

GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE LOUISVILLE #2 FIRE DISTRICT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (I.E. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- STREET TREES SHALL BE PROVIDED ALONG PROPERTY FRONTAGE IN COMPLIANCE WITH LDC 10.2.8 AND SOBRO SEC. 2.. FINAL LOCATION TO BE DETERMINED AT LANDSCAPE PLAN APPROVAL.

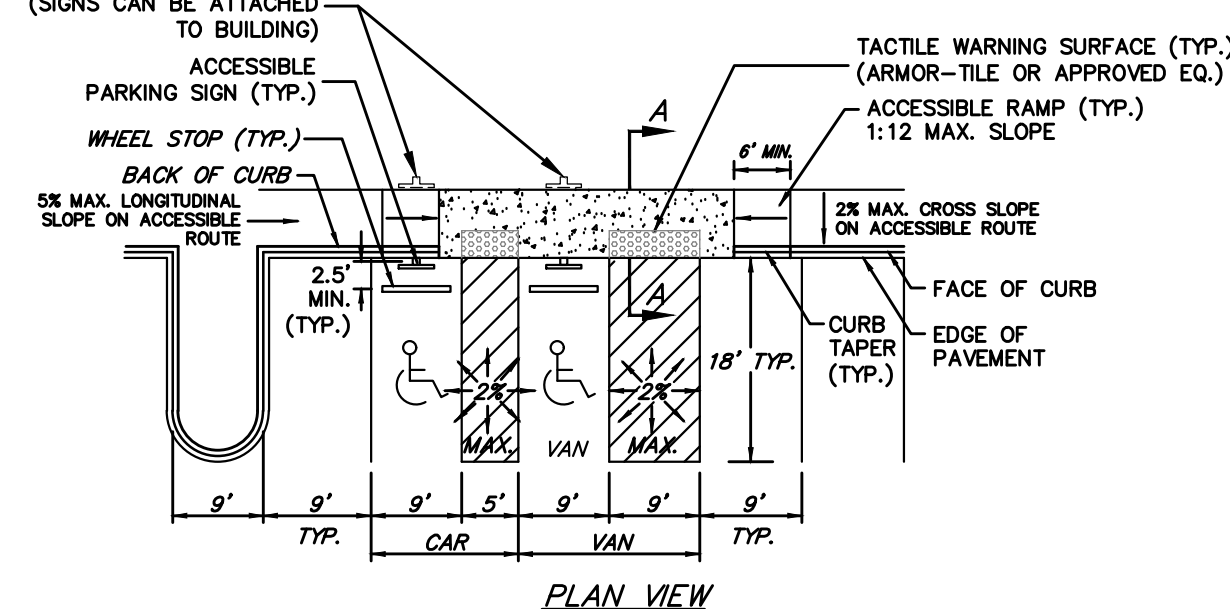
MSD NOTES:

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY PRIVATE SERVICE CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION: ADDITIONAL SITE DISCHARGES INTO THE COMBINED SEWER SYSTEM SHALL LIMIT THE 100 YEAR POST DEVELOPMENT DISCHARGE TO THE 10 YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD'S DESIGN MANUAL PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. 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.
- EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111CO 041F).
- IF UNDERGROUND DETENTION IS UTILIZED AT CONSTRUCTION PLAN STAGE THEN IT SHALL MEET THE REQUIREMENTS SET FORTH IN SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- ANY INCREASE TO THE STORMWATER DRAINAGE TO THE REAR ALLEY SHALL BE REVIEWED BY MSD AT TIME OF CONSTRUCTION PLAN SUBMITTAL.
- A PORTION OF THE SITE IS LOCATED IN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISH FLOOR TO BE AT OR ABOVE 455.3 AND LOWEST MACHINERY TO BE AT OR ABOVE 456.3

PUBLIC WORKS AND KTC NOTES:

- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- ANY PARKING BEING REMOVED OR RELOCATED SHALL BE COORDINATED WITH PARC AND PAID FOR BY DEVELOPER.
- ANY SIDEWALK DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.

ALTERNATE SIGN LOCATION



TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE

ADJACENT PROPERTY OWNERS

TAX BLOCK & LOT	OWNER	DEED BOOK & PAGE	ADDRESS	ZONING/FD
290 X 31	STANLEY SCHULTZ & CO LLC	11859 X 751	844 S. 5TH ST.	PD/DOWNTOWN
290 X 107	STANLEY SCHULTZ & CO LLC	11859 X 751	W. BRECKINRIDGE ST.	PD/DOWNTOWN

WAIVER REQUEST

A WAIVER OF 5.5.1.B.i.ii OF THE LDC IS REQUESTED TO ALLOW A SURFACE PARKING LOT TO RESIDE IN FRONT OF THE STRUCTURE.

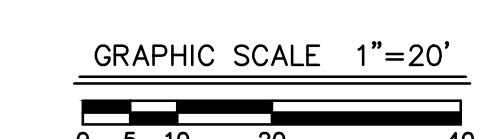
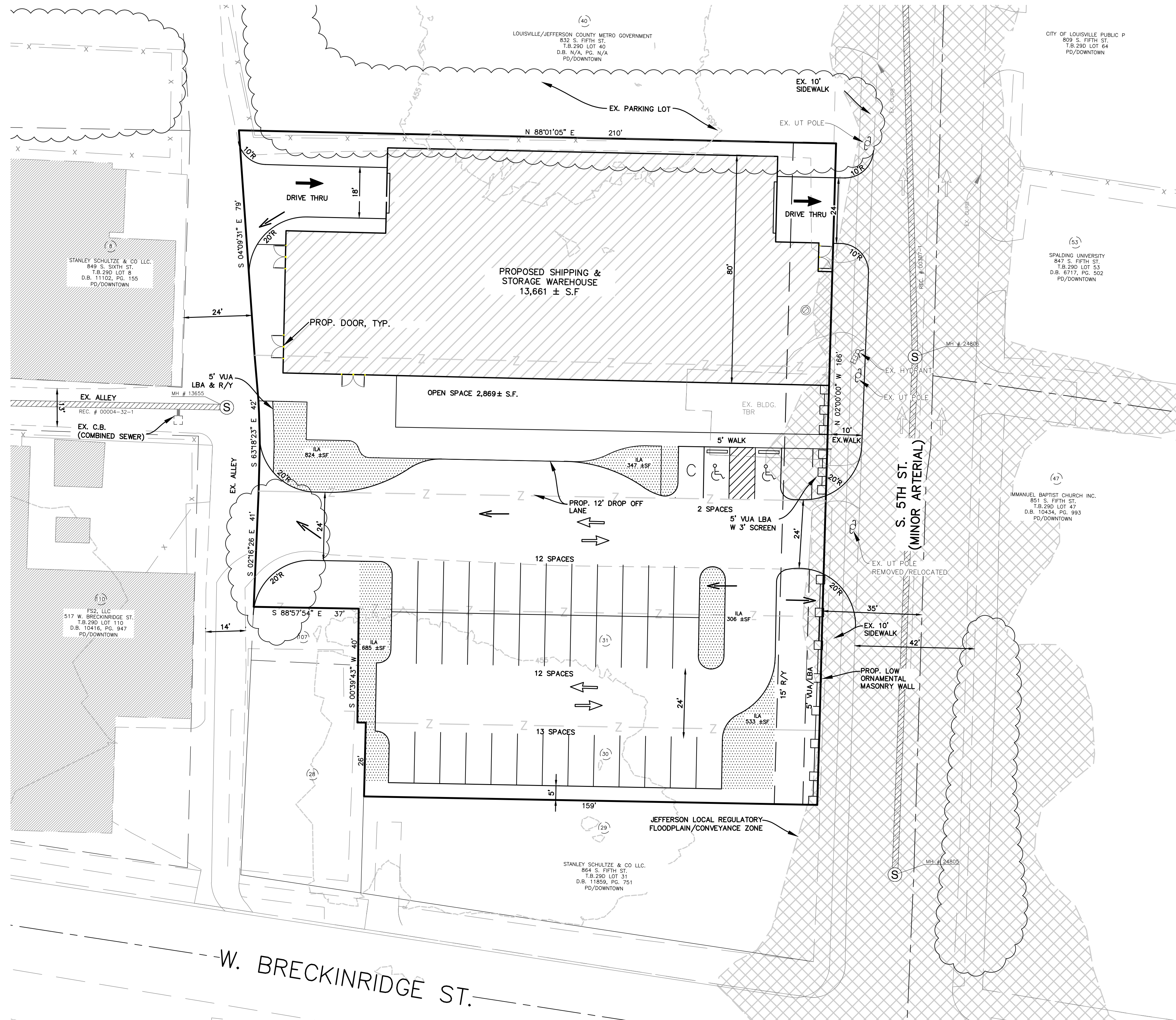
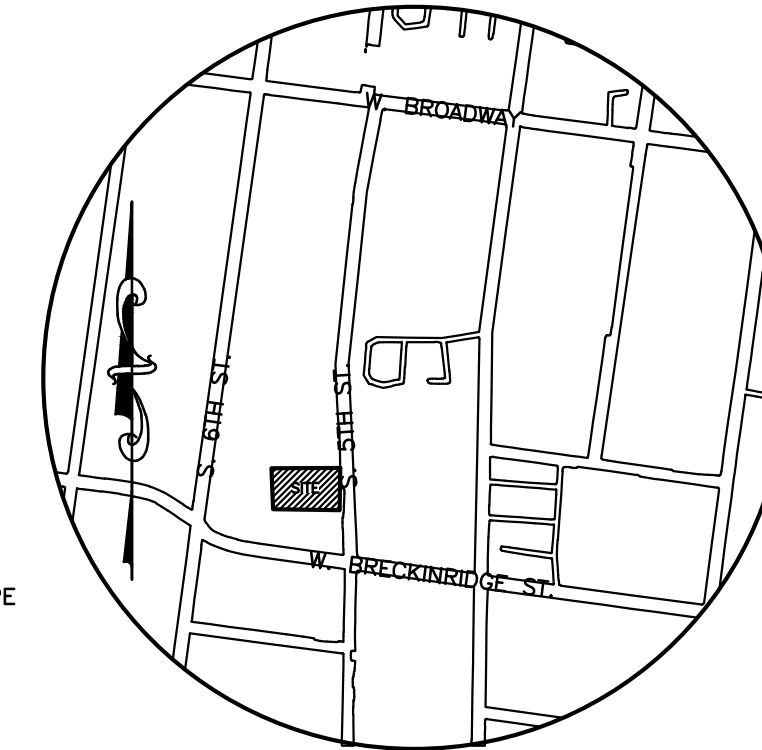
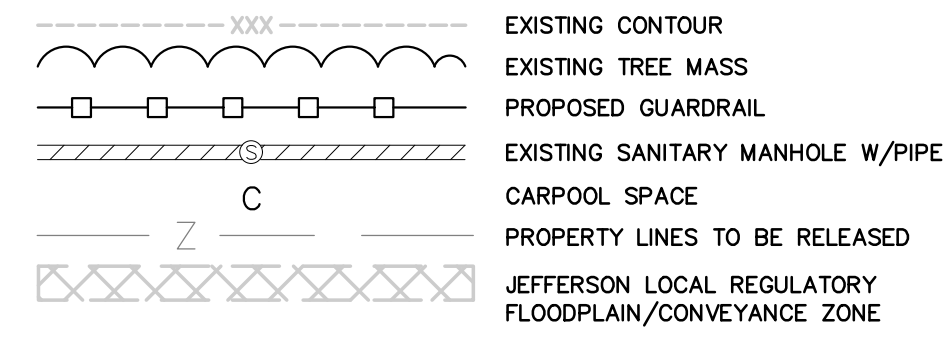
SITE DATA:

EXISTING FORM DISTRICT	DOWNTOWN
EXISTING OVERLAY DISTRICT	SOBRO (NEIGHBORHOOD CORE)
EXISTING ZONING	PDD
EXISTING LAND USE	STORAGE/OFFICE
PROPOSED LAND USE	SHIPPING/STORAGE (LU7)
TOTAL LAND AREA	0.748 AC.
BUILDING AREA	13,661 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED N/A)	0.42
BUILDING HEIGHT (LU7 NOT SUBJECT TO HEIGHT RESTRICTION PER 2.7D)	35'
HEIGHT	
PARKING REQUIRED OFFICE (750 S.F.)	
MINIMUM (1 SPACE/750 S.F.)	1 SPACE
MAXIMUM (1 SPACE/300 S.F.)	3 SPACES
WAREHOUSE	
MINIMUM (1 SPACE/2,000 S.F.)	6 SPACES
MAXIMUM (1 SPACE/500 S.F.)	25 SPACES
TOTAL	7-28 SPACES
PARKING PROVIDED	
CAR PARKING (INCLUDES 2 ACCESSIBLE 1 CARPOOL SPACES)	40 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES
LONG TERM	
ADDITIONAL TYPE A TREES WILL BE PROVIDED TO ENSURE AT LEAST 50% OF THE PARKING AREA WILL BE SHADED BY TREE CANOPY IN ORDER TO ALLOW PARKING IN EXCESS OF MAXIMUM PERMITTED PER SOBRO PD 4.2.A.3	

LANDSCAPE DATA:

V.U.A.	19,408± S.F.
I.L.A. REQUIRED (5% X V.U.A.)	970 S.F.
I.L.A. PROVIDED	2,695± S.F.
IMPERVIOUS AREA:	
EXISTING IMPERVIOUS AREA	28,438± S.F.
PROPOSED IMPERVIOUS AREA	33,310 S.F.
NET INCREASE IMPERVIOUS AREA	4,872± S.F.

LEGEND



CASE # 21-DDP-0040
RELATED CASE # 15635
MSD WM # 12289

MINDLE SCOTT
ENGINEERING & ARCHITECTURE
SURVEYING & PLANNING & LANDSCAPE ARCHITECTURE
151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 > MindleScott.com

OWNER/DEVELOPER
STANLEY SCHULTZ & CO INC. & FS II, LLC
849 S. 6TH ST.
LOUISVILLE, KY 40203-2123

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
SOUTH 5TH STREET
PROPERTY EXPANSION
844, 852, 854, 858 & 860 S. 5TH STREET
TAX BLOCK 29D, LOTS 36, 33, 32, 31 & 30
D.B. 9465 PG. 241, D.B. 10416 PG. 947, D.B. 11859 PG. 751,
D.B. 11859 PG. 751 & D.B. 11859 PG. 751

Revisions	DATE	PER AGENCY COMMENTS
06/21/21	PER AGENCY COMMENTS	
07/19/21	PER AGENCY COMMENTS	

Vertical Scale: N/A
Horizontal Scale: 1"=20'
Date: 6/21/21
Job Number: 3772
Sheet
1
of 1

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