



**SITE DATA**

<b>BUILDING DATA/OPEN SPACE</b>	
BUILDING HEIGHT:	5 STORIES
BUILDING FOOTPRINT:	29,312 S.F.
GROSS FLOOR AREA:	141,683 S.F.
FLOOR TO AREA RATIO:	1.22
PROPERTY AREA (COMBINED):	2,664 ACRES (116,044 S.F.)
RESIDENTIAL UNITS:	116 UNITS (112 1BR, 4 2BR)
DENSITY (D.U./ACRE):	43.5 UNITS/ACRE
PERMITTED DENSITY:	145 UNITS/ACRE
OPEN SPACE REQUIRED:	5,802 S.F. (2.5%)
RECREATIONAL OPEN SPACE REQUIRED:	2,901 S.F. (2.5%)
<b>PARKING CALCULATIONS</b>	
MINIMUM PARKING REQUIRED:	N/A
MAXIMUM PARKING PERMITTED:	311 SPACES
15,000 S.F. OFFICE - 1/300 S.F.	50 SPACES
14,312 S.F. RETAIL/SHOPPING - 1/500 S.F.	29 SPACES
116 RESIDENTIAL UNITS - 2 SPACES/UNIT	232 SPACES
PARKING PROVIDED:	151 SPACES
ACCESSIBLE PARKING PROVIDED:	10 SPACES OF WHICH 3 ARE VAN BIKE PARKING REQUIRED:
	2 LONG TERM INDOORS; 2 SHORT TERM
<b>ILAN/UA CALCULATIONS</b>	
VEHICULAR USE AREA:	56,270 S.F.
REQUIRED INTERIOR LANDSCAPE AREA (7.5%):	4,220 S.F.
PROVIDED INTERIOR LANDSCAPE AREA:	8,643 S.F.
ILA TREES (1/4000 S.F.) REQUIRED/PROVIDED:	14 TREES
<b>EPSC DATA (IN DISTURBED AREA)</b>	
EXISTING IMPERVIOUS AREA:	108,747 S.F.
PROPOSED IMPERVIOUS AREA:	69,662 S.F.
DECREASE IN IMPERVIOUS:	17.5% (19,085 S.F.)
SENSITIVE FEATURES:	NONE
SOIL TYPE:	URBAN LAND
HYDROLOGIC SOIL GROUP:	ASSUMED C
<b>BUILDING SETBACKS</b>	
EXTERIOR OF STRUCTURE IS NOT BEING MODIFIED THEREFOR COMPLIANCE WITH SETBACKS IS NOT REQUIRED.	
<b>WAIVER REQUESTED</b>	
10.2.11: TO PERMIT DRIVE LANE IN REQUIRED LBA.	

**AGENCY NOTES**

- MSD**
- 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
  - 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.
  - ON SITE DETENTION TO BE PROVIDED, 100-YEAR POST-DEVELOPED PEAK FLOWS SHALL BE LIMITED TO 10-YEAR PRE-DEVELOPED PEAK FLOWS.
  - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - KYTC APPROVAL REQUIRED.
  - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
  - A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR OR MACHINERY OF ANY NEW STRUCTURE SHALL BE LOCATED AT OR ABOVE 452.74.
  - ANY REQUIRED FILL IN THE COMBINED SEWER OVERFLOW FLOODPLAIN SHALL BE COMPENSATED ONSITE AT 1.5 TO 1. MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- APCD**
- 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**
- 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.
  - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- PDS**
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
  - ALL SIGNAGE SHALL COMPLY WITH CHAPTER 8 OF THE LDC.
  - STREET TREES TO BE PROVIDED IN ALL RIGHTS-OF-WAY PER LAND DEVELOPMENT CODE SECTION 10.2.8. FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN.
  - LOT CONSOLIDATION TO BE COMPLETED PRIOR TO REQUESTING A BUILDING PERMIT.
- MPW**
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
  - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
  - COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - KYTC APPROVAL REQUIRED.
  - 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**

Sign	Underground Electric
Bollard	Overhead Electric
Fire Hydrant	Overhead Communications
Water Valve	Gas
Utility Pole	Water
Light Pole	Sewer
Telephone Pole	Topo
Telephone Manhole	Fence
Storm Catch Basin	LBA Landscape Buffer Area
Sewer Manhole	Combined Sewer Flood prone Area
Electric Manhole	
<b>PROPOSED</b>	
S	STORM SEWER
⊞	STORM STRUCTURE
←	DRAINAGE ARROW

<b>SITE ADDRESS</b>	1403 W BROADWAY	1401 W BROADWAY	1421 W BROADWAY	1400 W BROADWAY	1404 W BROADWAY
<b>TAX BLOCK &amp; LOT:</b>	1B13G/TL7	1B13G/TL8	1B13G/TL7	1B13G/TL163	1B13G/TL191
<b>EXISTING ZONING DISTRICT:</b>	C2	C2	C2	EZ1	EZ1
<b>EXISTING FORM DISTRICT:</b>	TMC	TMC	TMC	TW	TW
<b>EXISTING USE:</b>	VACANT	VACANT	VACANT	WAREHOUSE	WAREHOUSE
<b>EXISTING PARCEL AREA:</b>	0.815 AC	0.236 AC	0.360 AC	0.186 AC	1.062 AC
<b>DEED BOOK &amp; PAGE:</b>	11308X371	11308X371	11308X371	8547X167	8547X167

REV #	DATE	DESCRIPTION
1	11/08/2021	AGENCY COMMENTS
2	11/22/2021	Agency Revisions
3	12/09/2021	Agency Revisions
4	01/11/2022	Layout Change, Removal of 03 S. 15th

Job No:	21312.000
Date:	October 11, 2021
Scale:	1"=30'
Drawn By:	AWB
Checked By:	AWB
Drawing Title:	1405 W Broadway
Category 2B Development Plan	
Drawing No:	1 of 1