

GENERAL NOTES

1. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
2. SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE GRASS IS ESTABLISHED.
3. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 2111100028E, DECEMBER 5, 2006)
4. 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.
5. CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
6. SANITARY SEWERS ARE AVAILABLE BY CONNECTION.
7. THE SITE IS LESS THAN 1 ACRE SO GREEN INFRASTRUCTURE REQUIREMENTS DO NOT APPLY.
8. 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.
9. 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 502-268-5123)

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.

PRELIMINARY APPROVAL

Condition of Approval:

Tony Kelly 4/6/16

LOUISVILLE & JEFFERSON COUNTY METROPLITAN SEWER DISTRICT

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'

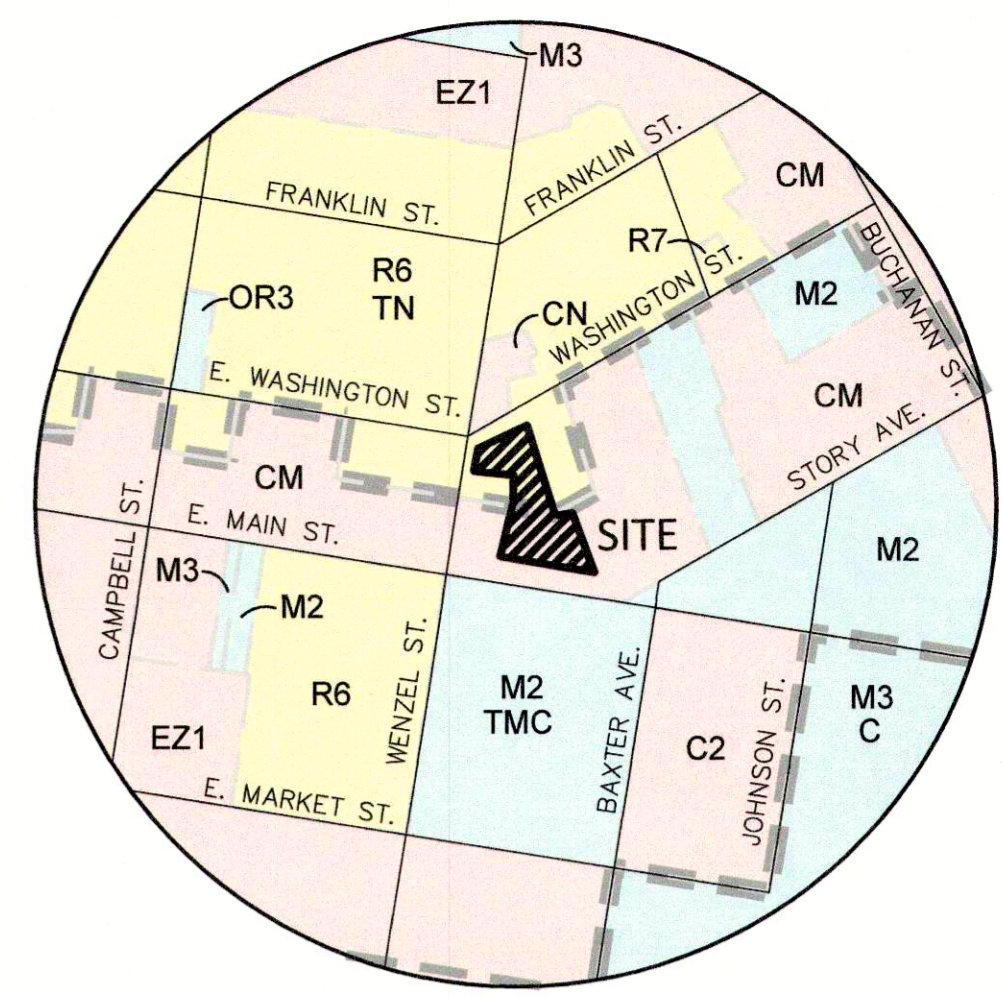
	LOT 1	LOT 2	LOT 3	LOT 4
AREA:	0.09 ACS	0.11 ACS	0.06 ACS	0.04 ACS
EXISTING USE:	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
PROPOSED USE:	OFFICE/COM	COMMERCIAL	RESIDENTIAL	COMMERCIAL
DWELLING UNITS:	NA	1 UNITS	1 UNITS	NA
GROSS DENSITY:	NA	9.1 DU/AC	20 DU/AC	NA
FOOTPRINT:	1,920 SF	1,066 SF	1,128 SF	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:	TMC
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	RESIDENTIAL	COMMERCIAL
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 = 46	
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.F:

1. 10% - WITHIN 200' OF TRANSIT STOP
8. 20% - REHABILITATION OF HISTORIC STRUCTURE
9. 20% - GREEN SITE DESIGN CRITERIA 1A & 2.

BIKE 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:	0.62
PROPOSED C:	0.67
Dv = 0.68(0.67 - 0.62)2.8/12 = 0.0079 ACFT (344 CF)	

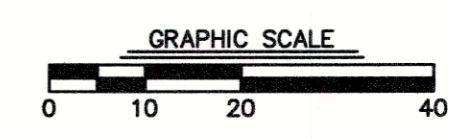
ADDITIONAL REQUESTS

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

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

NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 1670NE1004
APPROVAL DATE June 2, 2016
EXPIRATION DATE
SIGNATURE OF CHAIRMAN COMMISSION
PLANNING COMMISSION



WM # 11342
CASE # 16ZONE1004

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
LOUISVILLE, KENTUCKY 40202
608 S. THIRD STREET, THE HENRY CLAY



NO.	REVISION	DATE

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:
DETAILED DEVELOPMENT PLAN

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

Case No. 16ZONE1004 Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Variance from Chapter 5.2.2C the Land Development Code to allow proposed parking to encroach into the required yard on lots 3, 4, 8, 9, and 10; the requested Waiver #1 from Chapter 10.2.4 to eliminate the LBAs and planting requirements on lots 1, 2, and 10; the requested Waiver #2 from Chapter 10.2.10 to eliminate the required VUA LBA and plantings along the alley for Lots 3, 4, 9 & 10; the requested General Development Plan and Detailed District Development Plans, **SUBJECT** to the following binding elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 1,920 square feet of gross floor area on Lot 1. The development shall not exceed 2,132 square feet of gross floor area on Lot 2. The development shall not exceed 1,128 square feet of gross floor area on Lot 3.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.

6. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
7. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
8. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
9. A legal instrument providing for the long-term use of the (off-site parking spaces or joint-use parking spaces), as shown on the approved general district development plan and in accordance with (Section 9.1.5 Off-Site Parking or Section 9.1.6 Joint Use Parking), shall be submitted and approved by the Planning Commission legal counsel and recorded in the County Clerk's office. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.