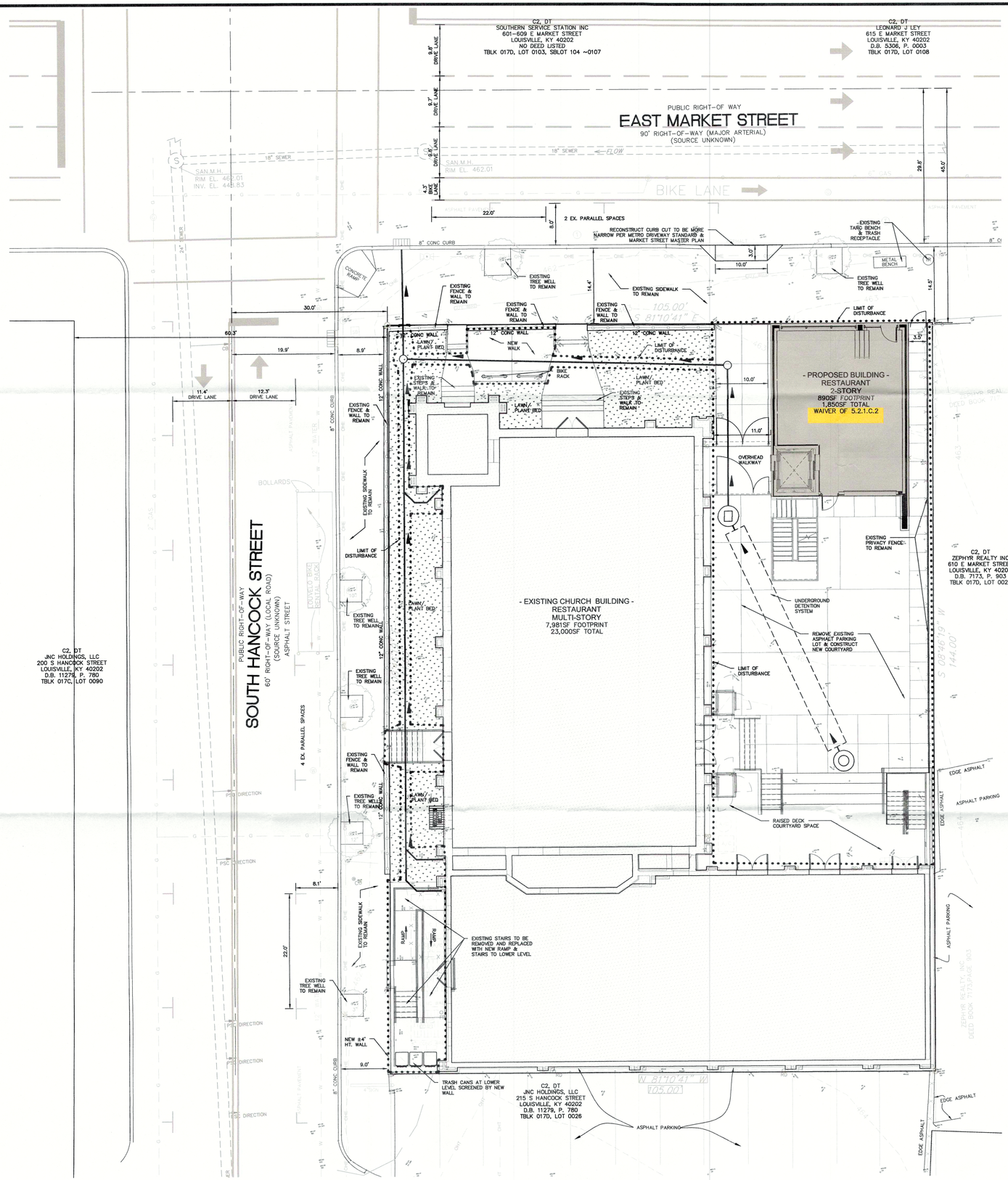


LEGEND

- TREE W/SIZE
- CLF — CHAINLINK FENCE
- WPF — WOOD PRIVACY FENCE
- CHAIN LINK OR WOOD FENCE
- WROUGHT IRON FENCE
- A/C — AIR CONDITIONER
- SIGN
- ELECTRIC POLE
- UTILITY POLE
- SIGNAL POLE
- SERVICE POLE
- LIGHT POLE
- GUY WIRE
- SIGNAL BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE POLE
- GAS VALVE
- GAS METER
- WMH — WATER MANHOLE
- WLM — WATER LINE MARKER
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION VALVE
- WATER METER
- G — GAS LINE
- OHT — OVERHEAD TELEPHONE
- OHE — OVERHEAD ELECTRIC
- W — WATERLINE
- CB — CATCH BASIN
- CURB INLET
- RD — ROOF DRAIN
- FD — FLOOR DRAIN
- CO — CLEANOUT
- SANITARY MANHOLE
- 463 — EXISTING CONTOUR
- EXISTING BUILDING
- PROPOSED BUILDING
- LAWN/ PLANT BED
- PROPOSED STORM
- PROPOSED LIMIT OF DISTURBANCE 0.125AC (5,446SF)
- WAIVER

WAIVERS

1. A WAIVER OF LDC 5.2.1.C.2 TO ALLOW THE PROPOSED BUILDING ALONG THE STREET WALL TO BE LESS THAN 3 STORIES IN HEIGHT.

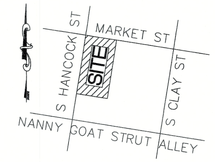
RUNOFF CALCULATIONS

TOTAL SITE:	0.347 AC (15,120 SF)
EXISTING IMPERVIOUS AREA:	0.298 AC (12,996 SF)
PROPOSED IMPERVIOUS AREA:	0.314 AC (13,704 SF)
PERCENT INCREASE:	+4.7%
DISTURBED AREA:	0.125 ACS

PRE 10 YR.: (0.298/.347)=86%IMP~C=0.86
0.86x5.35x0.18=0.83cfs

POST 10 YR.:(0.314/0.347)=90%IMP~C=0.89
0.89x7.2x0.18=1.15cfs

NOTE:
1. CALCULATIONS BASED ON THE AREA EXCLUDING EXISTING CHURCH ROOF AREA THAT DOES NOT DRAIN TO COURTYARD AREA. (0.18ACS)
2. POST DEVELOPED 100-YR RUNOFF RATE TO BE DETAINED TO EQUAL OR BELOW PRE-DEVELOPED 10-YR RATE.



LOCATION MAP

NO SCALE

SITE DATA

ZONING:	C2
FORM DISTRICT:	DOWNTOWN
EXISTING USE:	VACANT CHURCH
PROPOSED USE:	RESTAURANT
GROSS SITE AREA:	0.347 ACS (15,120SF)
EX. BUILDING FOOTPRINT:	7,981 SF
EX. GROSS BUILDING AREA:	23,000 SF
PR. BUILDING FOOTPRINT:	8,871 SF
PR. GROSS BUILDING AREA:	24,850 SF
FAR:	1.64
EX. BUILDING HEIGHT:	±67'
PR. BUILDING HEIGHT:	26'

YARD REQUIREMENTS

MINIMUM:	0'
MAXIMUM:	15'
SIDE YARD:	0'
REAR YARD:	0'
MAX. BLDG. HEIGHT AT STREET:	N/A

PARKING SUMMARY

MIN. PARKING REQUIRED:	N/A
MAX. PARKING ALLOWED:	N/A

(NO PARKING REQUIREMENTS IN DOWNTOWN FORM DISTRICT.)

TOTAL PROVIDED PARKING:	7

OFF-STREET PARKING = 0
ON-STREET PARKING = 7

BICYCLE PARKING CALCULATION

LONG TERM PARKING REQUIRED: (2 OR 1 PER 50,000SF)	2 SPACES
SHORT TERM PARKING REQUIRED: (4 OR 1 PER 50 SEATS)	4 SPACES

LONG TERM PARKING PROVIDED IN BUILDING VIA WALL RACK BY CYCLE-SAFE INC. MODEL 17502. WWW.CYCLESAFE OR APPROVED EQUAL.
SHORT TERM PARKING PROVIDED BY A 4 BIKE INVERTED 'U' BIKE RACK BY PARK-I.

LDC CHAPTER 10 REQUIREMENTS

THIS SITE DOES NOT MEET THE THRESHOLD FOR COMPLIANCE WITH LDC CHAPTER 10.1 OR 10.2 BECAUSE THE INCREASE IN BUILDING FOOTPRINT, VUA AND IMPERVIOUS AREA IS LESS THAN 20%.

GENERAL NOTES

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 AND FEDERAL ORDINANCES.
2. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0026E, DECEMBER 5, 2006)
3. DRAINAGE / STORM WATER DETENTION: STORMWATER DESIGN IS FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. SANITARY SEWER SERVICE: THE PROJECT INTENDS TO UTILIZE EXISTING PROPERTY SERVICE CONNECTION ALONG HANCOCK STREET.
5. COMPATIBLE UTILITIES SHALL BE PLACE IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
6. KTC APPROVAL WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
8. 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.
9. MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
10. CONSTRUCTION PLANS, BOND & KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
11. KYTC APPROVAL REQUIRED FOR THE DRAINAGE PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
12. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
13. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
14. THE SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR POST DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.
15. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
16. ALL SIGNAGE WILL CONFORM WITH LDC CHAPTER 8 REQUIREMENTS AND WILL ACQUIRE THE PROPER PERMITS.
17. THE DEVELOPER / OWNER (OR DESIGNEE) SHALL MAINTAIN KEEP THE TARC BUS STOP CLEAN ON A DAILY OR AS NEEDED BASIS.
18. A 1-HR FIRE RATING IS NEEDED WHEN AN EXTERIOR WALL IS LESS THAN 5' FROM PROPERTY LINE.

RECEIVED
FEB 27 2019
PLANNING & DESIGN SERVICES

CASE #S 19DEVPLAN1000 & 18COA1291
WM # 11910
TAX BLOCK 17D, LOT 27
D.B. 11088/ PG. 183

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202 (502) 584 - 6271
THE HENRY CLAY

NO.	REVISION	DATE
1	AGENCY COMMENTS	2/11/19
2	AGENCY COMMENTS	2/27/19

SHEET TITLE: CATEGORY 2B PLAN
PROJECT TITLE: FIRST GERMAN METHODIST EPISPOCAL CHURCH
207 S HANCOCK STREET, LOUISVILLE, KY 40206
OWNER/ DEVELOPER: KIRCHE LLC
815 W MARKET STREET STE #300
LOUISVILLE, KY 40202

JOB NO.	3032
SCALE:	1"=10'
DATE:	1/2/19

DRAWING NO:
CAT2B

SHEET 1 OF 1

19DEVPLAN1000