

GENERAL NOTES

- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- ALL SIDEWALKS SHOWN SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS OTHERWISE NOTED.
- CONCRETE WALKS AND PAVING ARE TO HAVE LIGHT BROOM FINISH.
- SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE GRASS IS ESTABLISHED.
- CONSTRUCTION STAKING SHALL BE DONE BY CONTRACTOR.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 2111100028E, DECEMBER 5, 2006)
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLSNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- A TRASH COMPACTOR WILL BE ACCESSIBLE FROM BILLY GOAT STRUT ALLEY AND WILL BE SCREENED FROM VIEW BY A ROLL UP OR HINGED DOOR.
- SIDEWALK WILL BE REPLACED ALONG ALL STREET FRONTS WITH HISTORIC MIX AND SHALL MEET ADA REQUIREMENTS.
- CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
- ONSITE DETENTION WILL BE REQUIRED. THE POST-DEVELOPED 100-YEAR RATE OF RUNOFF MUST BE REDUCED TO AT OR BELOW THE PRE-DEVELOPED 10-YEAR RATE.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. SEWAGE FROM THIS DEVELOPMENT TO BE TREATED AT THE MORRIS FARM WWT.
- NO BASEMENT GRAVITY SEWER SERVICE WILL BE PERMITTED.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- UNDERGROUND DETENTION BASIN MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.

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 MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. 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.

EPSC CONCEPT PLAN

- INSTALL INLET PROTECTION FOR ALL SURROUNDING CURB INLETS.
- INSTALL CONSTRUCTION ENTRANCE.
- DEMOLISH SIDEWALK AS NECESSARY TO INSTALL SILT FENCE AT BACK OF CURB.
- BEGIN DEMOLITION.

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 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 502-266-5123)

EZ-1, TMC
ERSTOL MAIN LLC
381 WALLORY STATION RD STE 204
LOUISVILLE, KY 40207
D.B. 10428, P. 940

EZ-1, TMC
BAT REALTY GROUP LLC
1206 GLENVIEW RD
LOUISVILLE, KY 40207
D.B. 7084, P. 545

EZ-1, TMC
BAT REALTY GROUP LLC
1206 GLENVIEW RD
LOUISVILLE, KY 40207
D.B. 7084, P. 545

EZ-1, TMC
BAT REALTY GROUP LLC
1206 GLENVIEW RD
LOUISVILLE, KY 40207
D.B. 7084, P. 545

EZ-1, TMC
BAT REALTY GROUP LLC
1206 GLENVIEW RD
LOUISVILLE, KY 40207
D.B. 7084, P. 545

EZ-1, TMC
BAT REALTY GROUP LLC
1206 GLENVIEW RD
LOUISVILLE, KY 40207
D.B. 7084, P. 545

EZ-1, TMC
BAT REALTY GROUP LLC
1206 GLENVIEW RD
LOUISVILLE, KY 40207
D.B. 7084, P. 545

EZ-1, TMC
BAT REALTY GROUP LLC
1206 GLENVIEW RD
LOUISVILLE, KY 40207
D.B. 7084, P. 545

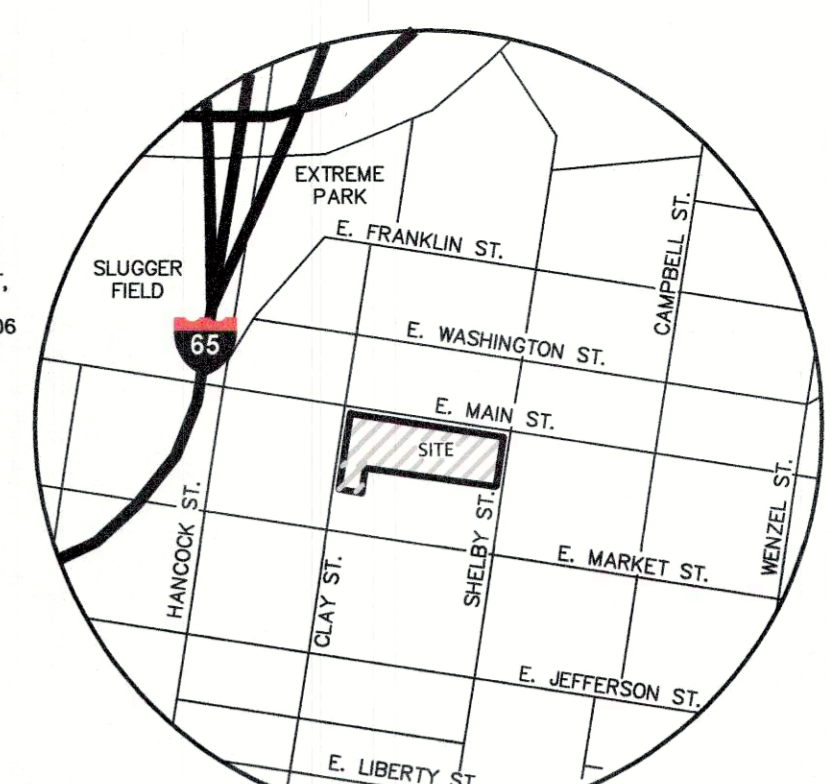
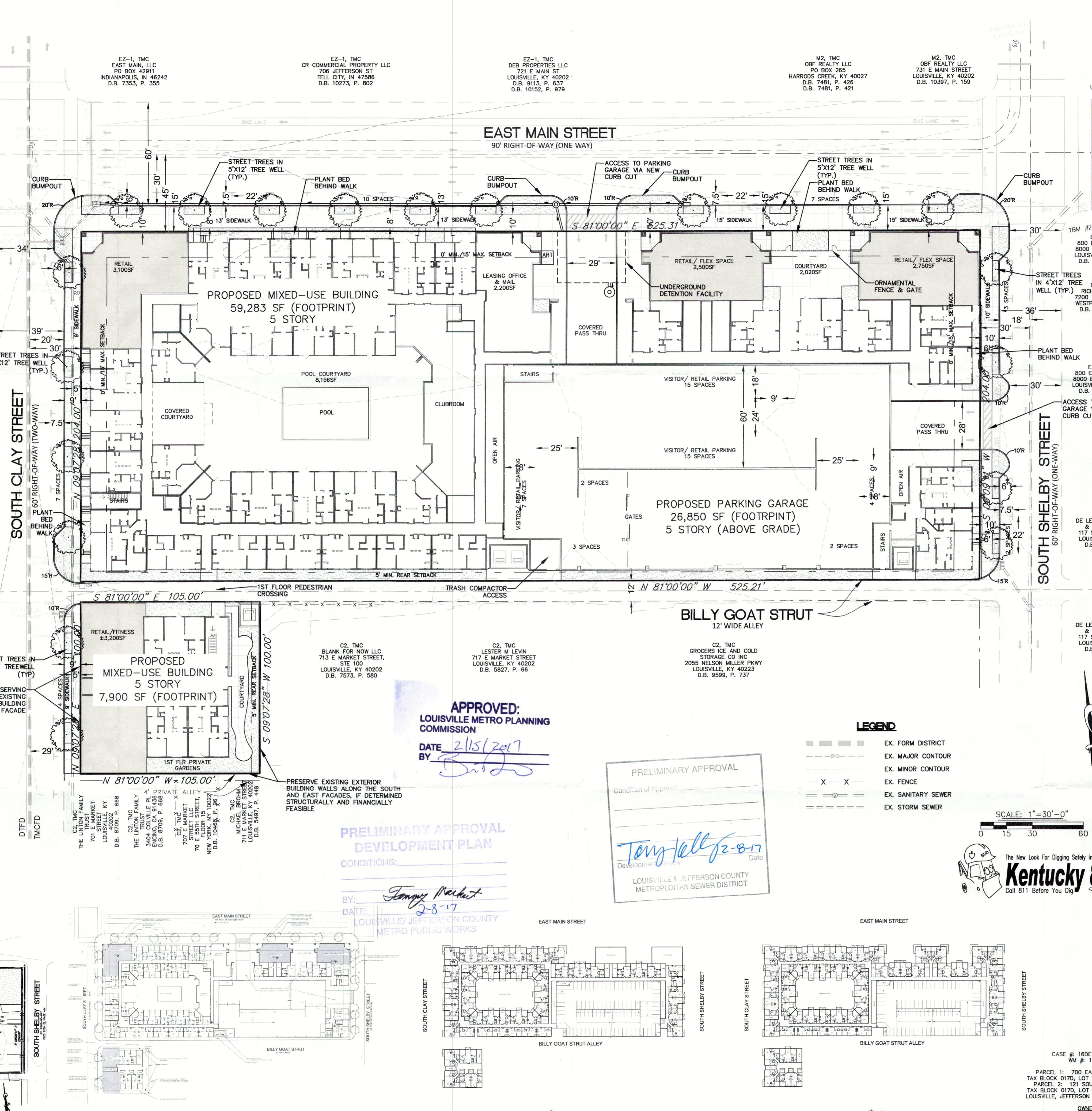
EZ-1, TMC
BAT REALTY GROUP LLC
1206 GLENVIEW RD
LOUISVILLE, KY 40207
D.B. 7084, P. 545

EZ-1, TMC
BAT REALTY GROUP LLC
1206 GLENVIEW RD
LOUISVILLE, KY 40207
D.B. 7084, P. 545

EZ-1, TMC
BAT REALTY GROUP LLC
1206 GLENVIEW RD
LOUISVILLE, KY 40207
D.B. 7084, P. 545

EZ-1, TMC
BAT REALTY GROUP LLC
1206 GLENVIEW RD
LOUISVILLE, KY 40207
D.B. 7084, P. 545

EZ-1, TMC
BAT REALTY GROUP LLC
1206 GLENVIEW RD
LOUISVILLE, KY 40207
D.B. 7084, P. 545



SITE DATA

TOTAL SITE AREA: 2.7 ACRES / 117,643 SF
 ZONING: EZ-1/C2 TRADITIONAL MARKETPLACE CORRIDOR
 FORM DISTRICT: NULU
 EXISTING USE: INDUSTRIAL WAREHOUSE
 PROPOSED USE: RESIDENTIAL/COMMERCIAL

LOCATION MAP
 NOT TO SCALE

PARCEL 1 (EZ-1)	PARCEL 2 (C2)
800 EAST MAIN LLC 800 E MAIN STREET LOUISVILLE, KY 40206 D.B. 10646, P. 158	EZ-1, TMC RICHARD NUGENT 7200 W HIGHWAY 524 WESTPORT, KY 40077 D.B. 9082, P. 487
800 EAST MAIN LLC 800 E MAIN STREET LOUISVILLE, KY 40206 D.B. 9222, P. 26	EZ-1, TMC DE LEON ROBERTO C JR & PRIMER MARTI 117 S SHELBY STREET LOUISVILLE, KY 40202 D.B. 8954, P. 681
800 EAST MAIN LLC 800 E MAIN STREET LOUISVILLE, KY 40206 D.B. 9222, P. 26	EZ-1, TMC DE LEON ROBERTO C JR & PRIMER MARTI 117 S SHELBY STREET LOUISVILLE, KY 40202 D.B. 8954, P. 681

PARCEL 1 (EZ-1)
 SITE AREA: 2.5 AC/107,143 SF
 NEW FOOTPRINT AREA: 59,860 SF
 PARKING GARAGE FOOTPRINT: 26,950 SF

PARCEL 2 (C2)
 SITE AREA: 0.2 AC/10,500 SF
 NEW FOOTPRINT AREA: 7,900 SF
 PARKING GARAGE FOOTPRINT: -

GROSS FLOOR AREA:
 RESIDENTIAL/RETAIL: 295,460 SF
 PARKING GARAGE: 148,110 SF

TOTAL DWELLING UNITS:
 1 BEDROOM: 170 UNITS
 2 BEDROOM: 85 UNITS
 255 UNITS

DENSITY:
 TOTAL DENSITY: 276/2.7AC=102.2

(NOTE: THE APPLICANT IS REQUESTING FLEXIBILITY IN FLOOR AREA BETWEEN RESIDENTIAL AND RETAIL USES. IT IS POSSIBLE THAT SOME RESIDENTIAL USES COULD BE CONVERTED INTO RETAIL USES IF THE MARKET DEMANDS AND VICE VERSA.)

BLDG. HEIGHT: 57'
 1. *PER LDC 5.5.6 A DEVELOPMENT MAY INCREASE THE MAXIMUM BUILDING HEIGHT BY ONE-STORY IF THE DEVELOPMENT MEETS TWO OF THE DESIGN CRITERIA LISTED IN APPENDIX 5A OF THE LDC FOR BUILDING DESIGN. THE DESIGN CRITERIA BEING MET ARE #S 1 & 2.

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED: 266 SPACES*
 RETAIL: 1/250SF = 29
 RESIDENTIAL: 1.5/DU = 414

MAXIMUM PARKING ALLOWED: 867 SPACES
 RETAIL: 1/125SF = 39
 RESIDENTIAL: 3/DU = 828

PROPOSED PARKING: 463 SPACES
 ON-STREET: 33 SPACES
 OFF-STREET: 430 SPACES (INCLUDES 10 HC SPACES)

*A 40% 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.
 2. 10% - A MIXED USE BUILDING WITH OVER 25% DEDICATED TO RESIDENTIAL.
 9. 20% - GREEN SITE DESIGN CRITERIA #1A & #7.

BICYCLE PARKING CALCULATIONS

REQUIRED SHORT TERM SPACES: 2 SPACES
 RESIDENTIAL: NONE
 RETAIL: 2 SPACES OR 1 PER 25,000SF
 PROVIDED SHORT TERM SPACES: 2 SPACES

REQUIRED LONG TERM SPACES: 2 SPACES
 RESIDENTIAL: NONE
 RETAIL: 2 SPACES OR 1 PER 50,000SF
 PROVIDED LONG TERM SPACES: 2 SPACES

TREE CANOPY CALCULATIONS

A 100% REDUCTION IN REQUIRED CANOPY IS APPLICABLE FOR THIS SITE PER LDC 10.1.4.B.2.a. & b.

LOT STANDARDS

FRONT/SIDE YARD: 0'-5" MIN/15" MAX (CORNER LOTS MAY BE SETBACK 5')
 SIDE YARD: 0'
 REAR YARD: 5'
 BUILDING HT: 50' OR 4 STORIES
 BUILDING HEIGHT INCENTIVE (LDC 5.5.6): *DEVELOPMENTS THAT MEET TWO OF THE DESIGN CRITERIA LISTED UNDER BUILDING DESIGN CRITERIA WITHIN APPENDIX 5A OF LDC ARE PERMITTED AN INCREASE IN MAXIMUM HEIGHT OF STRUCTURE OF ONE-STORY.*

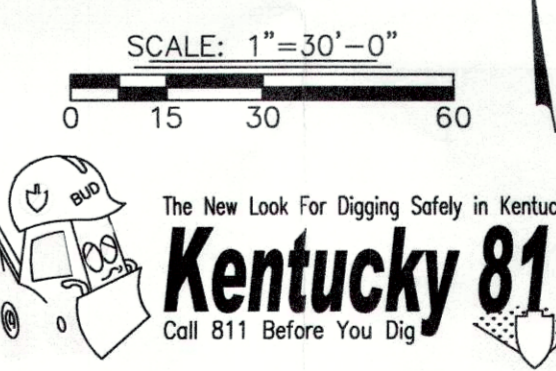
OPEN SPACE CALCULATIONS

NOT REQUIRED PER LDC THRESHOLD TABLE 5.2.4.

RUNOFF CALCULATIONS

EXISTING IMPERVIOUS AREA: 2.7 ACS
 PROPOSED IMPERVIOUS AREA: 13.72 ACS

PRE 10 YR.: (2.70/2.70)=100%MP-C=0.95 13.72 cfs
 (2.95x5.35x2.70=13.72cfs)
 *POST-DEVELOPED 100-YEAR RATE OF RUNOFF SHALL EQUAL TO AT OR BELOW THE PRE-DEVELOPED 10-YEAR RATE.
 POST 100 YR.: (2.70/2.70)=100%MP-C=0.95 18.72 cfs
 (0.95x7.30x2.70=18.72cfs)



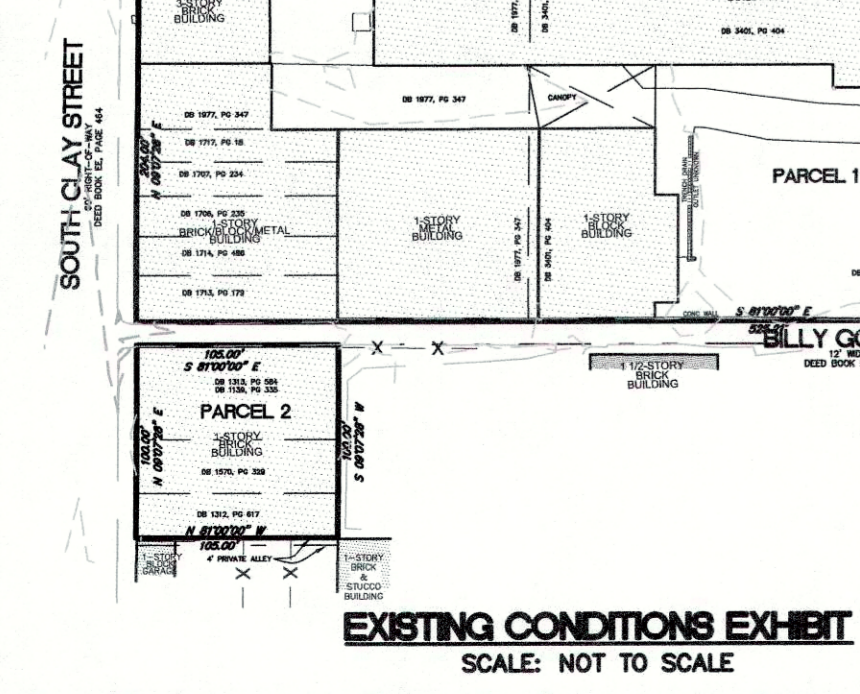
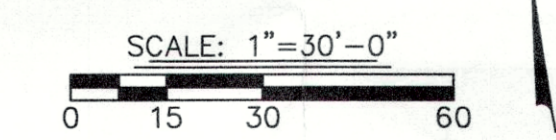
APPROVED:
 LOUISVILLE METRO PLANNING COMMISSION
 DATE: 2/15/2017

PRELIMINARY APPROVAL
 Condition of Approval
 Tony Hall 2-8-17
 DEVELOPER
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: Tony Hall
 DATE: 2-8-17
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LEGEND

EX. FORM DISTRICT	EX. MAJOR CONTOUR	EX. MINOR CONTOUR	EX. FENCE	EX. SANITARY SEWER	EX. STORM SEWER
-------------------	-------------------	-------------------	-----------	--------------------	-----------------



FIRST FLOOR (GROUND LEVEL)

SECOND FLOOR PROPOSED FLOOR PLAN EXHIBIT

THIRD TO FIFTH FLOORS

SABAK, WILSON & LINGO, INC.
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 LOUISVILLE, KENTUCKY 40202
 608 S. THIRD STREET, LOUISVILLE, KY 40202
 (502) 584-6271

RECEIVED
 FEB 06 2017
 PLANNING & DESIGN SERVICES

CAT 3

SHEET TITLE: CATEGORY 3 DEVELOPMENT PLAN
 PROJECT TITLE: 700 E MAIN STREET DEVELOPMENT
 DEVELOPER: FLOURNOY DEVELOPMENT COMPANY
 900 BROOKSTONE CENTRE PKWY
 COLUMBUS, GA 31904

JOB NO.: 2976
 SCALE: 1"=30'
 DATE: 08/15/16
 DRAWING NO.: CAT 3
 SHEET 1 OF 1