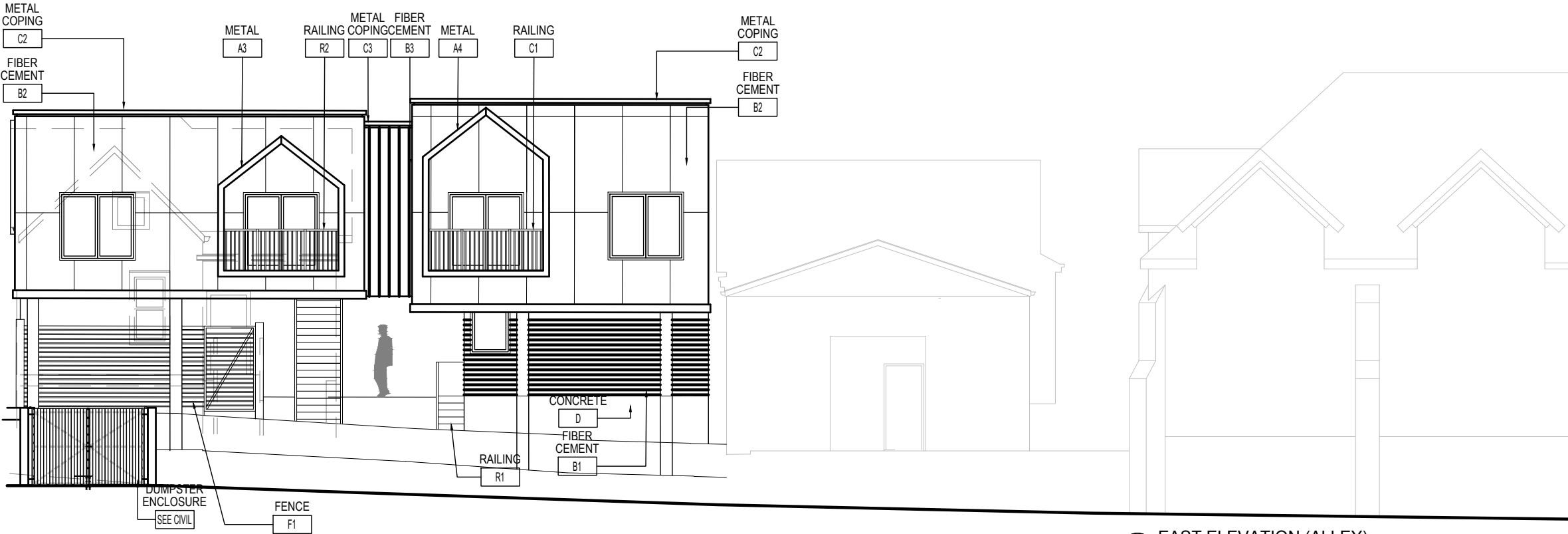
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A2.1

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2 EAST ELEVATION (ALLEY)
3/32" = 1'-0"



1 WEST ELEVATION (BARDSTOWN RD)
3/32" = 1'-0"