

GENERAL NOTES

- 1) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- 2) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0041E, DECEMBER 5, 2006)
- 3) SANITARY SEWERS ARE AVAILABLE BY CONNECTION UTILIZING EXISTING CONNECTION FOR EXISTING BUILDING.
- 4) DRAINAGE / STORM WATER DETENTION: EXISTING SEWER SYSTEM WILL BE USED.
- 5) ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- 6) MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- 7) CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- 8) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

ADDITIONAL REQUESTS

1. WAIVER FROM LDC 5.2.6 TO NOT PROVIDE SIDEWALKS ALONG 9TH STREET AND DUMESNIL STREET.
2. WAIVER FROM LDC 5.9.2.A.1.b.1 TO NOT PROVIDE A PEDESTRIAN CONNECTION FROM DUMESNIL STREET & 9TH STREET TO THE PRIMARY STRUCTURE.
3. WAIVER FROM LDC 5.9.2.C.4 TO ALLOW TRAFFIC CIRCULATION IN FRONT OF THE PRINCIPAL STRUCTURE.
4. WAIVER OF LDC 5.5.1.A.3 TO ALLOW PARKING IN FRONT OF THE BUILDING WITH NO MASONRY WALL BETWEEN PARKING AND THE RIGHT-OF-WAY.
5. VARIANCE FROM LDC 5.2.5.C.3 TO ALLOW PARKING TO ENCRDACH 12' INTO THE REQUIRED REAR YARD.

LEGEND

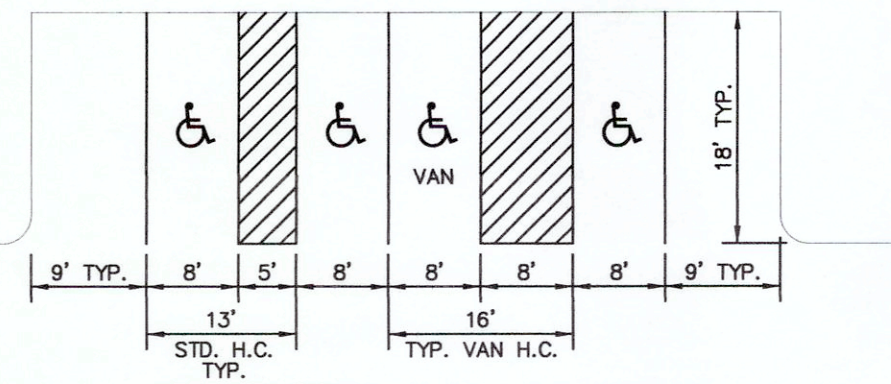
- EX. STORM SEWER
- EX. SANITARY SEWER
- MTW
- EX. WATER METER
- EX. GAS VALVE
- EX. LIGHT
- EX. FENCE
- FORM DISTRICT TRANSITION ZONE
- AREA OF VARIANCE

TREE CANOPY REQUIREMENTS

SINCE NO IMPERVIOUS AREA, VJA OR BUILDING WILL BE ADDED, THIS SITE DOES NOT MEET THE THRESHOLD FOR COMPLIANCE WITH CHAPTER 10.1 OF THE LAND DEVELOPMENT CODE.

ILA CALCULATIONS

SINCE NO IMPERVIOUS AREA, VJA OR BUILDING WILL BE ADDED, THIS SITE DOES NOT MEET THE THRESHOLD FOR COMPLIANCE WITH CHAPTER 10.2 OF THE LAND DEVELOPMENT CODE.



TYPICAL PARKING SPACES

NO SCALE

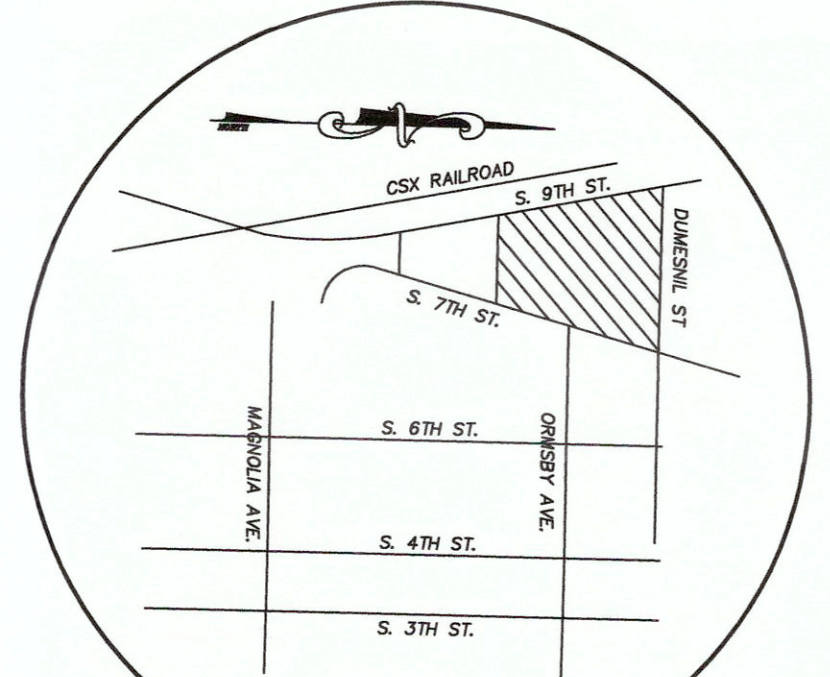
PARKING SUMMARY

CAR PARKING REQUIREMENTS
 MIN. PARKING REQUIRED: 293 SPACES X 50% = 147 SPACES (OFFICE: 1 SPACE/500 SF = 289) (WAREHOUSE: 1 SPACE/1.5 EMPLOYEES 1ST & 2ND SHIFT = 4)
 MAX. PARKING ALLOWED: 988 SPACES (OFFICE: 1 SPACE/150 SF = 983 SPACES) (WAREHOUSE: 1 SPACE/EMPLOYEE 1ST & 2ND SHIFT = 5)
 PARKING PROVIDED: (ON-STREET SPACES = 35) (OFF-STREET SPACES = 397) (INCLUDING 9 ACCESSIBLE SPACES)

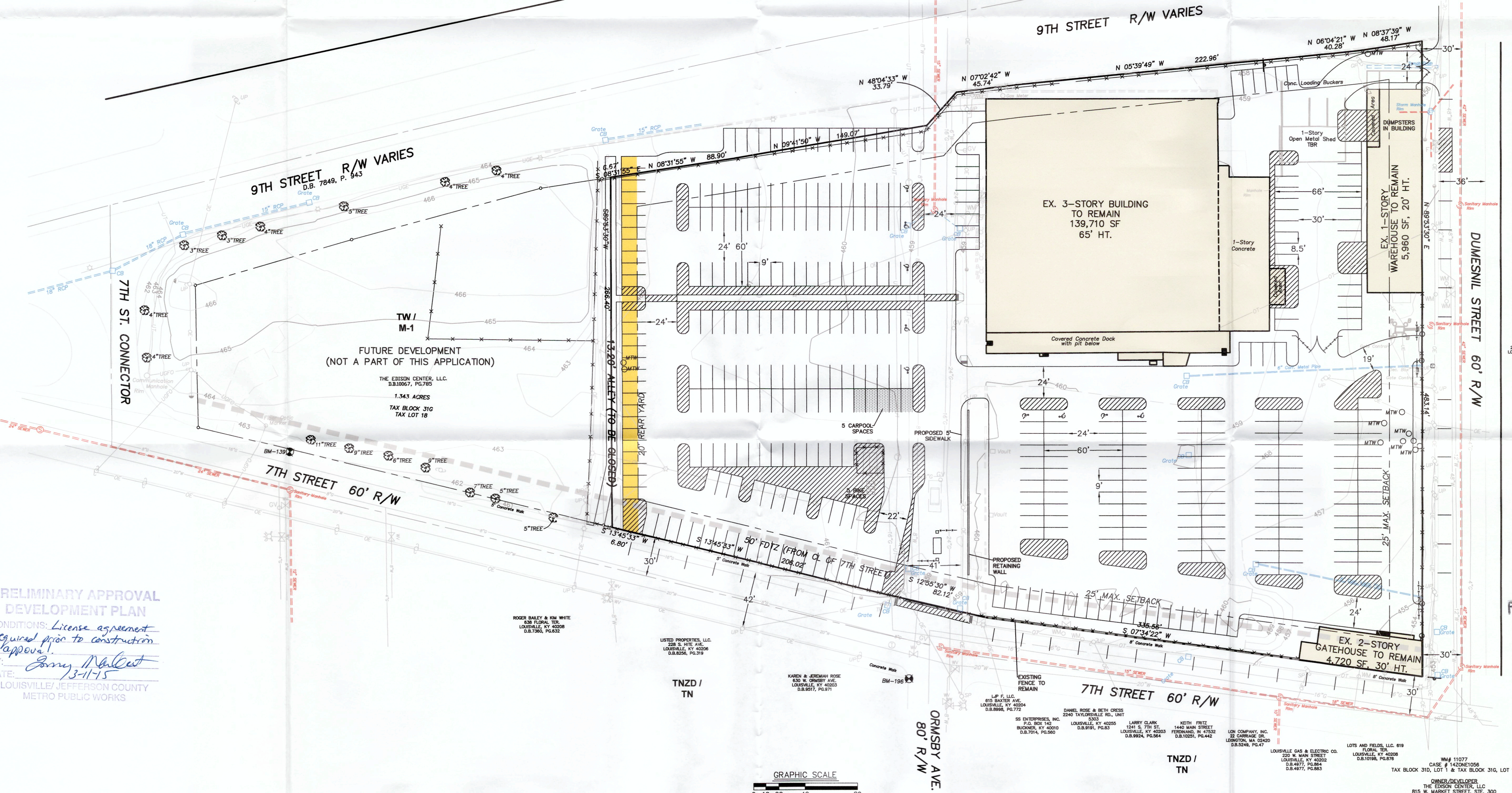
BICYCLE PARKING REQUIREMENTS
 REQUIRED SHORT TERM SPACES: 5 SPACES
 PROVIDED SHORT TERM SPACES: 5 SPACES
 REQUIRED LONG TERM SPACES: 2 SPACES
 PROVIDED LONG TERM SPACES: 2 SPACES
 * LONG TERM BICYCLE SPACES ARE PROVIDED WITHIN BUILDING.

SITE DATA

EXISTING ZONING: M-1
 PROPOSED ZONING: EZ-1
 FORM DISTRICT: TRADITIONAL WORKPLACE
 EXISTING USE: VACANT BROWNFIELD
 PROPOSED USE: OFFICE/TECHNOLOGY
 GROSS SITE AREA: 5.5 AC
 BUILDING FOOTPRINT: 46,773 SF
 EX. MAIN BUILDING: 36,093 SF
 EX. WAREHOUSE: 5,960 SF
 EX. GATE HOUSE: 2,360 SF
 BUILDING AREA: 150,390 SF
 EX. MAIN BUILDING: 139,710 SF
 EX. WAREHOUSE: 5,960 SF
 EX. GATE HOUSE: 4,720 SF
 MAX. BUILDING HEIGHT: 65'
 FAR: 0.63



LOCATION MAP PRELIMINARY APPROVAL
 Conditions of Approval:
 Development Review: 3-11-15
 Date:
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS: License agreement required prior to construction approval.
 BY: *Ernie Malcott*
 DATE: 3-11-15
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

RECEIVED
 JAN 28 2015
 PLANNING & DESIGN SERVICE

SHEET TITLE: DETAILED DISTRICT DEVELOPMENT PLAN
 PROJECT TITLE: THE EDISON CENTER 1228 SOUTH 7TH ST., LOUISVILLE, KY 40203
 JOB NO. 2848
 SCALE: 1" = 40'
 DATE: 01/26/15
 DRAWING NO: DDP
 SHEET 1 OF 1

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