

- 1) SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DETAILS.
- 2) ALL HANDICAP CIP SURFACE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- 3) ALL SIDEWALKS SHOWN SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS OTHERWISE NOTED.
- 4) CONCRETE WALKS AND PAVING ARE TO HAVE LIGHT BROOM FINISH.
- 5) SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE GRASS IS ESTABLISHED.
- 6) CONSTRUCTION STAKING SHALL BE DONE BY CONTRACTOR.
- 7) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0026E, DECEMBER 5, 2006)
- 8) ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- 9) MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- 10) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 11) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- 12) A TRASH COMPACTOR WILL BE ACCESSIBLE FROM BILLY GOLF STRUT ALLEY AND WILL BE SCREENED FROM VIEW BY A ROLL UP OR HINGED DOOR.
- 13) SIDEWALK WILL BE REPLACED ALONG ALL STREET FRONTAGES WITH HISTORIC MIX AND SHALL MEET ADA REQUIREMENTS.
- 14) CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
- 15) 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.
- 16) 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.
- 17) MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION SEWAGE FROM THIS DEVELOPMENT TO BE TREATED AT THE MORRIS FARM WOTC.
- 18) NO BASEMENT GRAVITY SEWER SERVICE WILL BE PERMITTED.
- 19) ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- 20) UNDERGROUND DETENTION BASIN MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.

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.

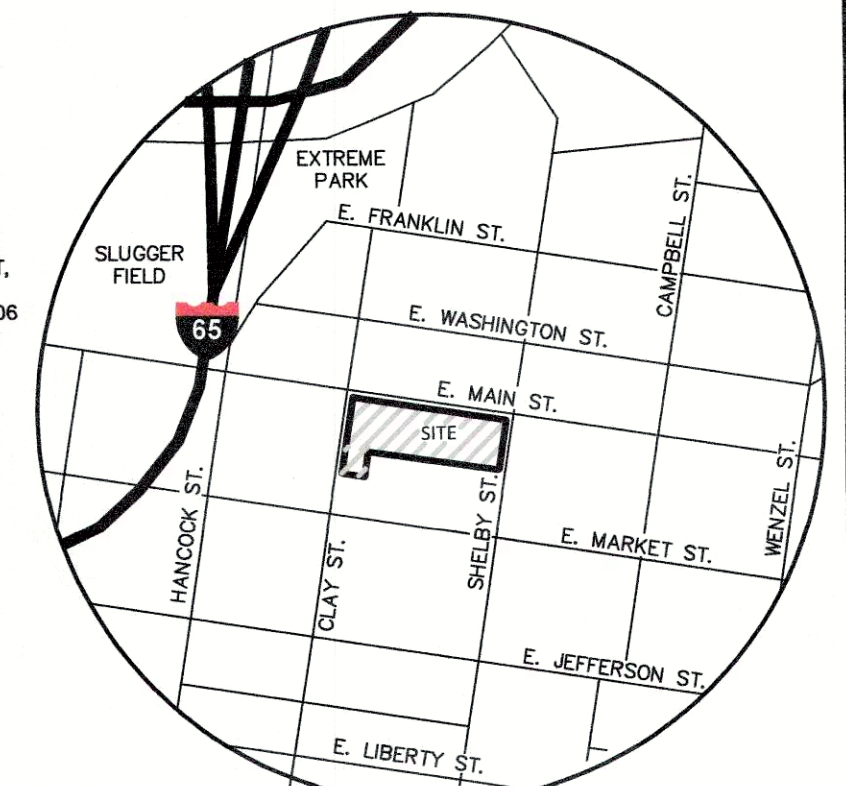
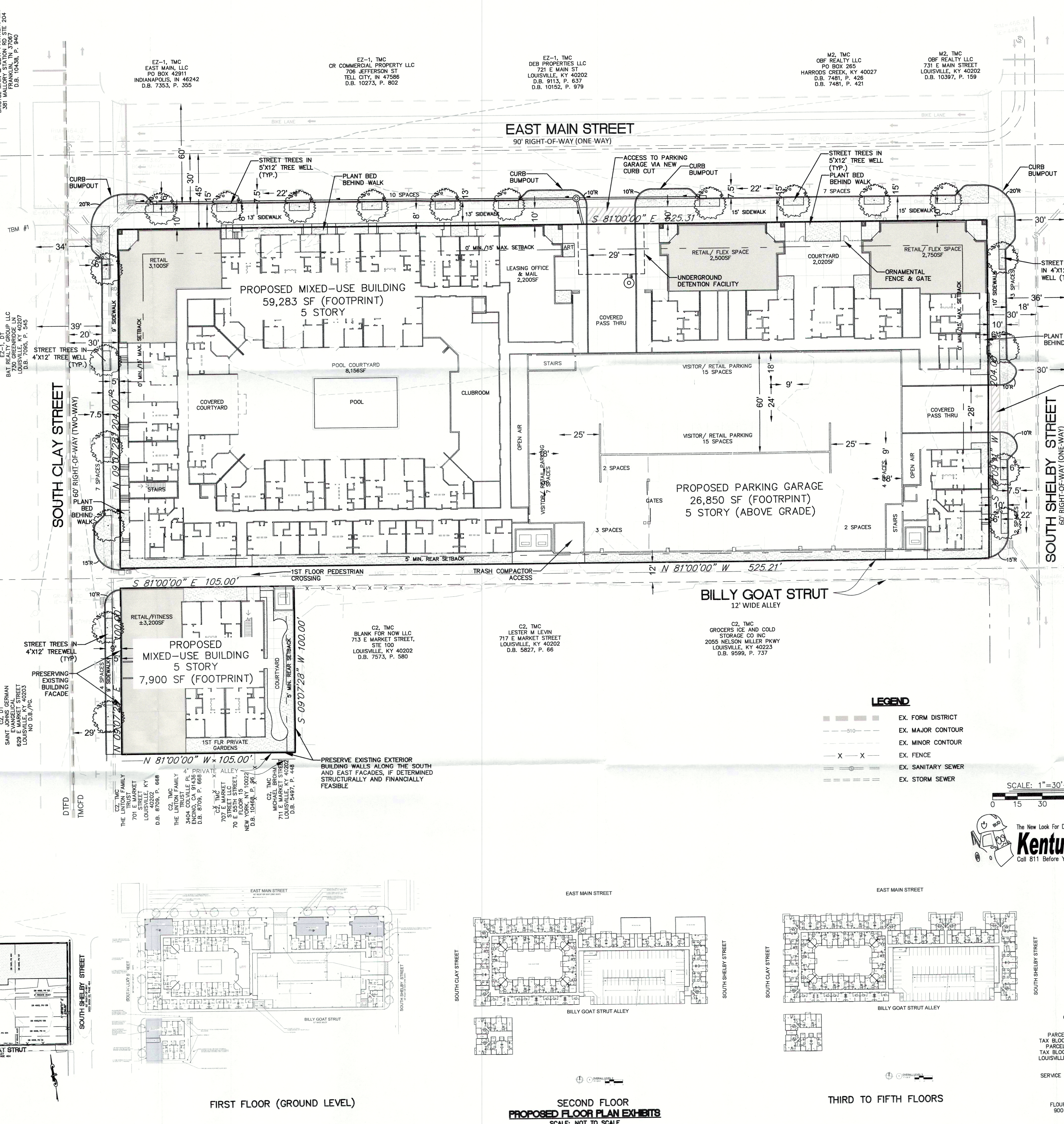
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

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

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 BY RECORD OR WITH CLOSE PROXIMITY OF THE PUBLIC UTILITY OF 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 ARE PROPERLY LOCATED UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

(KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123)



SITE DATA	NOT TO SCALE
TOTAL SITE AREA:	2.7 ACRES/ 117,643 SF
ZONING:	EZ-1/C2
FORM DISTRICT:	TRADITIONAL MARKETPLACE CORRIDOR
OVERLAY DISTRICT:	NULU
EXISTING USE:	INDUSTRIAL WAREHOUSE
PROPOSED USE:	RESIDENTIAL/COMMERCIAL

	<u>PARCEL 1 (67-1)</u>	<u>PARCEL 2 (62)</u>
SITE AREA:	2.5 AC/107,143 SF	.2 AC/10,500 SF
NEW FOOTPRINT AREA:	59,680 SF	7,900 SF
PARKING GARAGE FOOTPRINT:	26,950 SF	—
GROSS FLOOR AREA:		
RESIDENTIAL/RETAIL:	295,460 SF	36,137 SF
PARKING GARAGE:	148,110 SF	— SF
TOTAL DWELLING UNITS:	<u>276 UNITS</u>	
1 BEDROOM:	170 UNITS	10 UNITS
2 BEDROOM:	85 UNITS	11 UNITS
	<u>255 UNITS</u>	<u>21 UNITS</u>

DENSITY: 102 105
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.

MINIMUM PARKING REQUIRED 266 SPACES*

RETAIL: $1/250SF = 29$

RESIDENTIAL: $1.5/DU = 414$

MAXIMUM PARKING ALLOWED 867 SPACES
RETAIL: $1/125\text{SF} = 39$
RESIDENTIAL: $3/\text{DU} = 828$

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.
3. 20% - GREEN SITE DESIGN CRITERIA #1A & #7.

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

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

FRONT/SIDE YARD: 0-5' MIN/15' MAX
(CORNER LOTS MAY BE SETBACK 5')
SIDE YARD: 0
(5' IF ADJACENT RESIDENTIAL OR 6' IF ADJACENT BUILDING HAS WINDOW)
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."

NOT REQUIRED PER LDC THRESHOLD TABLE 5.2.4.

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

PRE 10 YR.: $(2.70/2.70)=100\%MP \sim C=0.95$ 13.72 cfs
 $0.95 \times 5.35 \times 2.70 = 13.72 \text{ cfs}$
 *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
 $0.95 \times 7.30 \times 2.70 = 18.72 \text{ cfs}$

CASE #: 16DEVPLAN1165
WM #: 11477

PARCEL 1: 700 EAST MAIN S
TAX BLOCK 017D, LOT 0144, SUB
PARCEL 2: 121 SOUTH CLAY I
TAX BLOCK 017D, LOT 0115, SUB
LOUISVILLE, JEFFERSON COUNTY, K

OWNER
SERVICE WELDING AND MACHINE COMPA
2125 W HIGHWAY 42
LA GRANGE, KY 40031

DEVELOPER
FLOURNOY DEVELOPMENT COMPANY
900 BROOKSTONE CENTRE PKWY
COLUMBUS, GA 31904

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THE HENRY CLAY (502) 584-5271



1	AGENCY COMMENTS	9/12/16
2	AGENCY COMMENTS	11/28/16
3	NRCD COMMENTS	2/6/17

700 E MAIN STREET DEVELOPMENT

7.

UPPER

VEI C

DEVELOPMENT

JOB NO.

SCALE: 1" = 1'

DATE: 08,
DRAWING NO:

CAT

CAI

CONCLUSIONS

SHEET 1 OF