

19-DDP-0045

422 E Main St Development



Development Review Committee

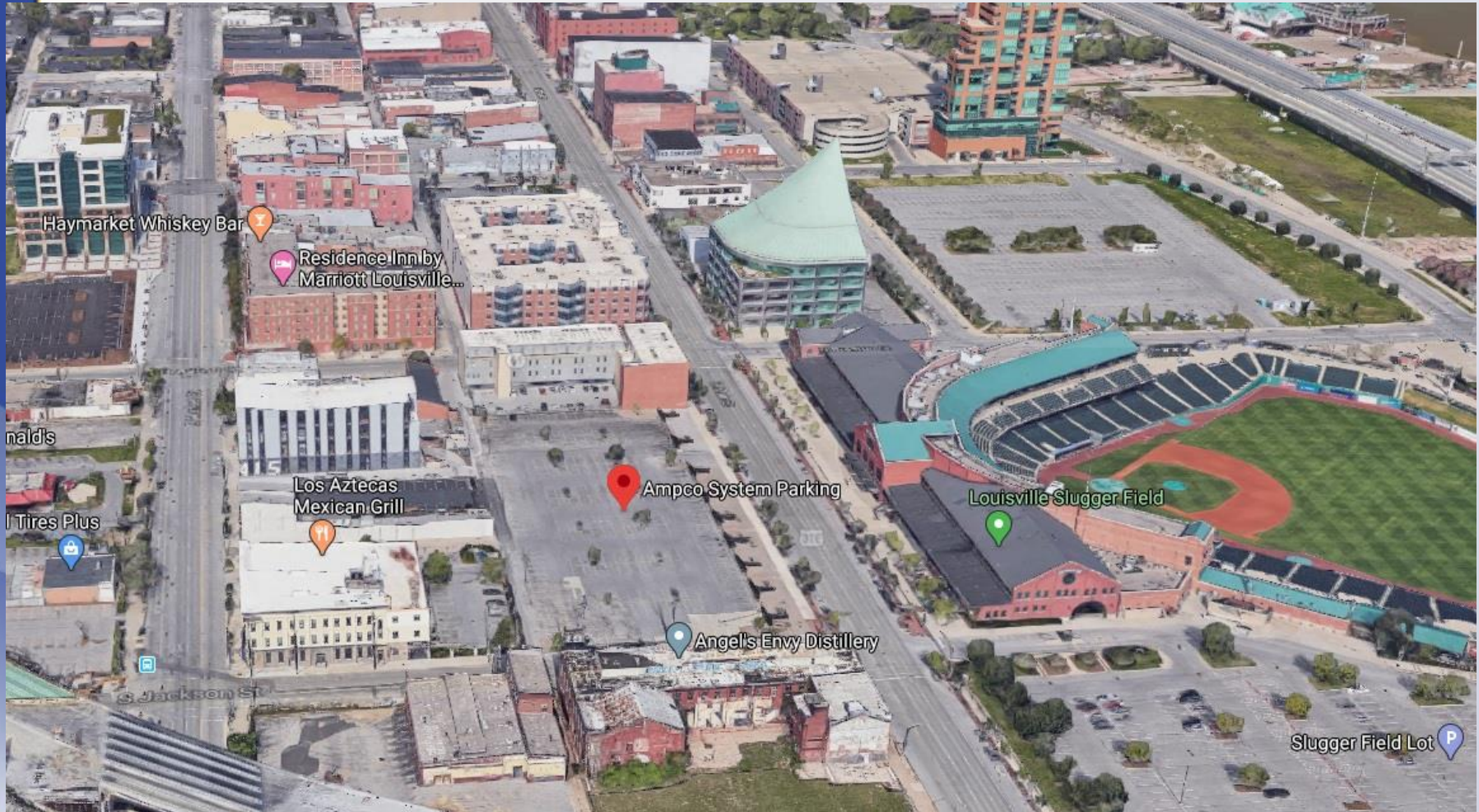
Jay Lockett, AICP, Planner I

February, 19 2020

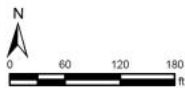
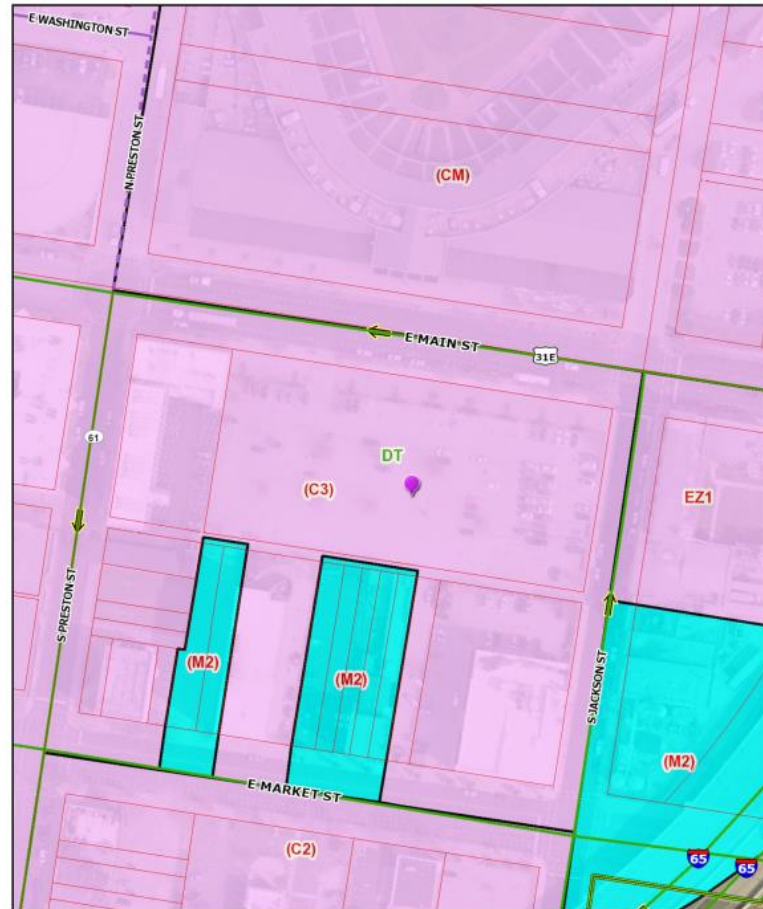
Requests

- **Waivers:**
 - Waiver from 5.9.2.D.1 (19-Waiver-0092) to allow a loading dock to be accessed directly from Jackson St where alley access is available
- **Revised Detailed District Development Plan** with revisions to binding elements

Site Context



Zoning / Form District



19-DDP-0045

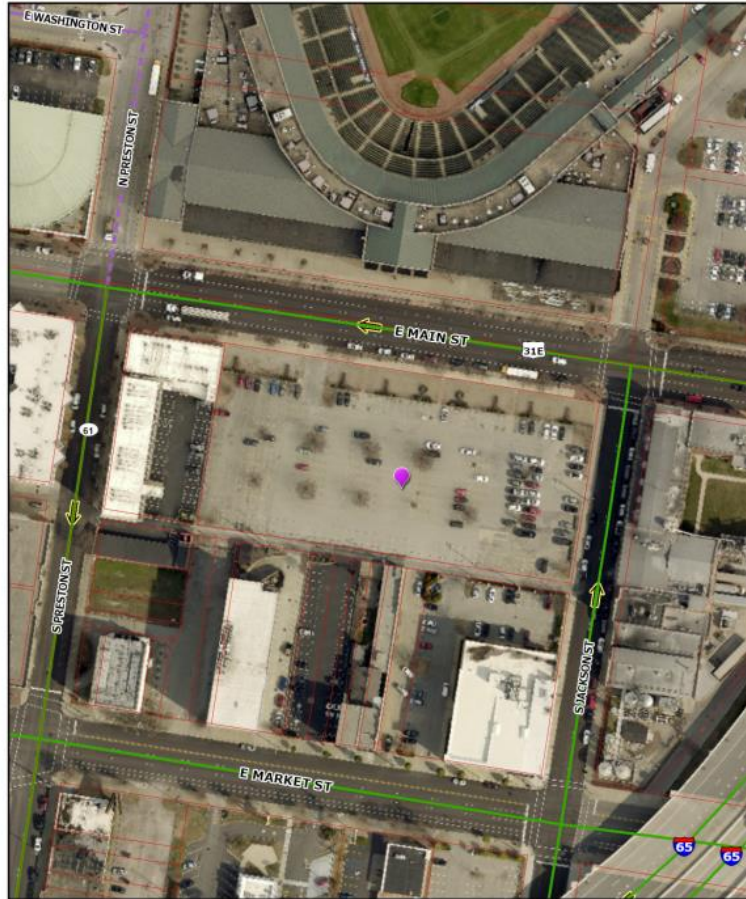
Thursday, February 13, 2020 | 1:35:33 PM



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Aerial Photo



19-DDP-0045

Thursday, February 13, 2020 | 1:34:35 PM

 **LOJIC**

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Site History

Historically an industrial site. Archaeology on site shows extensive evidence of pottery production dating to 1815.

Former DW Silks company manufacturing site.

Rezoned from M-2 to C-3 under docket 9987 in 2007 with and approved District Development Plan for an 18-story office and retail complex.

Revised Detailed District Development Plan approved in 2010 under docket 14173 to demolish historic manufacturing facility and construct surface parking lot.

Current proposal is for 8-story structure with 343 multifamily dwelling units and 11,360 SF of first-floor retail space.

2007 Approved Site Plan

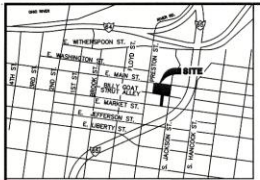


815 West Market Street
Suite 300
Louisville, Kentucky 40202
Ph. 502-985-2222
F. 502-992-0625
E. www.ok.com

418 EAST MAIN STREET
418 EAST MAIN STREET, LOUISVILLE KY 40202
DETAILED DEVELOPMENT PLAN

Metrolife, LLC
1000 West Main Street, Suite 2000
Louisville, Kentucky 40202
402.985.2222

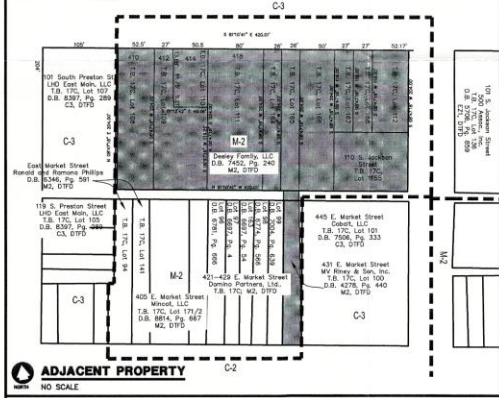
PROJECT NO. 0902.000
DESIGNED BY AWB
AWB/DJR
DATE: 02-18-2008
DISTRICT DEVELOPMENT PLAN
1 of 1



NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

VICINITY MAP
NO SCALE

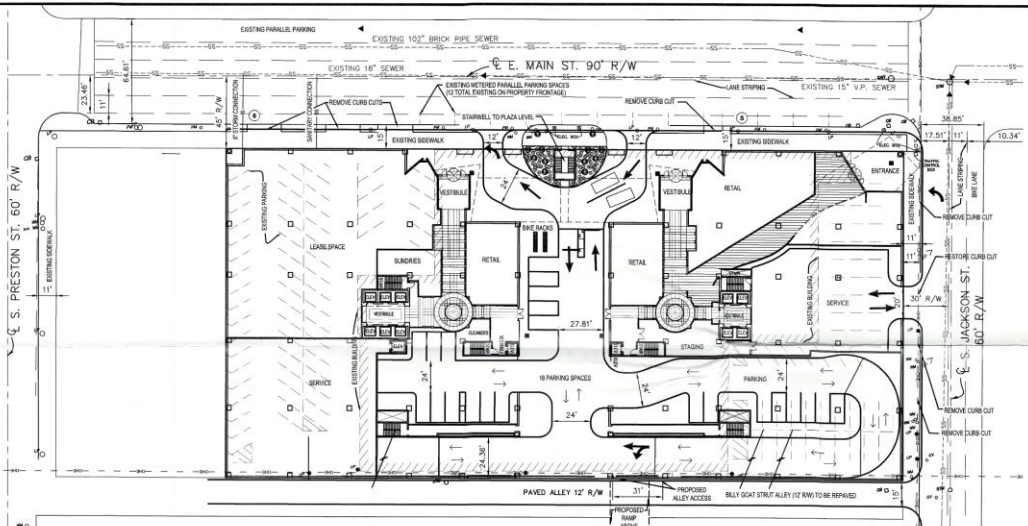
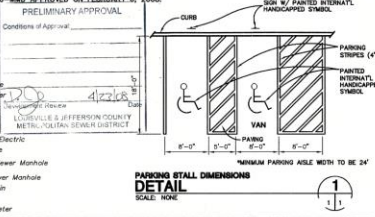
401 E. Market Street
City of Louisville
Public Properties Corp.
T.B. 17C, Lot 23
D.B. 7333, Bk. 299
D.B. 28, 292



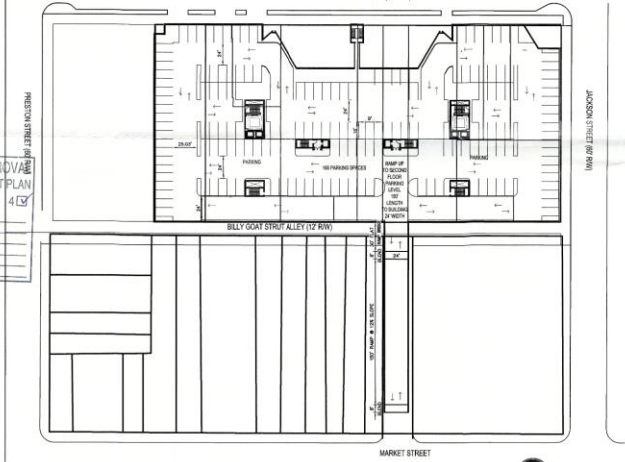
ADJACENT PROPERTY
NO SCALE

- MEQ NOTES:**
1. DRAINAGE OUTLET TO THE COMBINED SEWER WILL BE LIMITED TO A 6" CONNECTION.
- ACOD NOTES:**
1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- NEW NOTES:**
1. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
2. STREETS, CURBS, AND SIDEWALKS ALONG JACKSON STREET AND MAIN STREET TO BE RESTORED TO CURRENT STREETSCAPE DEVELOPMENT PLAN STANDARDS.
3. LICENSE AGREEMENT WILL BE REQUIRED FOR RAMP ACCESS ACROSS ALLEY PRIOR TO CONSTRUCTION APPROVAL BY MPM.
4. THE FINAL DESIGN OF THE GARAGE SHOULD REFLECT GEOMETRICS THAT WILL OFFER ADEQUATE LINES OF SIGHT FOR TURNING TRAFFIC AND YIELDING TO PEDESTRIANS ON THE SIDEWALKS.
5. FINAL LOCATION OF GARAGE INGRESS/EGRESS TO BE DETERMINED AT CONSTRUCTION PLAN PHASE.
- PERMITS:**
1. PROJECT SUBJECT TO CONDITIONS AND RESTRICTIONS OF DORDO OVERLAY PERMIT, CASE #0219-IMD, APPROVED ON FEBRUARY 4, 2008.

TRANSPORTATION APPROVAL
PRELIMINARY DEVELOPMENT PLAN
CATEGORY: 2 3 4
CONDITIONS:
BY: *[Signature]*
DATE: 4/24/08



Ground Level
SCALE: 1" = 30'



Second Level - Parking
SCALE: 1" = 30'

SITE DATA
EXISTING ZONING: M-3
PROPOSED ZONING: C-3
FORM DISTRICT: DOWNTOWN
EXISTING USE: OFFICE, RETAIL
PROPOSED USE: MANUFACTURING
TOTAL SITE AREA: 2.09 ACRES
SITE ADDRESS: T.B. 17C, T.L. 100, 108-112, 115, 164-168
TAX BLOCK & LOT: D.B. 7452, 4278 PD, 240, 440
DEED BOOK & PAGE: UNCLASSIFIED
SOIL TYPE: UNCLASSIFIED

PARKING CALCULATIONS
MINIMUM REQUIRED PARKING REQUIRED FOR DTDP PER TABLE 9.1.1 (LDC REQUIRES FOR OFFICE 1/250 MAX. = 1942)
LDC REQUIRES FOR RETAIL 1/250 MIN. = 88)
MAXIMUM ALLOWED:
NO MAXIMUM PARKING PERMITTED FOR DTDP PER TABLE 9.1.1 (LDC REQUIRES FOR OFFICE 1/200 MAX. = 3399)
LDC REQUIRES FOR RETAIL 1/100 MAX. = 219)
PROVIDED: 1169 SPACES
OF WHICH 22 ARE H/C ACCESSIBLE (3 VAN) (LDC REQUIRES 2030 MIN. & 3618 MAX.)
NOTE: PORTIONS OF GARAGE TO BE OPEN TO PUBLIC ON LIMITED BASIS.

REQUIREMENTS:
BUILDING TO BE IN COMPLIANCE WITH DOWNTOWN DEVELOPMENT REVIEW OVERLAY DISTRICT STANDARDS.

BUILDING DATA

LEVEL	SQUARE FOOTAGE	USE
LL 1	65,645 S.F.	PARKING - 232 SPACES
1	69,580 S.F.	PARKING - 18 SPACES, RETAIL, LEASE, SERVICE
2	78,312 S.F.	PARKING - 166 SPACES
3	82,184 S.F.	PARKING - 181 SPACES
4	62,184 S.F.	PARKING - 181 SPACES
5	85,645 S.F.	PARKING - 201 SPACES
6	85,645 S.F.	PARKING - 190 SPACES
7	74,416 S.F.	OFFICE
BUILDING HEIGHT:		27'-6"
FOOTPRINT:		85,645 S.F.
GROSS FLOOR AREA:		1,258,073 S.F.
FLOOR TO AREA RATIO:		13.82

BUILDING DATA

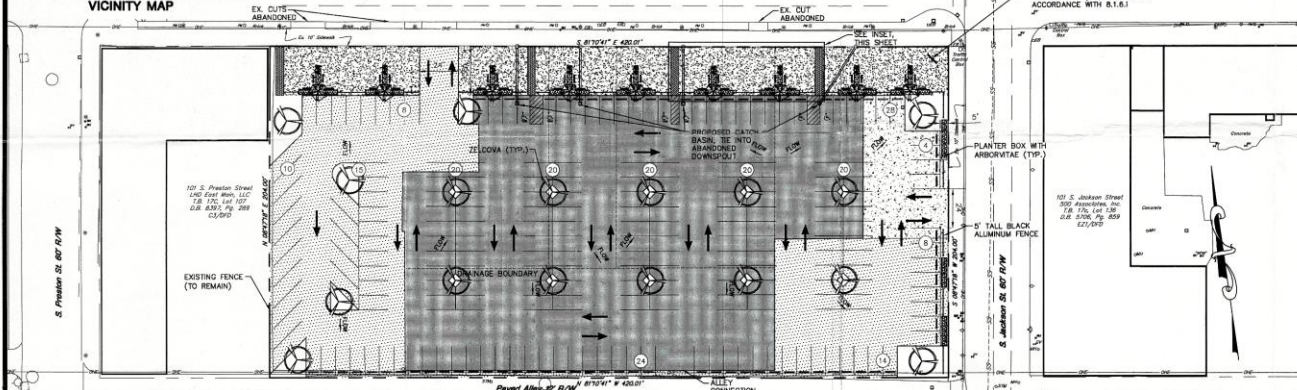
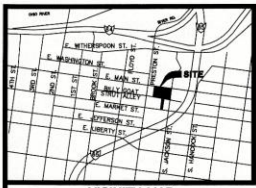
LEVEL	SQUARE FOOTAGE	USE
10	60,544 S.F.	OFFICE
11	60,544 S.F.	OFFICE
12	60,544 S.F.	OFFICE
13	60,544 S.F.	OFFICE
14	60,544 S.F.	OFFICE
15	60,544 S.F.	OFFICE
16	60,544 S.F.	OFFICE
17	30,272 S.F.	OFFICE
18	30,272 S.F.	OFFICE

OFFICE = 676,856 S.F.
RETAIL = 21,817 S.F.
PARKING = 1169 SPACES

PROJECT # 9987
WM # 9766



2010 Approved Site Plan



SITE DATA
 EXISTING ZONING: C-3
 PROPOSED ZONING: DOWNTOWN
 FORM DISTRICT: SWAN SPACE, INTERM. PARKING
 EXISTING USE: OFFICE, RETAIL, PARKING GARAGE
 INTERNAL PROPOSED USE: SURFACE PARKING LOT / VACANT LOT
 TOTAL SITE AREA: 2.00 ACRES
 SITE ADDRESS: 410-418 E. MAIN, 431 E. MARKET, 110 S. JACKSON
 TAX BLOCK & LOT: 18.17C, 131 & 111
 DEED BOOK & PAGE: D.B. 9211, PG. 598 & 800
 SOIL TYPE: UNCLASSIFIED

PROJECT SUMMARY
PARKING PROVIDED
 REGULAR PARKING SPACES: 203
 HANDICAP PARKING SPACES: 8
 TOTAL PARKING SPACES: 211
WAYBARS REQUESTED
 5.2.1.C.2 - 3 STORY STREET WALL ALONG MAIN/JACKSON
 5.11.B - OPEN SPACE LOCATED AT LEAST 50 FEET FROM THE CORNER OF TWO INTERSECTING STREETS.
 10.2.2 - 10 FT. VIA LBA ALONG S. JACKSON STREET AND BILLY GOAT STREET ALLEY.

VUA/LA CALCULATIONS
 VUA: 69,214 S.F.
 ILA REQUIRED (0.00%): 3,461 S.F.
 ILA PROVIDED (1.10%): 5,068 S.F.
 ILA TREE REQUIRED (1/4,000 S.F. VUA): 17
 LA TREE PROVIDED: 17

TREE CANOPY CALCULATIONS
 SITE AREA: 91,040 S.F.
 TREE CANOPY CLASS: (10.0%) 9,104 S.F.
 PROPOSED TREE CANOPY: (26 TREES @ 300 S.F.): (17.1%) 15,600 S.F.

LEGEND
 EXISTING ASPHALT PAVEMENT GRAND FATHERED FOR PARKING
 EXISTING CONCRETE PAVEMENT GRAND FATHERED FOR PARKING
 NEW ASPHALT PAVEMENT
 BRICK DUST

MSD NOTES
 1. DRAINAGE OUTLET TO THE COMBINED SEWER WILL BE LIMITED TO A 6" CONNECTION.
 2. NO PROPOSED CHANGE TO DRAINAGE OR EXISTING PAVEMENT AT THIS TIME.
 3. THE REAR OF THE EXISTING BUILDING'S DOWN SPOUTS SPLASHED ON SPOUTS TEST INTO THE SYSTEM IN MAIN STREET AT THE SIDEWALK. THE AREA OF DEMOLITION WILL BE PAVED WITH ASPHALT. THE REAR WILL BE SLOPED TO DRAIN TO THE ALLEY. THE FRONT HALF WILL BE SLOPED TO DRAIN TO (A) NEW CATCH BASINS THAT WILL TIE INTO THE ABANDONED DOWN SPOUT CONNECTIONS AT THE SIDEWALK USING 6" HOPE PIPE. CATCH BASINS TO BE TRAPPED PER MSD DETAIL QM-08-02.

PD NOTES
 1. PROJECT SUBJECT TO CONDITIONS AND RESTRICTIONS OF DDOD OVERLAY PERMIT CASE #1078-HAND APPROVED ON FEBRUARY 6, 2008 AND AMENDED ON AUGUST 18, 2009.
 2. THIS PLAN REPRESENT PHASE 1 OF THE PROPOSED DEVELOPMENT. SEE DETAILED DEVELOPMENT PLAN APPROVED UNDER CASE #9897 FOR PHASE 2.
 3. SEE DETAILED PLAN APPROVED WITH CASE #9897 FOR ADDITIONAL COMMENTS.
 4. NO ADDITIONAL LIGHTING PROPOSED FOR THIS PHASE.
 5. SIDEWALKS FRONTING MAIN STREET HAVE BEEN CONSTRUCTED WITH BRICK PLANTERS, STREET TREES AND FURNITURE. NO ADDITIONAL SIDEWALK TREATMENT OR AMENITIES ARE PROPOSED IN THE S/W FOR THIS PHASE.
 6. NO DUMPSTERS OR SERVICE STRUCTURES PROPOSED FOR THIS PHASE.
 7. DDOD APPROVAL REQUIRED.

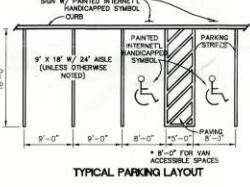
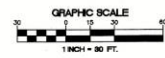
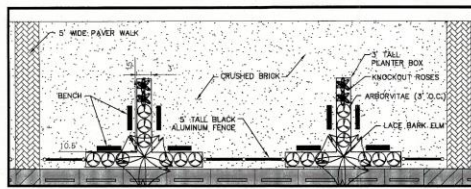
PUBLIC WORKS NOTES
 1. PUBLIC WORKS AND DOWNTOWN DEVELOPMENT MAY REMOVE ANY ABANDONED CURB CUTS IF THE SIDEWALKS AND CURB ALONG THIS FRONTAGE ARE RECONSTRUCTED. IF THIS SITE IS FURTHER DEVELOPED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN CASE #9897, THE DEVELOPER MAY BE REQUIRED TO RECONSTRUCT CURB AND SIDEWALK TO REMOVE THE ABANDONED ENTRANCES.

KIC NOTES
 1. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE MAIN STREET RIGHT OF WAY.

PUBLIC HEALTH AND WELLNESS NOTES
 1. 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.
 2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.

PRELIMINARY APPROVAL
 Condition of Approval
 4-27-11
 Louisville/Jefferson County
 Metropolitan Sewer District

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITION:
 BY: [Signature]
 DATE: 4/27/11
 LOUISVILLE/JEFFERSON COUNTY
 ELECTRIC PUBLIC WORKS



APPROVED DISTRICT DEVELOPMENT PLAN
 DOCUMENT NO. DP-1413-10
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE PLANNING COMMISSION
 SCHEDULED FOR PUBLIC COMMENT
 DATE: 4/27/11

NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE DIVING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

418 EAST MAIN STREET
Detailed District Development Plan
Phase I

OWNER: BRICK STREET LLC
 1706 Bardonia Road, 2nd Floor
 Louisville, Kentucky 40205
 502-856-2888

ENGINEER: BRICK STREET LLC
 1706 Bardonia Road, 2nd Floor
 Louisville, Kentucky 40205
 502-856-2888

478 1/2 2011
 PLAN NO. DP-1413
 MSD WM #9766F

NO.	REVISION DESCRIPTION	DATE
1	ISSUED	04-27-11
2	REVISION 1	08-11-11
3	REVISION 2	08-11-11
4	REVISION 3	08-11-11
5	REVISION 4	08-11-11
6	REVISION 5	08-11-11

DP-1413

Proposed Site Plan

GENERAL NOTES:

- MSD WATER MANAGEMENT #9796.
- ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION CABINET'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL FEDERAL, STATE AND LOCAL PERMITS NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON THESE PLANS. ADDITIONAL CONSTRUCTION DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL INFORMATION SHOWING THE PROJECT'S LINES AND GRADES AS SHOWN ON THESE PLANS WILL BE PROVIDED UPON REQUEST.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE UTILITY COMPANIES SUCH THAT ACCESS TO WORK AREAS OR SIDEWALK CONFLICTS DO NOT INTERRUPT OR DELAY THE PROJECT'S SCHEDULE.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND TO COORDINATE ALL CONNECTIONS WITH UTILITY COMPANIES.
- ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER.
- ALL CURBS UNDER PARKING HAVING LESS THAN 12" COVER SHALL BE CONCRETE ENCASED.
- ALL CATCH BASINS WITH STONE BAGS DURING GRADING OPERATIONS.
- RENSE-ON-DEGREE BASE SHALL BE COMPACTED IN SEPARATE LAYERS.
- FOR ASPHALT PARKING LOTS, CONTRACTOR SHALL RECEIVE APPROVAL FOR JOB MIX FORMULA.
- ALL SUBGRADES SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR. THE UPPER 12" OF FILL BENEATH PARADES SHALL BE COMPACTED TO 100% MOISTURE CONTENT SHALL BE WITHIN +3% TO -1% OF OPTIMUM.
- TRUCK COAT SHALL BE APPLIED AT THE RATE OF 0.1 GALS PER SQ. YARD WITH INSTALLATION OF SURFACE ASPHALT WHEN PAVING HAS BEEN DELAYED FROM THE BROKER INSTALLATION.
- THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND POORLY DRAINING AREAS WILL NOT BE ACCEPTABLE.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM SHALL BE 10%.
- DIMENSIONS SHOWN HEREIN ARE FROM THE EDGE OF CURBS OR WALLS UNLESS SHOWN OTHERWISE. ALL READINGS SHOWN ARE ON FACE OF CURB.
- SEWERAGE SHALL BE A MINIMUM 5" THICK WITH 6" X 6" R.W.P. ON A 4" D.O.A. BASE. SEWERAGE AT DRAININGS SHALL HAVE A MINIMUM THICKNESS OF 1" A ONE BROWN BRUSH SHALL BE PROVIDED WITH JOINTS SPACED AT 5' INTERVALS AND EXPANSION JOINTS AT 25' INTERVALS. AT ALL BENCH MARKS AND AT ALL OTHER STRATEGIC LOCATIONS.
- THE CONTRACTOR SHALL PROVIDE A COMPACTED DEPTH OF 6" TOPSOIL OVER ALL PAVEMENT AREAS ON THE PROJECT.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBLE DESIGN.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21110002E 2)
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS AND SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES.
- ALL SIGNAGE SHALL COMPLY WITH LOC CHAPTER 8, SIGN REGULATIONS.
- ALL SERVICE STRUCTURES, INCLUDING DUMPSTER SHALL BE SCREENED IN ACCORDANCE WITH LOC CHAPTER 10.
- 24" KIP APPROVAL WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FINE PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 26) ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELFARE IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE AFFECTION COUNTY METRO ORDINANCES.
- 27) CONSTRUCTION PLANS, ROAD AND KTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF NEW ENCROACHMENT PERMIT.
- 28) ALL EXTERIOR LIGHTS SHALL NOT EXCEED 14 FT. IN HEIGHT AND SHALL BE FULLY SHIELDED WITH FULL LENSES AND BE DIRECTED DOWN AND AWAY FROM RESIDENTIAL PROPERTIES.
- 29) FINISHES SITE CASES: BORO OVERLAY PERMIT 10216-6460 AND AMENDED FINAL FINISH ELEMENTS CASE #9897 (AMENDED CASE #12399).

WARRANTY REQUESTS

- WAIVER OF LOC 54.2.0.1 TO ALLOW TRUCK ACCESS VIA THE LOADING DOCK ON JACKSON STREET.
- WAIVER OF LOC 54.2.0.2 TO ALLOW ACCESS FROM MARKET STREET.

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE	17,125 S.F. (85,633 ± 30%)
PROVIDED OPEN SPACE	29,125 S.F.
COURTYARD (13,800 S.F.) + BALCONIES (17,325 S.F.)	

EROSION PREVENTION AND SEDIMENT CONTROL:

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 METRO 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. THE CONSTRUCTION DRAINAGE AREAS ARE SIZED AND STABILIZED ACTIVITIES MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS OVER PUBLIC RIGHTWAYS. SIGNS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SLOPED, MULCHED, AND REGULARLY COVERED THROUGHOUT THE LIFE OF THE STOCKPILE. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSINGS STRUCTURED FOR MSD STANDARD DRAWING 03-02.

WHERE CONSTRUCTION OR DISTURBANCE ACTIVITY WILL BE TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED TO BE SOON AND 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 CAPTURED TO A SEDIMENTATION BENCH PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

DETENTION BASIN CALCULATIONS

PRE-DEVELOPED C-WASH	DEVELOPED C-WASH
10 YR. 24 HR. STORM = 4.5 INCHES	100 YR. 24 HR. STORM = 6.2 INCHES
10 YR. VOLUME = 0.886 AC. FT.	100 YR. VOLUME = 1.256 AC. FT.

PRELIMINARY DETENTION BASIN VOLUME = 0.824 AC. FT. - 0.686 AC. FT. = 0.138 AC. FT.

UNDERGROUND PIPING PROVIDED = 2 ± 140 LF, MC-4500 STORMED CHAINERS = 11,506 LF OF REQUIRED

DETENTION WILL BE PROVIDED. POSTCONSTRUCTION PEAK FLOW (100-YEAR, 24 HR. STORM) WILL BE LIMITED TO PREDEVELOPED PEAK FLOW FOR THE 10-YEAR, 24 HR. STORM. DETENTION VOLUME TO BE PROVIDED ON SITE ALONG SOUTH ACCESS TO MARKET STREET IN AN UNDERGROUND BENCH PRIOR TO CONSTRUCTION APPROVAL.

DURING FINAL DESIGN AND APPROVED BY MSD PRIOR TO CONSTRUCTION APPROVALS.

UTILITY NOTE

ALL UTILITIES 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. 1-800-792-8907 OR LOCAL NO. 502-268-9120) WITHIN 72 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THE NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (IE CABLES, ELECTRIC WIRES, GAS & WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED ASH SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.

0 30 60 90 120

GRAPHIC SCALE: 1" = 30'

MSD NOTES

- MSD WATER MANAGEMENT #9796.
- ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METROPOLITAN SENIOR DISTRICTS' STANDARD SPECIFICATIONS.
- COURTNEY SEWERS ARE AVAILABLE BY EXISTING CONNECTION FROM THE EXISTING SENIOR RECORD NUMBER 1141-4 AND SHALL BE SUBJECT TO FEES.
- DRAINAGE FACILITIES SHALL CONFORM TO FEED REQUIREMENTS.
- MSD INDUSTRIAL WASTE DIVISION (IWD) APPROVAL REQUIRED.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SENIOR DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE IN THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
- 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 10.3.3.4 OF THE MSD DESIGN MANUAL.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.3.4 OF MSD'S DESIGN MANUAL.
- A PRE- AND POST CONSTRUCTION TELE-INSPECTION OF THE COMBINATION SENIOR LINE IN JACKSON TO MAIN STREET AND A 76 IN. BENCH WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. ANY IMPACTS TO THE SENIOR POST CONSTRUCTION SHALL BE REPAIRED PRIOR TO ROAD RELEASE.

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE	17,125 S.F. (85,633 ± 30%)
PROVIDED OPEN SPACE	29,125 S.F.
COURTYARD (13,800 S.F.) + BALCONIES (17,325 S.F.)	

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EROSION PREVENTION AND SEDIMENT CONTROL:

Subject Site – S Jackson St Existing Entrance



Subject Site – Alley at S Jackson St



Subject Site – View from intersection of S Jackson St and E Main St



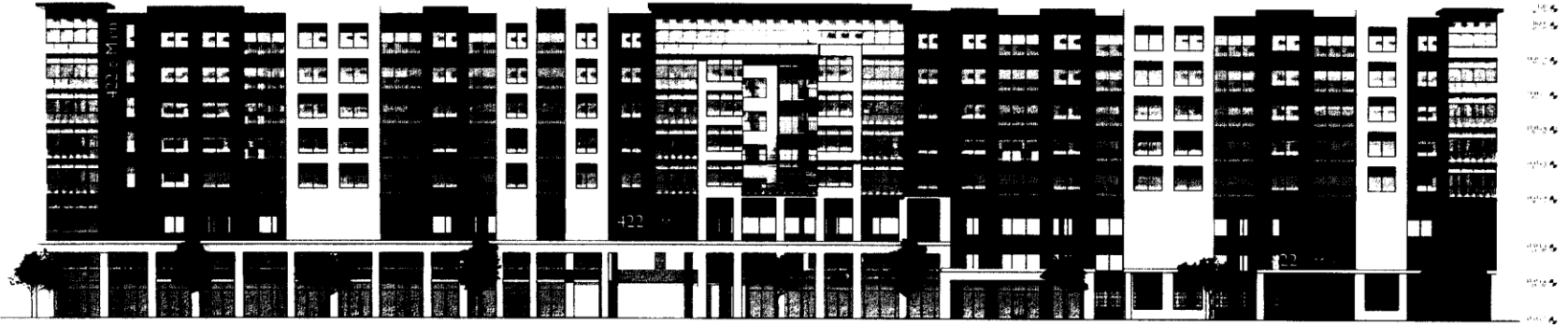
Subject Site – Existing E Main St entrance



Example Renderings



Elevations



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

Staff Analysis and Conclusions

- The proposed uses and general layout of the development are in keeping with the development patterns of the area while providing additional housing options in the urban core. However, the development proposes an excess of curb cuts that could cause unsafe conflicts with pedestrians as well as other traffic on the surrounding public streets. For this reason, the Revised Detailed District Development Plan conflicts with provisions in the Comprehensive Plan and does not meet the standards of review. The waiver request conflicts with provisions of the Comprehensive Plan with respect to loading area location in the Downtown form district, as alley access is available to serve the subject site.

Required Actions

- **APPROVE** or **DENY** the **Waiver**
- **APPROVE** or **DENY** the **Revised Detailed District Development Plan** with revisions to binding elements.