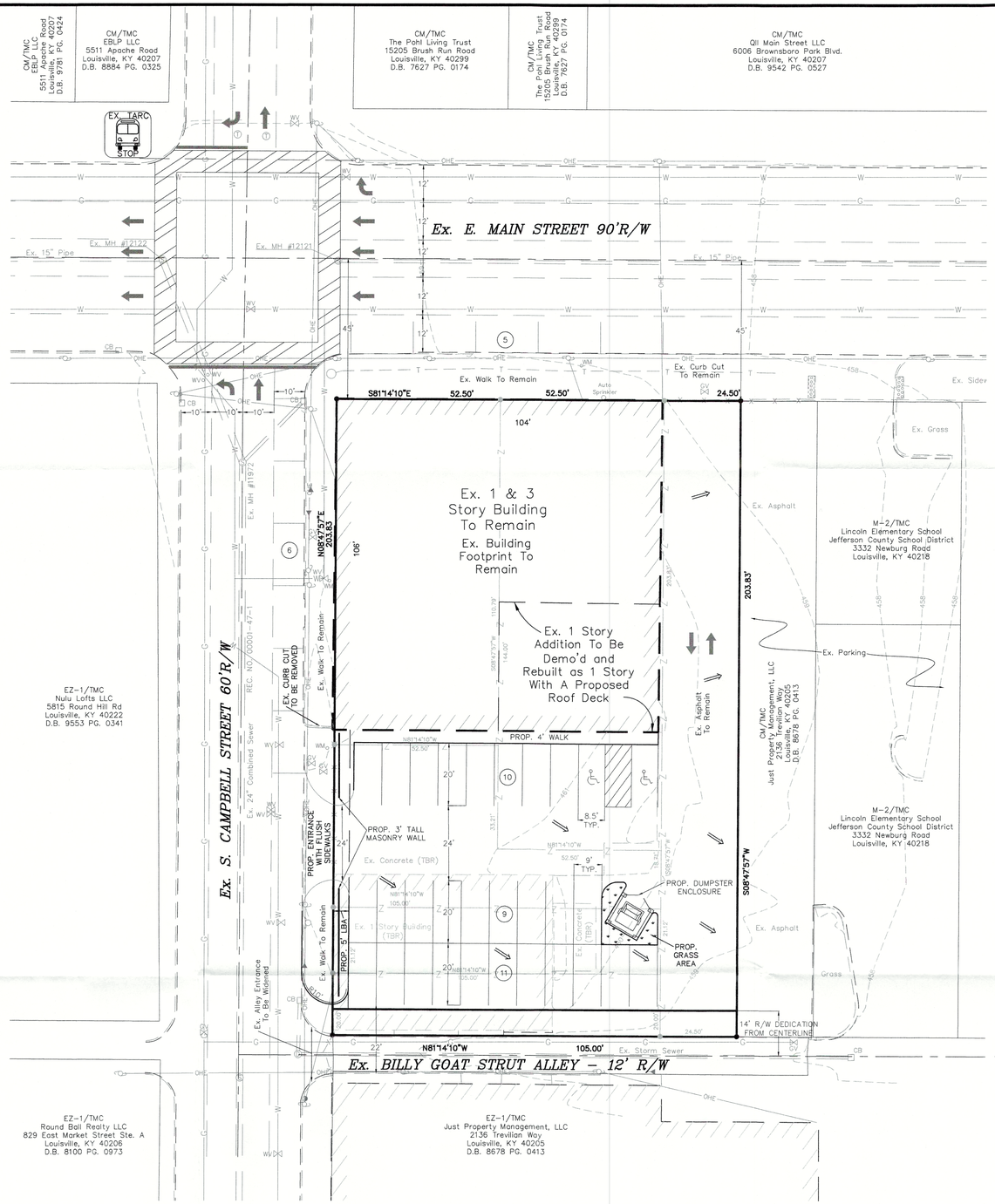
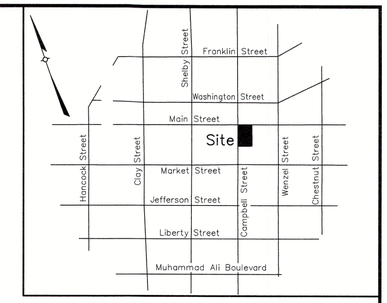



LOCATION MAP
NOT TO SCALE

## WAIVER REQUESTED

1. A WAIVER IS REQUESTED FROM THE LOUISVILLE LAND DEVELOPMENT CODE CHAPTER 9 TABLE 9.1.2A TO PROVIDE LESS PARKING SPACES THAN ARE REQUIRED.

## PROJECT DATA

| | |
|---|---|
| TOTAL SITE AREA | = 0.61± Ac. (26,396 SF) |
| ALLEY R/W DEDICATION AREA | = 0.02± Ac. (1,078 SF) |
| NET SITE AREA | = 0.59± Ac. (25,318 SF) |
| EXISTING ZONING | = CM (NULU OVERLAY DISTRICT) |
| FORM DISTRICT | = TRADITIONAL MARKETPLACE CORRIDOR |
| EXISTING USE | = VACANT PAINT MANUFACTURER |
| PROPOSED USE | |
| FIRST FLOOR USES | |
| RESTAURANT | = 3,000 SF |
| RETAIL | = 3,300 SF |
| OFFICE | = 4,720 SF |
| SECOND FLOOR USE | |
| OFFICE | = 8,870 SF |
| THIRD FLOOR USE | |
| OFFICE | = 8,870 SF |
| TOTAL OFFICE AREA | = 22,460 SF |
| TOTAL RETAIL AREA | = 3,300 SF |
| TOTAL RESTAURANT AREA | = 3,000 SF |
| TOTAL BUILDING AREA | = 28,760 SF |
| F.A.R. | = 1.14 (5.0 MAX. ALLOWED) |
| EXISTING BUILDING HEIGHT | = 1 & 3-STORY (4-STORY 50' MAX. ALLOWED) |
| PARKING REQUIRED | MIN. MAX. |
| OFFICE | |
| 22,460 SF/500 SF MIN. | = 45 SP |
| 22,460 SF/200 SF MAX. | = 112 SP |
| RESTAURANT | |
| 3,000 SF/250 SF MIN. | = 12 SP |
| 3,000 SF/125 SF MIN. | = 24 SP |
| RETAIL | |
| 3,300 SF/500 SF MIN. | = 7 SP |
| 3,300 SF/150 SF MAX. | = 22 SP |
| TOTAL PARKING REQUIRED | = 64 SP 158 SP |
| - 10% TARC CREDIT | |
| - 20% GREEN DEVELOPMENT APPENDIX 5A | |
| TOTAL PARKING REQUIRED WITH REDUCTIONS | = 45 SP 158 SP |
| PARKING PROVIDED | |
| EXISTING ON-STREET PARKING | = 11 SPACES |
| PROPOSED ON-SITE PARKING | = 30 SPACES |
| TOTAL PARKING PROVIDED | = 44 SPACES (2 HC SP INCLUDED) |
| EXISTING VEHICULAR USE AREA | = 11,700 SF |
| PROPOSED VEHICULAR USE AREA | = 3,500 SF (IN AREA OF DEMOLISHED BUILDING) |
| TOTAL VEHICULAR USE AREA | = 15,200 SF |
| INTERIOR LANDSCAPE AREA REQUIRED (5%) | = 760 SF |
| INTERIOR LANDSCAPE AREA PROVIDED | = (WAIVER REQUESTED) |
| EXISTING IMPERVIOUS | = 26,396 SF |
| PROPOSED IMPERVIOUS | = 26,396 SF (0% INCREASE/DECREASE) |

## GENERAL NOTES:

1. Tree Canopy is not required by Section 10.1.2.B.3 of the Louisville Metro Land Development Code because there is no increase in building area or impervious area
2. Parking areas and drive lanes to be a hard and durable surface.
3. An encroachment permit and bond will be required for all work done in the right-of-way.
4. Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
5. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
6. A 20% parking reduction will be provided by meeting Appendix 5A Green Building Design Criteria Items 5 & 6 of the Louisville Metro Land Development Code.

## MSD NOTES:

1. Existing Sanitary sewer service to remain.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0026 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (⟹) is for conceptual purposes. 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.
4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
5. A Downstream Facilities Capacity Request will be submitted to MSD.
6. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
7. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.

## EROSION PREVENTION AND SEDIMENT CONTROL NOTES

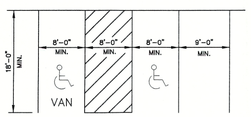
1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. Any modifications to the approval EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
3. 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.
4. 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.
5. 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 fence.
6. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
7. Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilizaton measures shall be required as soon as practicable, but no later than 14 calender days after the activity has ceased.
8. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
9. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

RECEIVED
MAY 04 2017
PLANNING & DESIGN SERVICES

RELATED CASE: 9-23-06
MSD WM #9232

## LEGEND

- CB — Catch Basin
- Fire Hydrant
- GV — Gas Valve
- WV — Water Valve
- WM — Water Meter
- Guy Anchor
- Guy Pole
- Power Pole
- Sanitary Sewer Manhole
- Telecomm. Manhole
- FOT — Underground Fiber Optic Telecom. Line
- 2"G — Underground Gas Line
- 12"W — Underground Water Line
- OHE — Overhead Electric Line




24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

OWNER:
E MAIN INSPIRED, LLC
1205 EAST WASHINGTON ST. STE 115
LOUISVILLE, KY 40206

COUNCIL DISTRICT - 4
FIRE PROTECTION DISTRICT - LOUISVILLE #2

SITE ADDRESS:
900, 906, 914 EAST MAIN STREET
115 S CAMPBELL STREET
TAX BLOCK 017E, LOT 0182, 0183, 0184, 0185, 0186, 0187,
D.B. 10872 PG. 0279

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

REVISIONS

PROFESSIONAL SEAL

PROJECT DATA
FILE NAME: 16209-DDDP
DATE: 5/4/17
SCALE: AS SHOWN
CHECKED BY: AER
DRAWN BY: JH


L&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 WORTHINGTON BUILDING • 850 DIXIE HIGHWAY 40210
FAX: 502.414.9575 PHONE: 502.414.9574
WEB SITE: WWW.LDD-INC.COM


REVISED DETAILED DISTRICT DEVELOPMENT PLAN

**MOBILE MEDTEK**

DEVELOPER
MOBILEMEDTEK
1205 EAST WASHINGTON ST. STE 115
LOUISVILLE, KY 40206

JOB NO. 16209

SHEET 1 OF 1

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