ADJACENT PROPERTY INFO

1. ADDRESS: 1226 W. Market Street
   OWNER: Corken Steel Products Co.
   DB/PG: 6147 / 155
2. ADDRESS: W. Market Street
   OWNER: Corken Steel Products Co.
   DB/PG: 9575 / 868
3. ADDRESS: 1212-14 W. Market Street
   OWNER: Corken Steel Products Co.
   DB/PG: 9575 / 868
4. ADDRESS: 1208-10 W. Market Street
   OWNER: Corken Steel Products Co.
   DB/PG: 9575 / 868
5. ADDRESS: 212 S. 12th Street
   OWNER: Corken Steel Products Co.
   DB/PG: 9575 / 868
6. ADDRESS: 212 S. 12th Street
   OWNER: Corken Steel Products Co.
   DB/PG: 9575 / 868
7. ADDRESS: 1136 W. Market Street
   OWNER: Burke Properties, LLC
   DB/PG: 6950 / 267
8. ADDRESS: 1137 W. Jefferson Street
   OWNER: City of Louisville
   DB/PG: ???
9. ADDRESS: 301 S. 12th Street
   OWNER: Louisville/Jeff Co Metro Gov
   DB/PG: ???
10. ADDRESS: 1200 W. Jefferson Street
    OWNER: Louisville/Jeff Co Metro Gov
    DB/PG: ???
11. ADDRESS: 300 S. 13th Street
    OWNER: PPD Architectural Finishes
    DB/PG: 7216 / 798
12. ADDRESS: 1305 W. Jefferson Street
    OWNER: Abby Werner Holdings, LLC
    DB/PG: 10264 / 955
13. ADDRESS: 200 S. 13th Street
    OWNER: Ryder Truck Rental Inc.
    DB/PG: 8334 / 334

RIGHT-OF-WAY WAIVER REQUEST

A WAIVER IS REQUESTED TO ALLOW THE EXISTING ADJACENT RIGHT-OF-WAYS (CONGRESS STREET, S. 13TH STREET, S. 12TH STREET, AND W. JEFFERSON STREET) TO REMAIN AS-IS, WITH NO ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED.

EROSION PREVENTION & SEDIMENT CONTROL 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 MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD 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. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY. 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.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD 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 NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

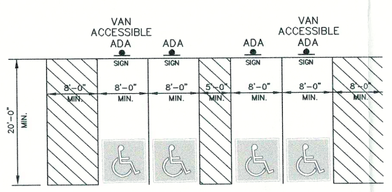
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

UTILITIES NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION SO EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATERLINES). WHEN CONTRACTING THE "KENTUCKY 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

SANITARY SEWER NOTES

- DOWNSTREAM FACILITIES CAPACITY REQUEST TO BE APPROVED BY MSD.
- NEW 6" PSC PROPOSED FOR NEW OFFICE/RETAIL BUILDING, TO BE APPROVED BY MSD.
- WASTEWATER TO BE TREATED AT THE MORRIS FOREMAN WATER QUALITY TREATMENT FACILITY.
- MIN. WASTEWATER FLOW ESTIMATION BASED UPON AVAILABLE PARKING SPACES:
  -85 PARKING SPACES PROVIDED @ 10 GPD/SPACE = 850 GPD MIN. REQUESTED
  -(NOTE ANY FLOW ESTIMATION AMMENDMENTS TO MSD-APPROVED CAPACITY REQUEST)
- SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW PSC, SUBJECT TO FEES & ANY APPLICABLE CHARGES.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT

NOT TO SCALE

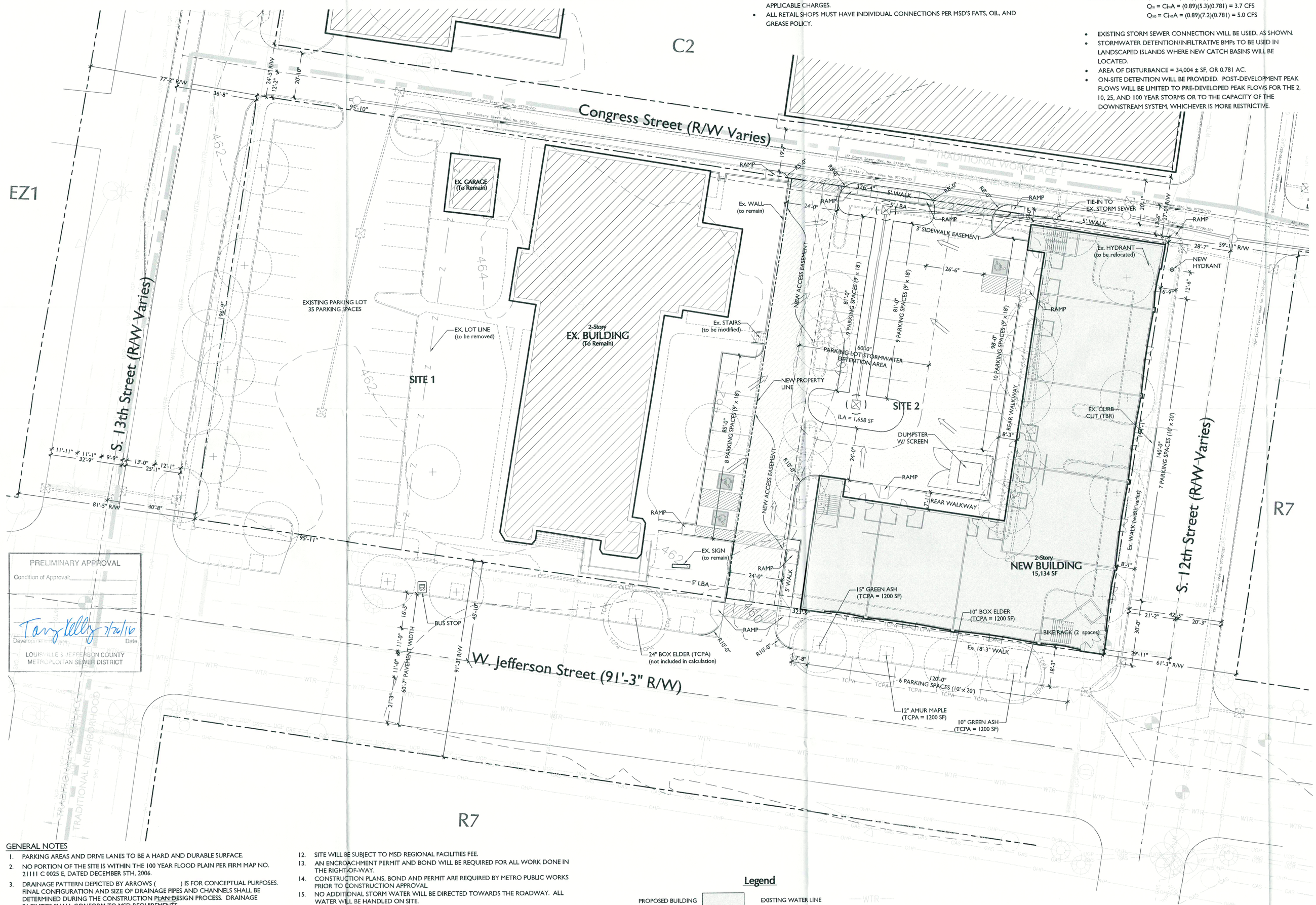
STORMWATER NOTES

EXISTING SITE AREA = 0.781 ACRES
EXISTING IMPERVIOUS AREA = 0.64 ACRES
EXISTING RUNOFF: $Q_1 = C_1iA = (0.81)(3.7)(0.781) = 2.3$ CFS
$Q_{10} = C_{10}iA = (0.81)(5.3)(0.781) = 3.4$ CFS
$Q_{100} = C_{100}iA = (0.081)(7.2)(0.781) = 4.6$ CFS
PROPOSED IMPERVIOUS AREA = 0.72 ACRES
PROPOSED RUNOFF: $Q_1 = C_1iA = (0.89)(3.7)(0.781) = 2.6$ CFS
$Q_{10} = C_{10}iA = (0.89)(5.3)(0.781) = 3.7$ CFS
$Q_{100} = C_{100}iA = (0.89)(7.2)(0.781) = 5.0$ CFS

- EXISTING STORM SEWER CONNECTION WILL BE USED, AS SHOWN.
- STORMWATER DETENTION/INFILTRATIVE BMPs TO BE USED IN LANDSCAPED ISLANDS WHERE NEW CATCH BASINS WILL BE LOCATED.
- AREA OF DISTURBANCE = 34,004 ± SF, OR 0.781 AC.
- ON-SITE DETENTION WILL BE PROVIDED. POST-DEVELOPMENT PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.

VICINITY MAP

NOT TO SCALE



PRELIMINARY APPROVAL
Condition of Approval:
Tony Kelly 12/7/16
Development Review Committee Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

GENERAL NOTES

1. PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE.
2. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C 0025 E, DATED DECEMBER 5TH, 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. ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
5. EXISTING SITE LIGHTING WITHIN THE NEW VUA TO BE REMOVED. ANY PROPOSED LIGHTING TO NOT SURPASS 0.5 FOOT CANDLES PAST THE PROPERTY LINE PER CODE.
6. THERE ARE NO WETLANDS OR FLOODPLAIN RECORDED IN THIS PROPERTY.
7. EROSION & SILT CONTROL: PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD FOR APPROVAL.
8. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION COMPLETED ON THIS PROPERTY.
9. THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
10. ALL LIGHTING ON THE SITE SHALL BE DIRECTED DOWN AND AWAY FROM ADJACENT RESIDENTIAL USES. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS.
11. SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
12. SITE WILL BE SUBJECT TO MSD REGIONAL FACILITIES FEE.
13. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
14. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
15. NO ADDITIONAL STORM WATER WILL BE DIRECTED TOWARDS THE ROADWAY. ALL WATER WILL BE HANDLED ON SITE.
16. BIO-REMEDIATION ZONES WILL BE PLACED IN THE ISLAND OF THE OFF-STREET PARKING AREA. THE ISLAND WILL CONSIST OF PLANTINGS AND FILTER ZONES FOR STORM WATER.
17. A CROSSOVER ACCESS EASEMENT AGREEMENT WILL BE PREPARED TO ALLOW THE OWNERS/VISITORS OF SITE 1 TO UTILIZE THE ACCESS DRIVE TO ACCESS THE NEW PARKING AREA.
18. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET FORTH BY METRO PUBLIC WORKS.
19. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS ADN SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
20. A MINOR PLAT WILL BE RECORDED DUE TO THE CHANGE IN PROPERTY LINES AND THE CREATION OF SIDEWALK AND ACCESS EASEMENTS.

Legend

PROPOSED BUILDING	EXISTING WATER LINE
EXISTING BUILDING	EXISTING GAS LINE
NEW ASPHALT	OVERHEAD POWER LINE
PROPOSED STORM	UNDERGROUND POWER LINE
EXISTING STORM	TREE CANOPY PRES. AREA
PROPOSED DRAINAGE	EXISTING LIGHT POST
INLET PROTECTION	EXISTING FIRE HYDRANT

North

Site Development Plan
full size plot scale: 1"=20'-0"
0 10'-0" 20'-0"

RECEIVED
JUN 25 2016
PLANNING & DESIGN SERVICES

PROJECT DATA

FORM DISTRICT:	= TRADITIONAL NEIGHBORHOOD
EXISTING ZONING:	= R-7
EXISTING USE:	= CHURCH & PARKING
PROPOSED ZONING:	= C-R
PROPOSED USE:	= CHURCH (SITE 1) & NEW COMMERCIAL BUILDING (SITE 2)
SITE AREA:	= 1.89 ACRES TOTAL = SITE 1: 48,333 SF (1.11 AC) = SITE 2: 34,004 SF (0.78 AC)

BUILDING INFORMATION (SITE 1)

EXISTING CHURCH:	FIRST FLOOR (FOOTPRINT)	= 12,260.50 SF
	SECOND FLOOR	= 3,390.78 SF
	BASEMENT (UNFINISHED)	= 3,192 SF
	GROSS FLOOR AREA	= 15,651.28 SF
	HEIGHT	= 75 FT (at Steeple)
EXISTING GARAGE:	FIRST FLOOR (FOOTPRINT)	= 607 SF
	GROSS FLOOR AREA	= N/A
	HEIGHT	= 15 FT
FLOOR AREA RATIO (F.A.R.)	= 0.32	

BUILDING INFORMATION (SITE 2)

PROPOSED BUILDING:	FIRST FLOOR	= 15,134 SF
	SECOND FLOOR	= 16,662 SF
	GROSS FLOOR AREA	= 31,796 SF
	HEIGHT	= 29 FT
FLOOR AREA RATIO (F.A.R.)	= 0.94	

PARKING REQUIREMENTS (SITE 1)

EXISTING CHURCH:	UNIT OF CALCULATION	= SEATS
	SEAT COUNT	= 200
	MIN REQUIRED PARKING	= 1 SPACE PER 3 SEATS = 67 SPACES
	MAX ALLOWED PARKING	= 125% OF MIN = 83 SPACES
	MINIMUM SPACES REQ	= 67 SPACES
	LESS 10% TARC CREDIT	= 7 SPACES
	TOTAL REQUIRED	= 60 SPACES
PARKING PROVIDED:	OFF-STREET	= 43 SPACES
	ON-STREET	= 0 SPACES
	TOTAL	= 43 SPACES*

PARKING REQUIREMENTS (SITE 2)

PROPOSED BUILDING:	UNIT OF CALCULATION	= AREA OF USE
	OFFICE/RETAIL SPACE	= 26,199 SF
	MIN REQUIRED PARKING	= 1 SPACE PER 500 SF = 52 SPACES
	MAX ALLOWED PARKING	= 1 SPACE PER 150 SF = 175 SPACES
	MINIMUM SPACES REQ	= 52 SPACES
	LESS 10% TARC CREDIT	= 6 SPACES
	TOTAL REQUIRED	= 46 SPACES
PARKING PROVIDED:	OFF-STREET	= 28 SPACES
	ON-STREET	= 13 SPACES
	TOTAL	= 41 SPACES*

*Owner to provide written statement which verifies the church and new building will have differing hours of operation which will not conflict with each other, thus reducing parking needs to whichever use is active at a given time.

BICYCLE PARKING REQUIREMENTS (SITE 1)

PER LDC 9.2.5, PART B, NO PARKING IS REQUIRED SINCE THE EXISTING BUILDING IS NOT BEING EXPANDED.

BICYCLE PARKING REQUIREMENTS (SITE 2)

PROPOSED BUILDING:	UNIT OF CALCULATION	= AREA OF USE
	OFFICE/RETAIL SPACE	= 26,199 SF
	LONG-TERM PARKING	= 2, OR 1 PER 50,000 SF GFA = 2 SPACES
	SHORT-TERM PARKING	= 2, OR 1 PER 25,000 SF GFA = 2 SPACES
PARKING PROVIDED:	LONG-TERM	= 2 SPACES**
	SHORT-TERM	= 2 SPACES
	TOTAL	= 4 SPACES

**Long-term parking spaces will be located within the new building, and are not shown on the Development Plan.

TREE CANOPY REQUIREMENTS (SITE 1)

PER LDC 10.1.2, PART B #3, TREE CANOPY IS NOT REQUIRED

EXISTING IMPERVIOUS SURFACE AREA:	= 26,642 SF
IMPERVIOUS SURFACE AREA, POST-DEVELOPMENT:	= 28,347 SF
INCREASE OF IMPERVIOUS SURFACE:	= 1,705, OR 6.4%

TREE CANOPY REQUIREMENTS (SITE 2)

TOTAL SITE AREA:	= 34,004 SF (0.78 AC)
TREE CANOPY TO BE PRESERVED (4 trees @ 1200 SF):	= 4,800 SF, OR 14%
NEW TREE CANOPY REQUIRED:	= 0% (OVER 5% PRESERVED)
TREE CANOPY TO BE PLANTED (5 TYPE A @ 720 SF):	= 3,600 SF
TOTAL TREE CANOPY PROVIDED:	= 8,400 SF, OR 25%

LANDSCAPE REQUIREMENTS (SITE 1)

PER LDC 10.2.2, PART A #2, THE VUA EXPANSION IS NOT SUBJECT TO THIS PART

EXISTING VUA:	= 14,481 SF
NEW VUA PROVIDED:	= 1,705 SF
TOTAL VUA:	= 16,186 SF (12% INCREASE)

LANDSCAPE REQUIREMENTS (SITE 2)

NEW VUA PROVIDED:	= 16,530 SF
INTERIOR LANDSCAPE AREA (ILA) REQUIRED (5% OF VUA)*	= 827 SF
ILA PROVIDED	= 1,658 SF

OWNER
St. Peter's Evangelical Church, UCC
1225 West Jefferson Street
Louisville, KY 40203

SITE ADDRESS
1225 & 1231 West Jefferson Street
Louisville, KY 40203
(Parcel ID 014B00460000 & 014B00450000)

NEW BUILDING ADDRESS
1219 West Jefferson Street
Louisville, KY 40203

DEVELOPER
MOLO Village CDC
2444 Yates Avenue
Bronx, NY 10469

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638 Walnut Street
Suite 200 Office, PA 47130
812. 288. 9171 PHONE
812. 282. 9171 FAX
www.kovert-hawkins.com

KovertHawkins architects

Drawn CP
Checked By MG
Project No. 1583.01
Date 3.2.2016

Revisions 1 2 3 4 5 6

Certified By

The Village @ West Jefferson
Rezoning / Development Plan
1225 West Jefferson Street

SUB / WM# 11425

Sheet
DP-101

16 ZONE 1000