



SITE DATA	
LAND USE	700 E. MAIN ST. 40202
SITE ADDRESS:	T.B. 17D, T.L. 144
TAX BLOCK & LOT:	EZ-1
EXISTING ZONING DISTRICT:	TMC
EXISTING FORM DISTRICT:	VACANT WAREHOUSE
EXISTING USE:	MULTI-FAMILY AND RETAIL
PROPOSED USE:	2.46 ACRES (107,153 S.F.)
EXISTING PARCEL AREA:	11192 x 308
DEED BOOK & PAGE:	
BUILDING DATA	
PROPOSED BUILDING HEIGHT:	93'
MAXIMUM PERMITTED BUILDING HEIGHT:	50' OR 4 STORIES
BUILDING HEIGHT INCENTIVE:	LDC 5.5.6 PERMITS AN ADDITIONAL STORY
PROPOSED BUILDING FOOTPRINT	78,742 S.F.
PROPOSED GFA:	330,926 S.F.
PROPOSED FLOOR TO AREA RATIO:	3.09
PROPOSED RESIDENTIAL UNITS:	301 UNITS
1 BEDROOM	192
2 BEDROOM	109
PROPOSED DENSITY:	122 UNITS/ACRE
OPEN SPACE REQUIRED:	5,358 S.F.
OPEN SPACE PROVIDED:	13,700 S.F. (12.8%)
TREE CANOPY AND OPEN SPACE CALCULATIONS	
SITE AREA:	107,153 S.F.
TREE CANOPY CATEGORY:	CLASS A
EXISTING TREE COVERAGE:	0-40%
PRESERVED TREE CANOPY:	0% (0 S.F.)
REQUIRED TREE CANOPY:	10,713 S.F. (10%)

AGENCY NOTES	
MSD	1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES
	2. SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICATION CHARGES.
	3. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPERTY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
	4. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
	5. SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR POST-DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE. DETENTION/INFILTRATION BASIN SHALL COMPLY WITH THE MSD DESIGN MANUAL.
	6. UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4. OF MSD'S DESIGN MANUAL.
APCD	1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
HEALTH DEPARTMENT	1. ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
	2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
PDS	1. DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
	2. PROJECT SHALL OBTAIN ALL REQUIRED CONSTRUCTION PERMITS.
	3. ALL SIGNS SHALL COMPLY WITH LDC.
	4. FENCES WILL COMPLY WITH LDC SECTION 4.4.3 REQUIREMENTS.
MPW	1. COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
	2. WHEEL STOPS TO BE PROVIDED TO COMPLY WITH THE LDC.
	3. LOADING ZONE APPLICATION TO BE FILED.
	4. ALL CROSSWALKS TO BE ADA COMPLIANT.
	5. LICENSE AGREEMENT REQUIRED FOR BUILDING PROTRUSIONS IN THE RIGHT-OF-WAY.

VARIANCE REQUEST
 5.2.3.D.3.e. VARIANCE OF 33' TO PERMIT A BUILDING DESIGN HEIGHT OF 93'

RECEIVED AUG 12 2019

SCALE: 1" = 20'

GRAPHIC SCALE

LEGEND

- SIGN
- BOLLARD
- CATCH BASINS
- FIRE HYDRANT
- SANITARY MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC METER
- TRAFFIC CONTROL
- TELEPHONE PEDESTAL
- FENCE
- GUARD RAIL
- SANITARY SEWER
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- UTILITY POLE
- GUYING ANCHOR
- TREE GRATE
- LIGHT POLE
- FORM DISTRICT BOUNDARY
- DRAINAGE ARROW
- EXISTING CONTOUR

VICINITY MAP (LOJIC)

NO SCALE

19-CAT3-0011 MSD WM # 11477

User: abartley Plot Date: August 12, 2019 1:34 PM
 File Name: U:\18318.000 - Buckingham - 700 East Main\Civil Site Drawings\Development Plans\18318-001-08-12.dwg

Engineering Planning

BUCKINGHAM COMPANIES

700 EAST MAIN
LOUISVILLE, KY 40202

941 N. Meridian
Indianapolis, IN 46204

DESCRIPTION	DATE	REV #
Agency Comments	7/29/19	1
Agency Comments	8/12/2019	2

Development Plan
 Job No: 18318.000
 Date: June 21, 2019
 Scale: 1" = 20'
 Drawn By: AWB
 Checked By: AWB

Drawing Title:
 Buckingham
 700 East Main
 Category 3
 Development Plan

Drawing No:
 1 of 1

19-Cat3-0011