

- ADJACENT PROPERTY INFO**
- 1. ADDRESS: 1234 W. Market Street
OWNER: Corbin Steel Products Co.
DBPC: 9572 / 868
 - 2. ADDRESS: 1136 W. Market Street
OWNER: Corbin Steel Products Co.
DBPC: 9572 / 868
 - 3. ADDRESS: 1137 W. Market Street
OWNER: Corbin Steel Products Co.
DBPC: 9572 / 868
 - 4. ADDRESS: 1138 W. Market Street
OWNER: Corbin Steel Products Co.
DBPC: 9572 / 868
 - 5. ADDRESS: 1139 W. Market Street
OWNER: Corbin Steel Products Co.
DBPC: 9572 / 868

RIGHT-OF-WAY WAIVER REQUEST
A WAIVER IS REQUESTED TO ALLOW THE EXISTING ADJACENT RIGHT-OF-WAYS (CONGRESS STREET, S. 13TH STREET, S. 11TH STREET, AND W. JEFFERSON STREET) TO REMAIN AS-IS, WITH NO ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED.

- EROSION PREVENTION & SEDIMENT CONTROL NOTES**
1. 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 MSP'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSP STANDARDS.
 2. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL BE CAPABLE OF HOLDING 100% OF THE DESIGN STORM VOLUME. DETENTION BASINS 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 FENCE.
 3. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSP STANDARD DRAWING ER-2.
 4. 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.
 5. 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.

- SANITARY SEWER NOTES**
- DOWNSCREEN FACILITIES CAPACITY REQUEST TO BE APPROVED BY MSD.
 - NEW P-PC PROPOSED FOR NEW OFFICE/RETAIL BUILDING, TO BE APPROVED BY MSD.
 - SANITARY SEWERS TO BE TREATED AT THE HORNER FOREMAN WATER QUALITY TREATMENT FACILITY.
 - MIN. WASTE/WATER FLOW ESTIMATION BASED UPON AVAILABLE PARKING SPACES:
Q₁ = C₁A = (0.81)(3)(0.781) = 2.3 CFS
Q₂ = C₂A = (0.81)(7)(0.781) = 4.6 CFS
(NOTE: ANY FLOW ESTIMATION APPENDMENTS TO MSD-APPROVED CAPACITY REQUEST)
 - SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW P-PC. SUBJECT TO FEES & ANY APPLICABLE CHARGES.
 - ALL RETAILERS/PROPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S TATS, OIL AND GREASE POLICY.

- STORMWATER NOTES**
- EXISTING STORM SEWER CONNECTION WILL BE USED, AS SHOWN.
 - STORMWATER DETENTION/INFLUENTIARY BMP'S TO BE USED IN CONSTRUCTION AND OPERATIONAL PHASES WHERE NEW CATCH BASINS WILL BE LOCATED.
 - AREA OF DETENTION = 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 DOWNSCREEN SYSTEM, WHICHEVER IS MORE RESTRICTIVE.

- 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. 1-800-732-6007) AT LEAST 72 HOURS PRIOR TO ANY UTILITY LOCATIONS. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (IE. CABLES, ELECTRIC WIRES, GAS AND WATERLINES). WHEN CONTRACTING THE KENTUCKY 811 CALL CENTER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING OR DRIBBAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING, LOCATING AND MARKING ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

VICINITY MAP
NOT TO SCALE

PROJECT DATA
DATE: 11/25/2016
DESIGNING & DESIGN SERVICES

TRADITIONAL NEIGHBORHOOD
R-7
CHURCH & PARKING
C-R
CHURCH (SITE 1) & NEW COMMERCIAL BUILDING (SITE 2)
= 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 (FOOTPRINT) = 11,151.50 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 = N/A

FLOOR AREA RATIO (F.A.R.) = 0.32

BUILDING INFORMATION (SITE 2)

PROPOSED BUILDING:
FIRST FLOOR (FOOTPRINT) = 15,134 SF
GROSS FLOOR AREA = 31,796 SF
HEIGHT = 29 FT

FLOOR AREA RATIO (F.A.R.) = 0.34

PARKING REQUIREMENTS (SITE 1)

EXISTING CHURCH:
UNIT OF CALCULATION = SEATS = 200
SEAT COUNT = 200
MIN REQUIRED PARKING = 1 SPACE PER 3 SEATS = 67 SPACES
MAX ALLOWED PARKING = 1.5 SPACES PER MIN = 83 SPACES

PARKING PROVIDED:
MINIMUM SPACES REQ = 67 SPACES
TOTAL REQUIRED = 60 SPACES
OFF-STREET = 43 SPACES
TOTAL = 43 SPACES*

PARKING REQUIREMENTS (SITE 2)

PROPOSED BUILDING:
UNIT OF CALCULATION = AREA OF USE = 31,796 SF
MIN REQUIRED PARKING = 1 SPACE PER 500 SF = 63 SPACES
MAX ALLOWED PARKING = 1.5 SPACES PER 150 SF = 173 SPACES

PARKING PROVIDED:
MINIMUM SPACES REQ = 63 SPACES
LESS 10% TARIFF CREDIT = 56 SPACES
TOTAL REQUIRED = 56 SPACES
OFF-STREET = 41 SPACES
TOTAL = 41 SPACES*

TRADITIONAL NEIGHBORHOOD

PER LDC 10.2.1, PART B, NO PARKING IS REQUIRED SINCE THE EXISTING BUILDING IS NOT BEING EXPANDED.

BICYCLE PARKING REQUIREMENTS (SITE 1)

PER LDC 10.2.1, PART B, NO PARKING IS REQUIRED SINCE THE EXISTING BUILDING IS NOT BEING EXPANDED.

BICYCLE PARKING REQUIREMENTS (SITE 2)

PROPOSED BUILDING:
UNIT OF CALCULATION = OFFICE/RETAIL SPACE = 31,796 SF
LONG-TERM PARKING = 2 SPACES
SHORT-TERM PARKING = 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
INCREASE OF IMPERVIOUS SURFACE: = 28,347 SF
= 1702, OR 6.4%

TREE CANOPY REQUIREMENTS (SITE 2)

TOTAL SITE AREA: = 34,004 SF (0.78 AC)
NEW TREE CANOPY TO BE PRESERVED (4 trees @ 1200 SF): = 4,800 SF, OR 14%
NEW TREE CANOPY REQUIRED: = 0% (COVER 5% PRESERVED)
TOTAL TREE CANOPY PROVIDED: = 4,800 SF, OR 14%

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: = 1702 SF
TOTAL VUA: = 16,183 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 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 WHATEVER EXTENT IS NECESSARY TO MEET EACH OTHER'S NEEDS.

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