

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 ERRECTED 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 #2 FIRE DISTRICT
5. 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 OBSCURE CLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
6. 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.
7. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
8. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED) OF FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
9. STREET TREES TO BE PROVIDED IN THE ADJACENT STREETS PER LDC 10.2.8. FINAL LOCATION AND ROW TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN.
10. EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX-INCH SANITARY SEWER.
11. OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
12. SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
13. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
14. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
15. ANY POOL & POOL EQUIPMENT ROOM MUST BE SUBMITTED TO THE HEALTH DEPARTMENT FOR SEPARATE APPROVALS.
16. MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
17. PLANS MUST BE SUBMITTED TO THE HEALTH DEPT. PRIOR TO CONSTRUCTION.

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:
3. SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC WITH MSD APPROVAL. SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES. THE PROJECT LIES IN THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT.
4. DRAINAGE / STORM WATER: DETENTION WILL NOT BE PROVIDED AND SUBJECT TO REGIONAL FACILITY FEE. 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.
5. SITE SHALL NOT INCREASE DRAINAGE ONTO OR PUSH WATER ONTO THE ADJACENT PROPERTIES.
6. SITE SHALL SHEET FLOW TO BOTH RIGHT OF WAYS AS DEPICTED ON THE SITE PLAN.
7. MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
8. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

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.
9. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT ADA AND METRO STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
10. AN ENCROACHMENT PERMIT BOND WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE METRO PUBLIC RIGHT OF WAY.

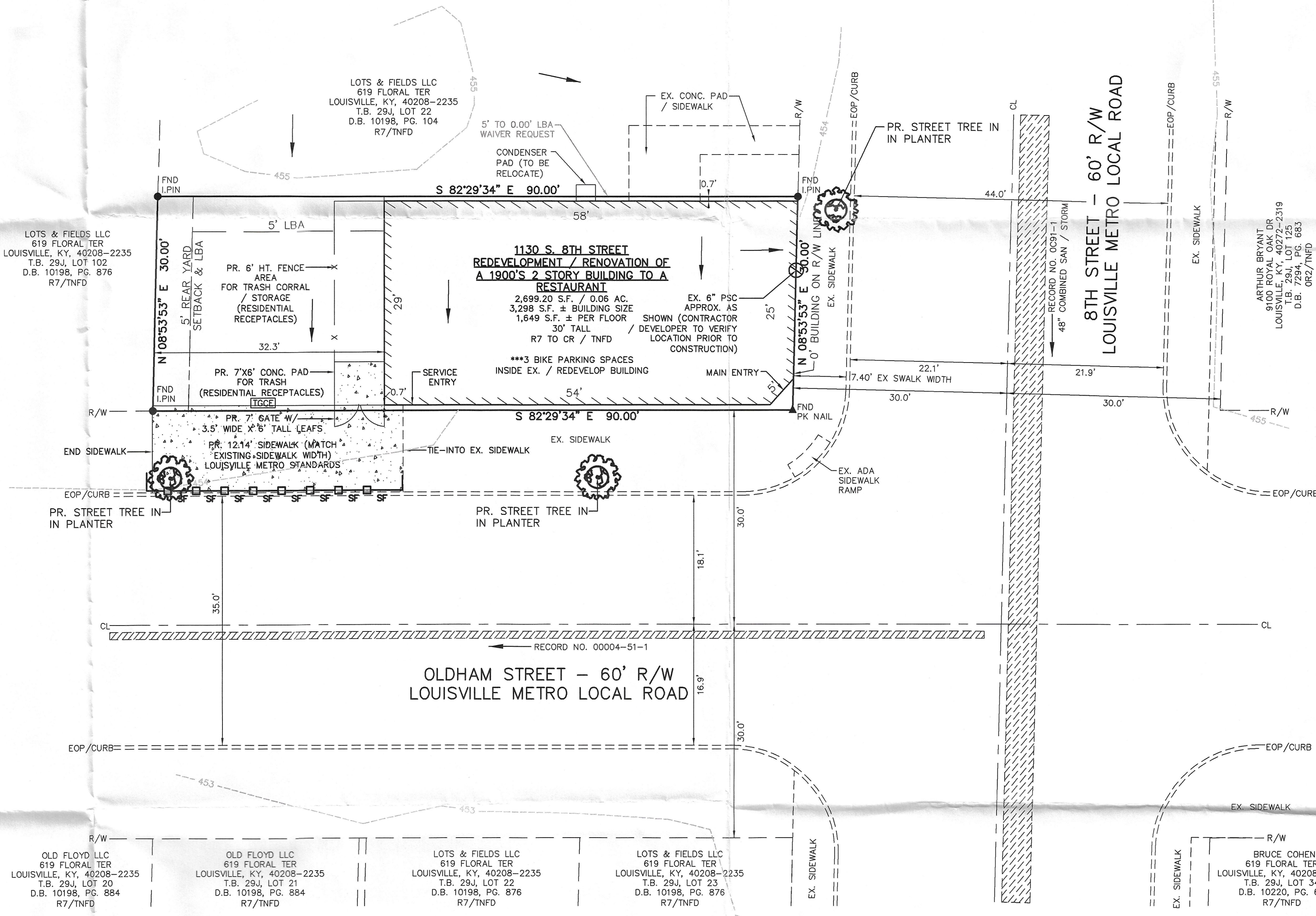
BEFORE YOU DIG:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811, WWW.KENTUCKY811.COM) FORTY-EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES I.E. CABLES, ELECTRIC WIRES, GAS AND WATERLINES WHEN CONTACTING THE KENTUCKY 811, CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED M.S.D. SEWER AND DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, IN THE TECHNICAL SPECIFICATIONS, AND SPECIAL PROVISIONS.

ALL UTILITY RELOCATIONS & ADJUSTMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.

LEGEND:

- EXISTING BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EXISTING CONTOURS
- EXISTING SANITARY SEWERS AND MANHOLE
- PROPOSED INTERIOR LANDSCAPE AREA
- PROPOSED CONCRETE PAVEMENT OR SIDEWALK
- PROPOSED ADA PARKING SPACE
- DRAINAGE FLOW ARROWS
- FOUND
- EXISTING
- EDGE OF PAVEMENT
- RIGHT OF WAY
- CENTERLINE
- PROPOSED



PROJECT DATA:

PROPERTY SIZE	2,699.20 S.F. / 0.06 AC.
EXISTING ZONING	CHURCH
EXISTING FORM DISTRICT	R7
PROPOSED USE	TRADITIONAL NEIGHBORHOOD FORM DISTRICT
PROPOSED ZONING	REDEVELOPMENT TO A RESTAURANT
PROPOSED FORM DISTRICT	CR
EXISTING TOTAL BUILDING SIZE	UNCHANGED
EXISTING HEIGHT	3,298 S.F. ±
FLOOR AREA RATIO (F.A.R.)	2 STORIES (30'±)
MIN. LOT SIZE	1.22 F.A.R. (5.0)
MIN. LOT WIDTH	0 S.F. (PROVIDED 2,699.20 S.F.)
MIN. LOT DEPTH	50' / NONE (PROVIDED 100' AND 25')
MIN. FRONT YARD	NONE (PROVIDED 200.00' S.F.)
MIN. SIDE YARD	0' FRONT YARD (CORNER LOT) (PROVIDED 0')
MIN. REAR YARD	0' (PROVIDED 0.7' SOUTH)
MAX. BUILDING HEIGHT	5' (PROVIDED 32.3')
MIN. PARKING SPACES	45' (PROVIDED 30')
PARKING SPACES PROVIDED	0 PARKING SPACES
MIN. BICYCLE PARKING SPACES	0 PARKING SPACES
PROVIDED BICYCLE PARKING SPACES	3 SPACES
VEHICLE USE AREA	3 SPACES (INSIDE THE BUILDING)
INTERIOR LANDSCAPE AREA REQ. (0%)	0 S.F.
INTERIOR LANDSCAPE ARE PROVIDED	0 S.F.

TREE CANOPY

CANOPY CLASS	COMMERCIAL
LAND AREA	2,699.20 S.F. / 0.06 AC.
EX. TREE CANOPY	0 S.F. (0%)
PRESERVED TREE CANOPY	0 S.F. (0%)
TREE CANOPY AREA % REQ.	0% B/C IN TNFD
TREE CANOPY AREA REQ.	0 S.F.
NEW TREE CANOPY AREA PROVIDED	0 S.F.
0-TYPE "A" TREES	0 S.F.
1,200 S.F. EACH	0 S.F. (0%)
TOTAL TREE CANOPY % PROVIDED	0 S.F. (0%)

FLOOD NOTE:

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF FIRM MAP #21111C0041F, EFFECTIVE 2/26/21. BASED ON THE ABOVE INFORMATION THE SUBJECT PROPERTY IS NOT 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-ALFIC UDARENTS (Ubc).

APPLICABLE MSD STANDARD DRAWINGS:

STABILIZED CONSTRUCTION ENTRANCE	EP-01-03
SILT FENCE	EP-09-02

DRAINAGE CALCULATIONS:

SITE DISTURBANCE AREA = 50 S.F. / 0.0011 AC.  
TOTAL SITE AREA = 2,699.20 S.F. / 0.06 AC.  
TOTAL EXISTING IMPERVIOUS AREA = 1,649 S.F.  
TOTAL EXISTING PERVIOUS AREA = 1,050.2 S.F.  
TOTAL PROPOSED IMPERVIOUS AREA = 50 S.F.  
TOTAL PROPOSED PERVIOUS AREA = 0 S.F.  
EXISTING RUN-OFF COEFFICIENT = 0.68 (C)  
DEVELOPED RUN-OFF COEFFICIENT = 0.69 (C)  
RUNOFF VOLUME CALC:  
X= CRA/12 FOR 1 HOUR 100 YR. STORM  
= (0.69-0.68) (2.8) (0.06 ACRES) / 12  
= 0.00014 AC.-FT.

STORM WATER WILL BE ROUTED TO EXISTING STORM SEWER SYSTEM ALONG S. 8TH STREET AND OLDHAM STREET WHICH WILL BE SUBJECT TO A REGIONAL FACILITY FEE.

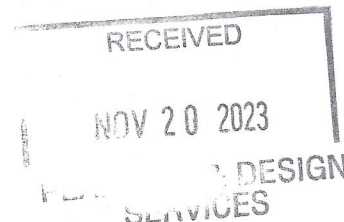
LANDSCAPE WAIVER REQUEST:

CHAPTER 10, PART 2, TABLE 10.2.3 BUFFER YARD WIDTHS AND MULTIPLIERS REQUIREMENT TO ALLOW FOR A PORTION ALONG THE BUILDING OF THE 5' LANDSCAPE BUFFER AREA ALONG THE NORTH PROPERTY LINES BE REDUCED TO 0.00' LANDSCAPE BUFFER AREA (INCLUDES PLANTINGS).

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Sam Ambrose*  
DATE: 11/27/23  
LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS



NORTH AND ALL BEARINGS ARE FROM LOGIC MAPPING.  
GRAPHIC SCALE 1"=10'  
0 2.5 5 10 20

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

OWNER/DEVELOPER  
**ROCK SOLID, LLC**  
2715 RALPH AVE,  
LOUISVILLE, KY 40216-4855

PROJECT  
1130 S 8TH STREET REDEVELOPMENT  
1130 S 8TH STREET  
LOUISVILLE, KY 40211  
D.B. 11337, PG. 440  
T.B. 294, LOT 103

REZONING AND DETAILED DISTRICT DEVELOPMENT PLAN  
(NOT FOR CONSTRUCTION)

NO.	DATE	DESCRIPTION
1	10/29/23	REM'D FENCE, 1 STREET TREE
2	9/27/23	COMMENTS
3	9/27/23	FORMAL APPLICATION
4	7/31/23	PER PRE-APP COMMENTS

DATE  
7.6.23  
SHEET NO.  
1 OF 1

23-ZONE-0123