VICINITY MAP (LOJIC)
NTS

Traditional Neighborhood Form District

Downtown Form District
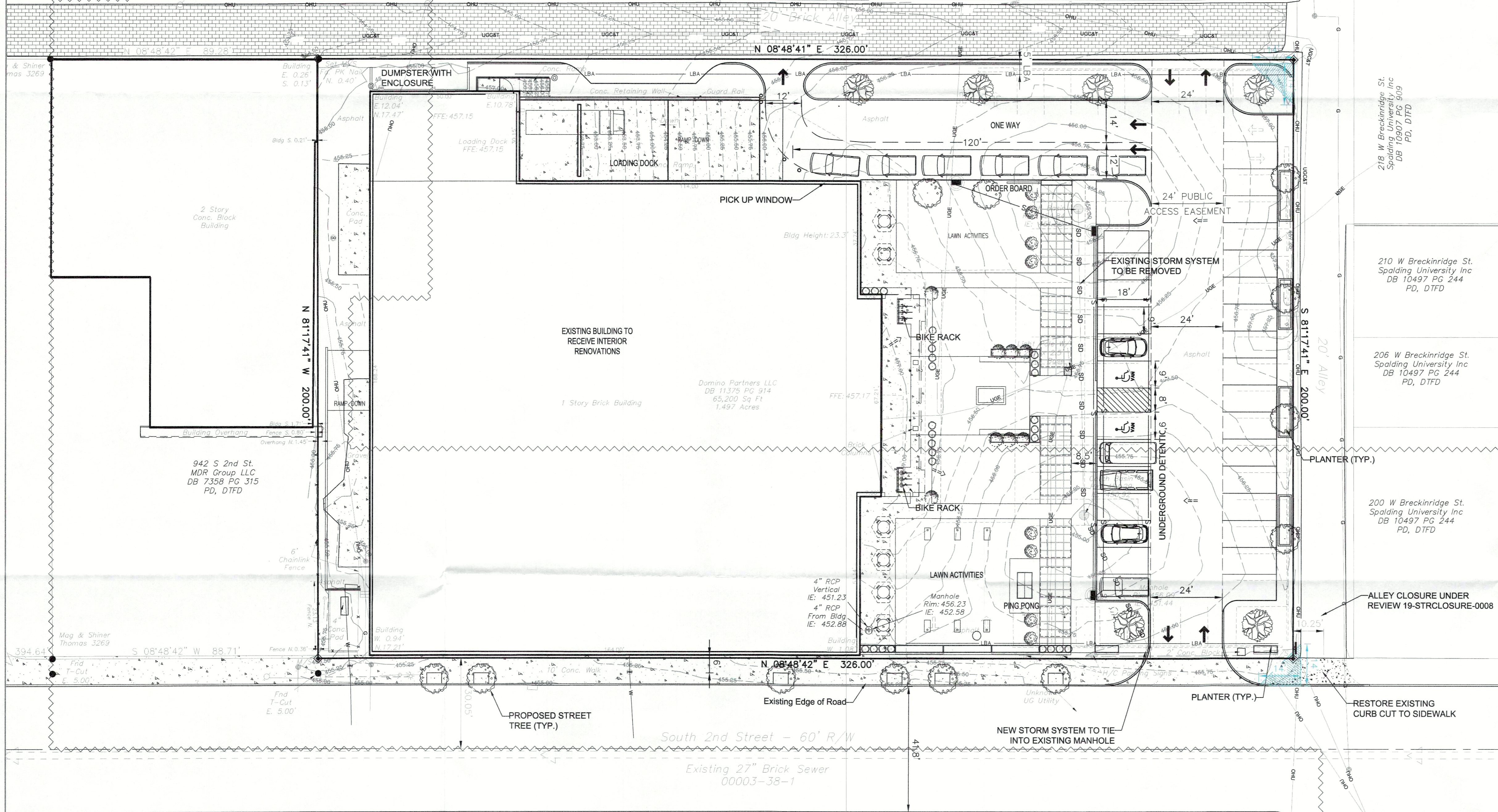
100' Transition Zone

(Site plan labels)

935 S 3rd St. Domino Partners DB 7329 PG 761 PD, DTFD

927 S 3rd St Domino Partners DB 6079 PG 248 PD, DTFD

925 S 3rd St. Domino Partners DB 6079 PG 248 PD, DTFD

917 S 3rd. St. Spalding University Inc DB 10907 PG 909 PD, DTFD

218 W Breckinridge St. Spalding University Inc DB 10907 PG 909 PD, DTFD

210 W Breckinridge St. Spalding University Inc DB 10497 PG 244 PD, DTFD

206 W Breckinridge St. Spalding University Inc DB 10497 PG 244 PD, DTFD

200 W Breckinridge St. Spalding University Inc DB 10497 PG 244 PD, DTFD

942 S 2nd St. MDR Group LLC DB 7358 PG 315 PD, DTFD

Domino Partners LLC DB 11375 PG 914 65,200 Sq Ft 1.497 Acres PD, DTFD

927 S 2nd St. Center for Women & Families I DB 9572 PG 272 PD, DTFD

923 S 2nd St. Center for Women & Families I DB 9572 PG 272 PD, DTFD

DUMPSTER WITH ENCLOSURE

LOADING DOCK

PICK UP WINDOW

EXISTING BUILDING TO RECEIVE INTERIOR RENOVATIONS

ORDER BOARD

LAWN ACTIVITIES

EXISTING STORM SYSTEM TO BE REMOVED

24' PUBLIC ACCESS EASEMENT

BIKE RACK

BIKE RACK

UNDERGROUND DETENTION

PLANTER (TYP.)

LAWN ACTIVITIES

PING PONG

ALLEY CLOSURE UNDER REVIEW 19-STRCLOSURE-0008

ONE WAY

4" RCP Vertical IE: 451.23
4" RCP From Bldg IE: 452.68

Manhole Rim: 456.23 IE: 452.58

PROPOSED STREET TREE (TYP.)

Existing Edge of Road

NEW STORM SYSTEM TO TIE INTO EXISTING MANHOLE

PLANTER (TYP.)

RESTORE EXISTING CURB CUT TO SIDEWALK

South 2nd Street – 60' R/W

Existing 27" Brick Sewer 00003-38-1

SITE DATA

LAND USE
SITE ADDRESS:	922 S. SECOND STREET 40203
TAX BLOCK & LOT:	T.B. 030E; T.L. 0163
EXISTING ZONING DISTRICT:	PD
EXISTING FORM DISTRICT:	DOWNTOWN
EXISTING USE:	VACANT (FORMERLY GROCERY)
PROPOSED USE:	MICRO-BREWERY (5,000 SF MAX.), FOOD HALL
EXISTING PARCEL AREA:	1.497 ACRES
DEED BOOK & PAGE:	11375x914

BUILDING DATA
BUILDING HEIGHT:	26'-10"
BUILDING FOOTPRINT:	28,823 S.F.
GROSS FLOOR AREA:	28,823 S.F.
FLOOR TO AREA RATIO:	0.44

PARKING CALCULATIONS
NO PARKING REQUIRED IN DOWNTOWN FORM DISTRICT	
PARKING PROVIDED	32 SPACES
ACCESSIBLE PARKING PROVIDED	2 SPACES
BIKE PARKING REQUIRED:	2 LONG TERM; INDOORS; 4 SHORT TERM

TREE CANOPY CALCULATIONS
SITE AREA:	65,200 S.F.
TREE CANOPY CATEGORY:	CLASS A
EXISTING TREE COVERAGE:	0-40%
PRESERVED TREE CANOPY:	0% (0 S.F.)
NEW TREE CANOPY REQUIRED:	10% (6,520 S.F.)
TOTAL TREE CANOPY REQUIRED	10% (6,520 S.F.)

ILA/VUA CALCULATIONS
VEHICULAR USE AREA:	15,650 S.F.
INTERIOR LANDSCAPE AREA (5%):	783 S.F.
ILA TREES (1/4000 S.F.) REQUIRED/PROVIDED:	4 TREES

EPSC DATA (IN DISTURBED AREA)
EXISTING IMPERVIOUS AREA:	31,423 S.F.
PROPOSED IMPERVIOUS AREA:	21,116 S.F.
DECREASE IN IMPERVIOUS:	32.8% (10,307 S.F.)
SENSITIVE FEATURES:	NONE
SOIL TYPE:	Ua
HYDROLOGIC SOIL GROUP:	ASSUMED C

PRELIMINARY DETENTION CALCULATION
SCS TYPE 2 DISTRIBUTION
POST 100-YEAR RUNOFF:	6.25 CFS
PRE 10-YEAR RUNOFF:	4.9 CFS
DETENTION REQUIRED:	2,200 CF

BUILDING SETBACKS
EXTERIOR OF STRUCTURE IS NOT BEING MODIFIED THEREFOR COMPLIANCE WITH SETBACKS IS NOT REQUIRED.

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 WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WQTC.
3. ON SITE DETENTION TO BE PROVIDED. 100-YEAR POST-DEVELOPED PEAK FLOWS SHALL BE LIMITED TO 10-YEAR PRE-DEVELOPED PEAK FLOWS.
4. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
5. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
6. KYTC APPROVAL REQUIRED.
7. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
8. 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.
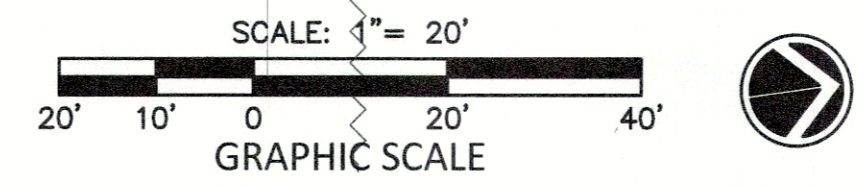2. ALL SIGNAGE SHALL COMPLY WITH CHAPTER 8 OF THE LDC.

MPW
1. ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
4. COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. KYTC APPROVAL REQUIRED.
6. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS ARE SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

LEGEND

EXISTING
————	EXISTING TOPO
	LANDSCAPE BUFFER AREA
—UGE—	UNDERGROUND ELECTRIC
—SD—	STORM DRAINAGE
—W—	WATER
—OHU—	OVERHEAD UTILITY
—G—	GAS
—X—	FENCE
∿∿∿	FORM DISTRICT
	SANITARY SEWER

PROPOSED
—S—	STORM SEWER
■	STORM STRUCTURE
<==	DRAINAGE ARROW

SCALE: 1" = 20'
GRAPHIC SCALE
20' 10' 0 20' 40'