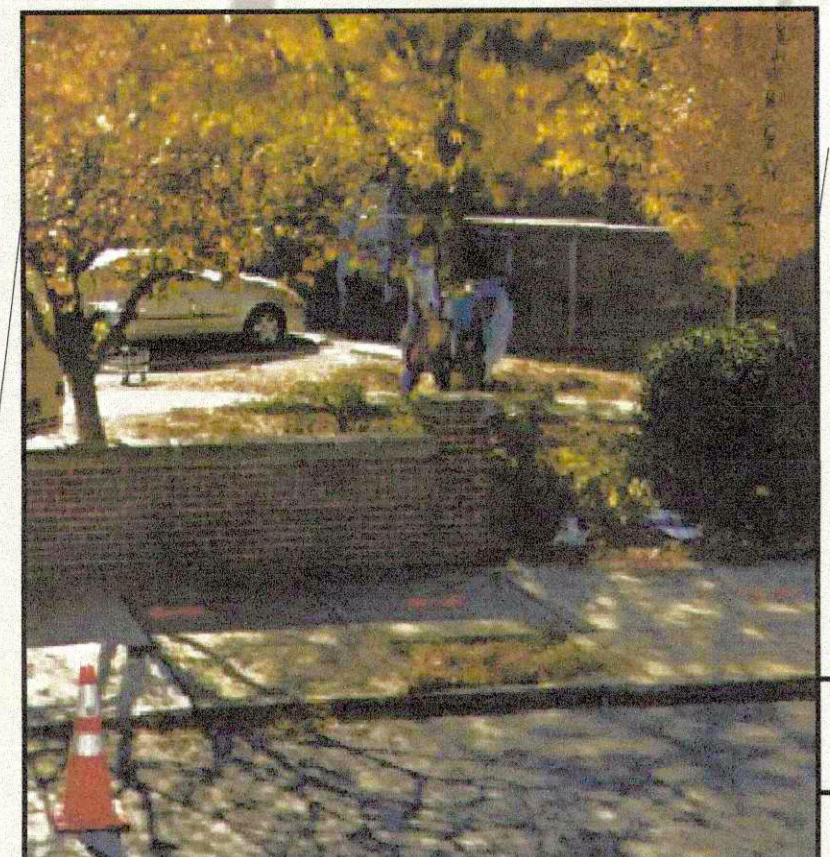
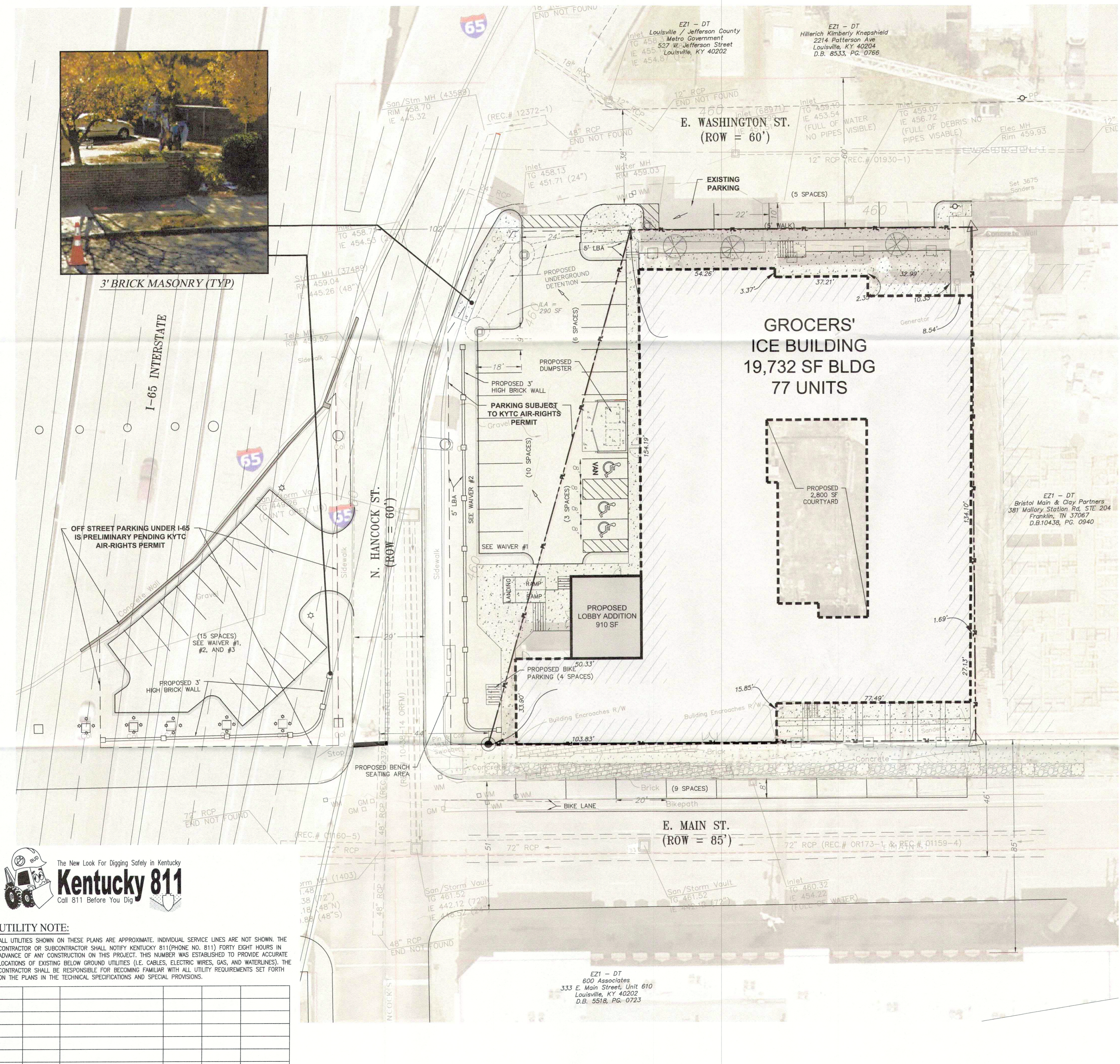


X:\AA-Projects-2017\17073 - Denton Floyd - Main Street Grocers Ice & Cold Storage\17073 - C05 - Grocers Ice Building - Development Plan (Revised 9-10-18).dwg PLOT DATE: September 10, 2018 - 9:50am



3' BRICK MASONRY (TYP)



SITE DATA

601 EAST MAIN STREET
LOUISVILLE, KY 40202
D.B. 11193, PG. 565
TAX BLOCK 018E, LOT 0002

OWNER

DENTON FLOYD REAL ESTATE GROUP
1473 SOUTH 4TH STREET
LOUISVILLE, KY 40208

SETBACK DATA

MIN. FRONT YARD / STREET SIDE YARD NONE
MAX. FRONT YARD 15' FROM RIGHT-OF-WAY
REAR YARD NONE

TREE CANOPY CALCULATIONS

GROSS SITE AREA	33,768 S.F.
CANOPY COVERAGE CLASS	CLASS A
AREA OF SITE WITH EX. TREE CANOPY	0 S.F.
TREE CANOPY REQUIRED	0 S.F. (0%)
TREE CANOPY PRESERVED	0 S.F. (0%)
TREE CANOPY PLANTED	0 S.F.
TOTAL TREE CANOPY PROVIDED	0 S.F. (0%)

LANDSCAPE DATA

EXISTING V.I.A.	0 S.F.
TOTAL V.I.A.	6,428 S.F.
L.I.A. REQUIRED (2.5%)	161 S.F.
L.I.A. PROVIDED	290 S.F.

NOTES

- 1) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL STATE AND FEDERAL ORDINANCES.
- 2) WASTEWATER: SANITARY SEWER WILL BE PROVIDED BY EX. PROPERTY SERVICE CONNECTION. FLOW WILL BE TREATED AT THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT. CAPACITY CHARGES AND CONNECTION FEES TO BE CALCULATED.
- 3) DOMESTIC WATER SUPPLY: SUBJECT SITE TO 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.
- 4) DRAINAGE: DRAINAGE PATTERN DEPICTED BY 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. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- 5) THE DEVELOPMENT LIES IN THE LOUISVILLE #2 FIRE DISTRICT.
- 6) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211100026 REV. DECEMBER 5, 2006).
- 7) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS AND MEET LDC REQUIREMENTS.
- 8) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH LDC CHAPTER 10.
- 9) PRIOR TO ANY CONSTRUCTION ACTIVITY, AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL.
- 10) CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY PRIOR TO CONSTRUCTION APPROVAL.
- 11) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 12) THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 22,100 S.F. (± 0.51 AC).
- 13) SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100 YEAR POST-DEVELOPED DISCHARGE TO THE 10 YEAR PRE DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.
- 14) THERE MUST BE A LICENSING AGREEMENT IN PLACE WITH BOTH KYTC AND LOUISVILLE METRO PUBLIC WORKS FOR THE PARKING AND WALL BETWEEN HANCOCK STREET RIGHT-OF-WAY BEFORE CONSTRUCTION PANS CAN BE STAMPED.

LIGHTING NOTE

ANY STREET LIGHTING WILL CONFORM TO PUBLIC WORKS STANDARDS OR A MASTER STREETSCAPE PLAN.

SIGNAGE NOTE

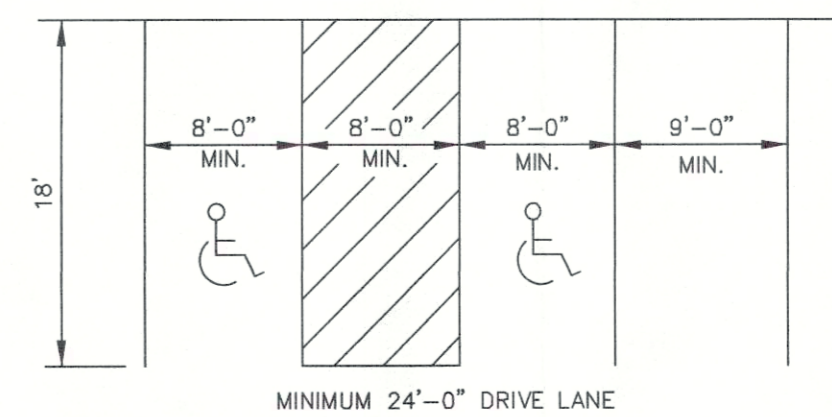
ANY PROPOSED SIGNAGE SHALL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.

STREET FURNISHINGS NOTE

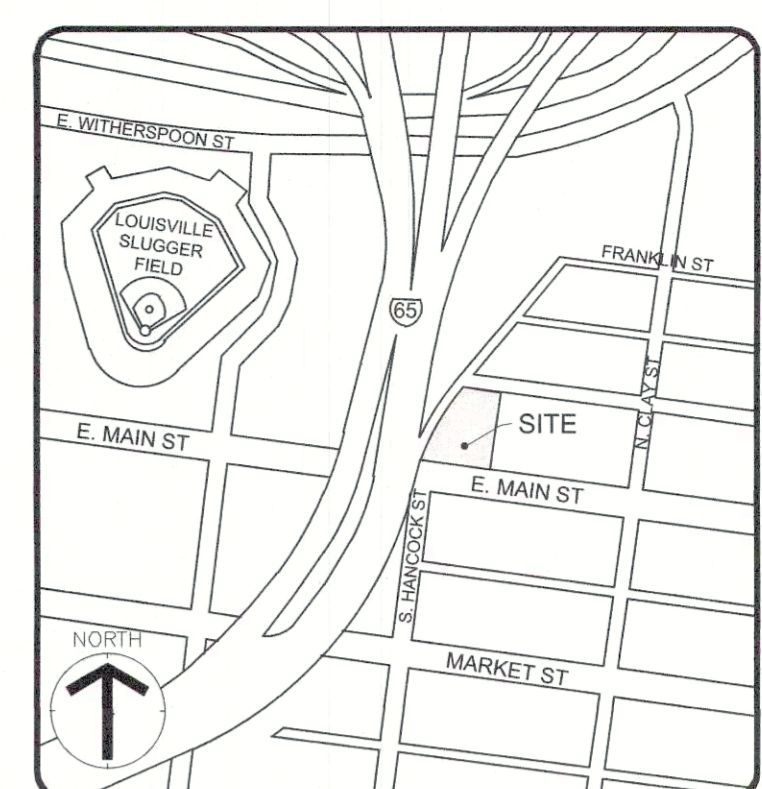
THE DESIGN OF STREET FURNISHINGS INCLUDING BENCHES, NEWS RACKS, POSTAL / SHIPPING DROP-OFF BOXES, TELEPHONE BOOTHS, AND TRASH RECEPTACLES, ETC. SHALL CONFORM TO WORKS DEPARTMENT STANDARDS. STREET FURNISHINGS ARE NOT PERMITTED AT ANY LOCATION WHERE THE SIDEWALK IS LESS THAN 84" WIDE AND THE PEDESTRIAN ZONE IS LESS THAN 48" WIDE.

WAIVER REQUEST

- 1) A WAIVER IS REQUESTED FROM CHAPTER 5, PART 5, SECTION 5.5.1.B.1.a.i & 5.5.1.B.1.a.ii OF THE LAND DEVELOPMENT CODE TO ALL THE PROPOSED PARKING TO BE CONSTRUCTED ALONG E. MAIN STREET AND N. HANCOCK STREET.
- 2) A WAIVER IS REQUESTED FROM CHAPTER 10, PART 2, SECTION 10.2.10.B TO ALLOW THE VEHICLE USE AREA LANDSCAPE BUFFER AREA TO BE LOCATED WITHIN THE RIGHT-OF-WAY AND FOR SHRUBS TO NOT BE PROVIDED FOR ANY AREAS DIRECTLY UNDER THE INTERSTATE-65 OVERPASS.
- 3) A WAIVER IS REQUESTED FROM CHAPTER 10, PART 2, SECTION 10.2.12 AND 10.2.13 OF THE LAND DEVELOPMENT CODE TO WAIVE INTERIOR LANDSCAPE AREA AND TREE PLANTING REQUIREMENTS FOR THE PROPOSED 15 SPACE PARKING LOT TO BE LOCATED DIRECTLY UNDER INTERSTATE-65 OVERPASS.

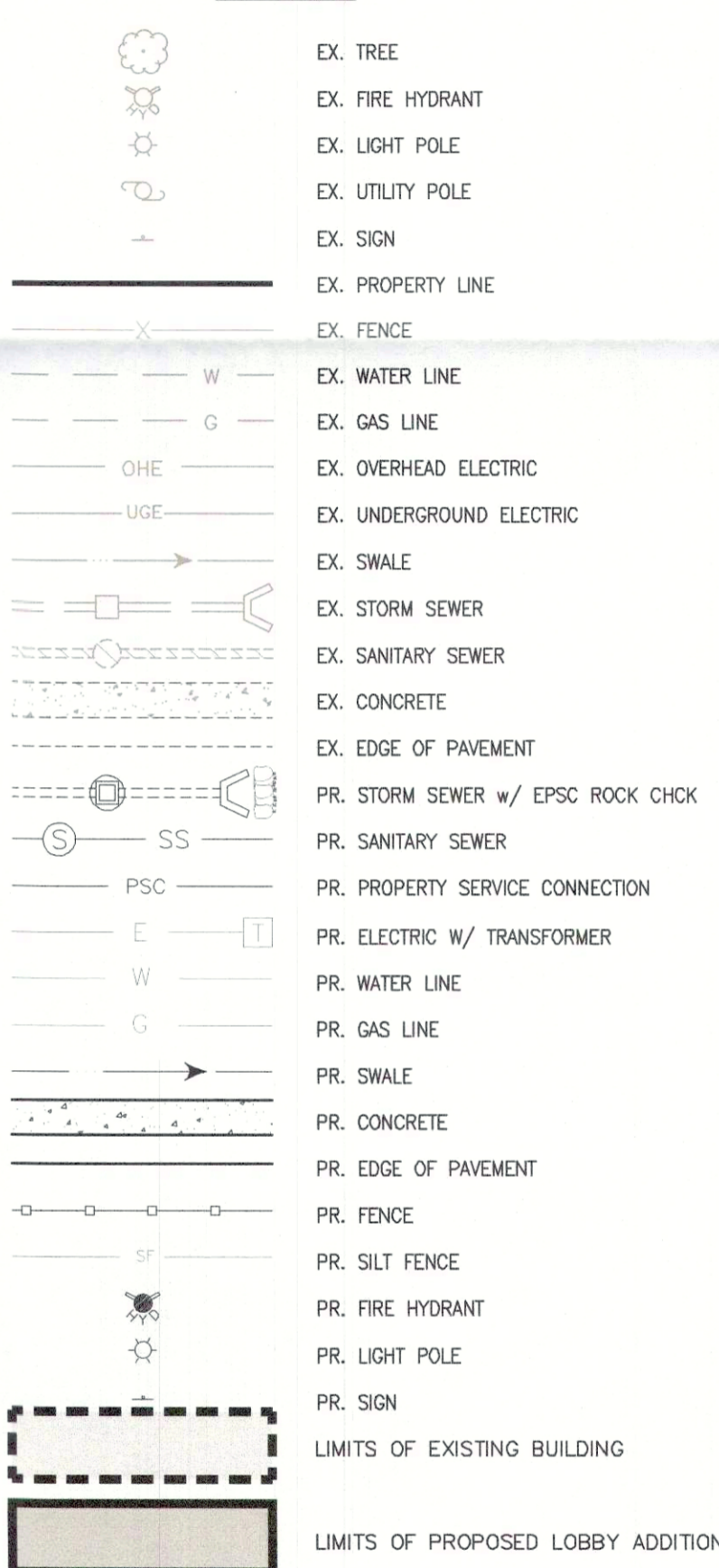


TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

LEGEND



PARKING SUMMARY

EXISTING PARKING	0 SPACES
PROPOSED PARKING	56 SPACES
TOTAL PARKING PROVIDED	56 SPACES
TOTAL PARKING REQUIRED	0 SPACES
TOTAL PARKING PROVIDED INCLUDING 3 ADA SPACES	56 SPACES

IMPERVIOUS AREA

PRE	30,412 S.F.
POST	39,843 S.F.
PERCENTAGE OF CHANGE	0.76%

DISTURBANCE AREA

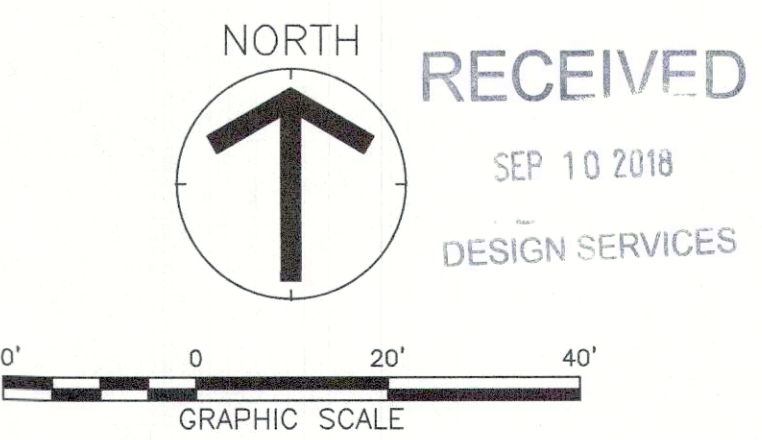
TOTAL DISTURBANCE	22,100 S.F.
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OPEN SPACE DATA

TOTAL SITE AREA	0.78 ACRES
OPEN SPACE REQUIRED	200 SF (1% OF BLDG FOOTPRINT)
OPEN SPACE PROVIDED	2,800 SF

BICYCLE SUMMARY

SHORT / LONG TERM PROVIDED WITHIN RESIDENCE	PER UNIT
ADDITIONAL SHORT TERM PARKING PROVIDED	4 SPACES



CASE#18DEVPLAN1033 WM#11758



UTILITY NOTE:
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detailed by	Chk'd by	Approved By
1	9/10/18	AGENCY REVIEW COMMENTS	JDC	-	-

EZ1 - DT
600 Associates
333 E. Main Street, Unit 610
Louisville, KY 40202
D.B. 5518, PG. 0723

HERITAGE ENGINEERING, LLC
642 South 4th Street
Louisville, KY 40202
(502) 562-1413
Fax (502) 562-1413

DENTON FLOYD REAL ESTATE GROUP
1473 SOUTH 4TH STREET
LOUISVILLE, KY 40208
PHONE: 502-339-0611

CATEGORY 2B PLAN FOR GROCERS' ICE & COLD STORAGE COMPANY BUILDING
601 EAST MAIN STREET
LOUISVILLE, KY 40202

JOB NO: 17073
HORIZ. SCALE: 1"=20'
VERT. SCALE: N/A
DESIGNED BY: CGH
DETAILED BY: CGH
CHECKED BY: SWH
DATE: JUNE 13, 2018

C05

18Devplan 1033