

**GENERAL NOTES**

- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE GRASS IS ESTABLISHED.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0028E, DECEMBER 5, 2006)
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- SANITARY SEWERS ARE AVAILABLE BY CONNECTION.
- THE SITE IS LESS THAN 1 ACRE SO GREEN INFRASTRUCTURE REQUIREMENTS DO NOT APPLY.
- ANY IMPROVEMENTS TO THE ALLEY WILL BE COORDINATED WITH HISTORIC PRESERVATION, METRO PUBLIC WORKS AND MSD. IMPROVEMENTS ON PORTIONS OF THE ALLEY OUTSIDE OF THE PUBLIC RIGHT-OF-WAY (IF ANY) ARE CONTINGENT UPON APPROVAL FROM THE PROPERTY OWNER.
- CONSULTATION WITH LOUISVILLE METRO PUBLIC WORKS REQUIRED FOR THE BIKE PARKING WITHIN THE E. MAIN STREET RIGHT-OF-WAY.

**UTILITY WARNING**

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)

**EPSC NOTES**

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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

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 NOT 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 BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

**EPSC NOTES**

- INSTALL SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
- BEGIN DEMOLITION.
- INSTALL TEMPORARY SEDIMENT BASIN.
- BEGIN SITEWORK GRADING AND STORM SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- REMOVE SILT BASIN.
- REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

**LEGEND**

- AREA OF REZONING
- EX. ZONING DISTRICT
- EX. FORM DISTRICT
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. FENCE
- EX. SANITARY SEWER
- EX. FORCE MAIN
- EX. STORM SEWER
- PROP. STORM SEWER
- NEW PAVEMENT
- REPAIRED/REPLACED PAVEMENT
- AREA OF WAIVER
- AREA OF VARIANCE
- DIRECTION OF FLOW

**SITE DATA**

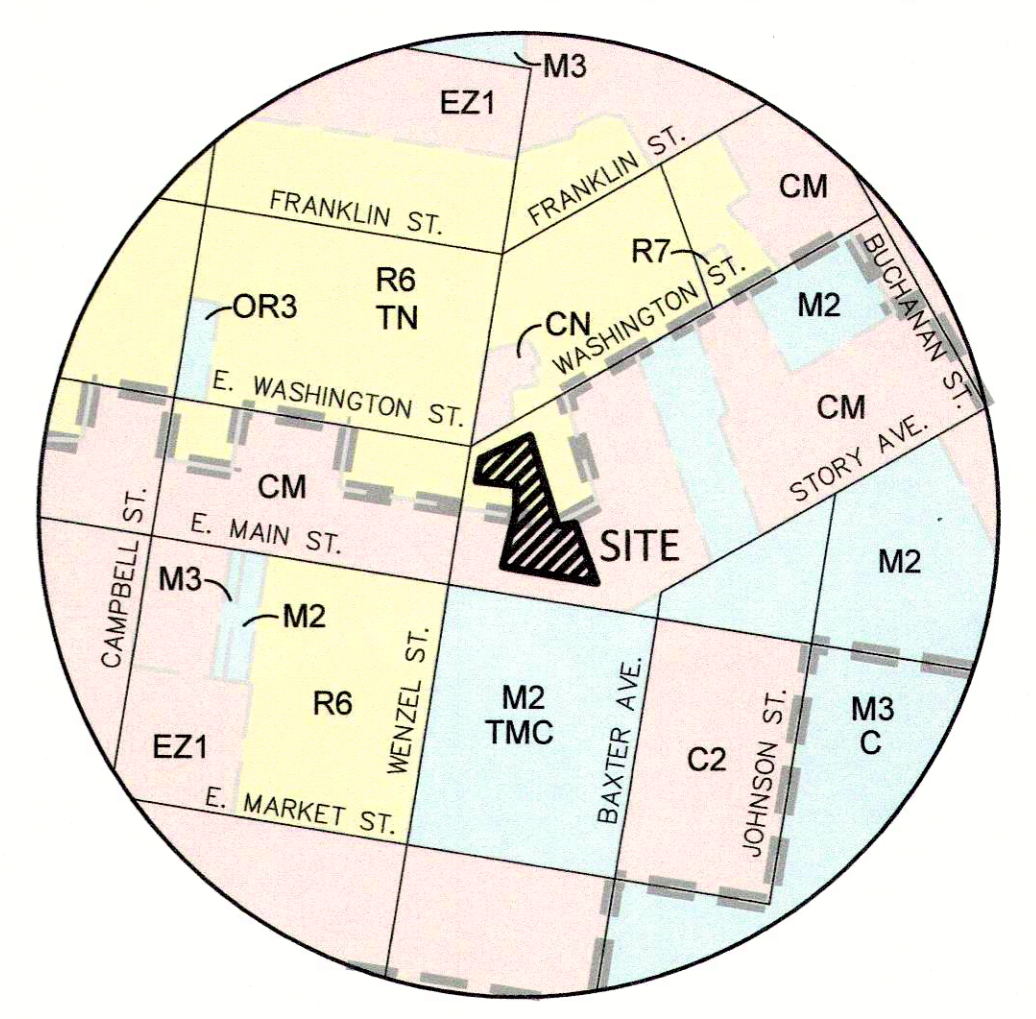
TOTAL SITE AREA: 0.68 ACRES  
 PROPOSED C-2 ZONING  
 AREA: 0.31 ACS  
 EXISTING ZONING: R-6  
 PROPOSED ZONING: C-2  
 EX. FORM DISTRICT: TN  
 MAX. BUILDING HEIGHT: 45'

	LOT 1	LOT 2	LOT 3	LOT 4
AREA:	0.09 ACS	0.11 ACS	0.06 ACS	0.04 ACS
EXISTING USE:	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
PROPOSED USE:	OFFICE/COM	COMMERCIAL	RESIDENTIAL	COMMERCIAL
DWELLING UNITS:	NA	1 UNITS	1 UNITS	NA
GROSS DENSITY:	NA	9.1 DU/AC	20 DU/AC	NA
FOOTPRINT:	1,920 SF	1,066 SF	1,128 SF	0 SF
GROSS FLOOR AREA:	1,920 SF	2,132 SF	1,128 SF	0 SF
FAR:	0.51	0.43	0.41	NA

EXISTING C-M ZONING  
 AREA: 0.37 ACS  
 EXISTING ZONING: CM  
 EX. FORM DISTRICT: TN  
 MAX. BUILDING HEIGHT: 45'

	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10
OFFICE:	0.07 ACS	0.06 ACS	0.05 ACS	0.05 ACS	0.06 ACS	0.09 ACS
EXISTING USE:	RESIDENTIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESTAURANT
PROPOSED USE:	COMMERCIAL	STUDIO	COMMERCIAL	STUDIO	COMMERCIAL	RESTAURANT
DWELLING UNITS:	1 UNITS	NA	NA	NA	NA	NA
GROSS DENSITY:	14.3 DU/AC	NA	NA	NA	NA	NA
FOOTPRINT:	1,462 SF	892 SF	936 SF	1,080 SF	847 SF	2,311 SF
GROSS FLOOR AREA:	2,924 SF	1,330 SF	1,270 SF	1,416 SF	1,170 SF	2,311 SF
FAR:	0.99	0.52	0.59	0.64	0.47	0.56

\* WE ARE REQUESTING FLEXIBILITY IN PROPOSED USES FOR THIS SITE. ALL STRUCTURES WILL HAVE THE ABILITY TO FLUCTUATE BETWEEN OFFICE, COMMERCIAL & RESIDENTIAL. PROPOSED USES IN THIS TABLE ARE A BEST GUESS BASED ON THE APPLICANTS CURRENT PROJECTIONS.



LOCATION MAP NOT TO SCALE

RECEIVED  
 APR 04 2016  
 PLANNING & DESIGN SERVICES

**PARKING CALCULATIONS**

MINIMUM PARKING REQUIRED: 16 SPACES\*  
 COMMERCIAL: 1/500 SF = 17  
 RESTAURANT: 1/250 SF = 9  
 STUDIO: 1/PRACTITIONER = 2  
 OFFICE: 1/500 SF = 2  
 RESIDENTIAL: 1/DU = 1  
 MAXIMUM PARKING ALLOWED: 103 SPACES  
 COMMERCIAL: 1/150 SF = 43  
 RESTAURANT: 1/50 SF = 48  
 STUDIO: 3/PRACTITIONER = 6  
 OFFICE: 1/200 SF = 5  
 RESIDENTIAL: 3/DU = 3

PROPOSED PARKING: 17 SPACES  
 ON-STREET: 13 SPACES  
 OFF-STREET: 5 SPACES

A 50% REDUCTION IN THE MINIMUM REQUIRED PARKING IS APPLICABLE BECAUSE WE MEET THE FOLLOWING APPLICABLE REDUCTIONS FROM LDC 9.1.3.1:  
 1. 10% - WITHIN 200' OF TRANSIT STOP  
 2. 20% - REHABILITATION OF HISTORIC STRUCTURE  
 3. 20% - GREEN SITE DESIGN CRITERIA 1A & 2.

**BICYCLE PARKING CALCULATIONS**

LONG TERM PARKING REQUIRED: 4 SPACES  
 COMMERCIAL (RETAIL/SERVICE): 2 OR 1 PER 50,000SF  
 RESTAURANT: 2 OR 1 PER 50 EMPLOYEES  
 RESIDENTIAL: EXEMPT FROM REQUIREMENT  
 SHORT TERM PARKING REQUIRED: 4 SPACES  
 COMMERCIAL (RETAIL/SERVICE): 2 OR 1 PER 25,000SF  
 RESTAURANT: 2 OR 1 PER 50 EMPLOYEES  
 RESIDENTIAL: EXEMPT FROM REQUIREMENT  
 PARKING PROVIDED: 4 LONG TERM SPACES (INSIDE THE BUILDING)

**TREE CANOPY CALCULATIONS**

PER LDC 10.1.2, WITH AN INCREASE IN BUILDING AREA AND IMPERVIOUS SURFACE OF LESS THAN 50%, THIS SITE DOES NOT MEET THE THRESHOLD FOR COMPLIANCE WITH LDC CHAPTER 10.1.

**ILA / VUA CALCULATIONS**

THERE ARE NO ILA REQUIREMENTS FOR THIS SITE BECAUSE THE PROPOSED VUA IS ONLY 1,471 SF.

**PERCENT CHANGE NOTE**

LOTS 3, 4, 8, 9 & 10 HAVE A 100% INCREASE IN VUA AREA BECAUSE THERE IS CURRENTLY NO VUA ON ANY OF THESE LOTS. LOTS 1, 2, 5, 6, AND 7 DO NOT HAVE ANY PROPOSED VUA.

**IMPERVIOUS AREA CALCULATIONS**

EXISTING IMPERVIOUS AREA: 14,874 SF  
 PROPOSED IMPERVIOUS AREA: 17,155 SF  
 AMOUNT OF INCREASE: 2,281 SF

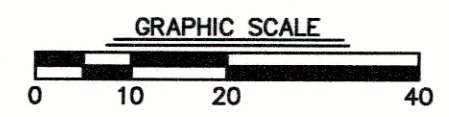
**DETENTION CALCULATION**

EXISTING C: 0.82  
 PROPOSED C: 0.87  
 Dv = 0.88(0.87 - 0.82) / (0.82 - 0.87) = 0.0079 ACFT (344 CF)

**ADDITIONAL REQUESTS**

- WAIVER OF LDC 10.2.4 TO WAIVE THE PROPERTY PERIMETER LBA REQUIREMENT (INCLUDING ALL PLANTING) ON LOTS 1, 2, & 10.
- WAIVER OF LDC 10.2.10 TO WAIVE THE VUA LBA REQUIREMENT (INCLUDING ALL PLANTING) ALONG THE ALLEY FOR LOTS 3, 4, 9 & 10.
- VARIANCE FROM LDC 5.2.2.C & 5.2.3.D TO ALLOW PROPOSED PARKING TO ENCRoACH INTO THE REQUIRED YARD ON LOTS 3, 4, 8, 9, & 10.

NOTE: VARIANCES AREN'T REQUIRED WHERE EXISTING BUILDINGS ENCRoACH INTO SIDE YARDS PER LDC 5.1.2.



WM # 11342  
 CASE # 16Z0NE1004

**SABAK, WILSON & LINGO, INC**  
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
 LOUISVILLE, KENTUCKY 40202 (502) 584-8271  
 THE HENRY CLAY 608 S. THIRD STREET, LOUISVILLE, KY 40202

**DETAILED DEVELOPMENT PLAN**  
 PROJECT TITLE: WASHINGTON & WENZEL  
 1007, 1009, 1011, 1013, 1015, 1019 E. MAIN ST., 115 N. WENZEL ST. & 1004, 1006, 1008 E. WASHINGTON ST.

SHEET TITLE: DDP  
 SHEET NO. 2975  
 SCALE: 1"=20'  
 DATE: 04/04/16  
 DRAWING NO. DDP  
 SHEET 1 OF 1

