

-DETENTION

Q10 (PRE): 19.47 CFS

Q10 / Q100 = 0.71

Q100(POST): 27.31 CFS

Vol 100 (POST): 80,721 CF

Req. STORAGE VOL = 0.2 * Vol 100 (POST) =

0.2 * 80,721 = 16,144 CF

ILA PROVIDED

VARIANCE AND WAIVER REQUESTED

ZONING & EXISTING OR-3 (RUBEL AVE.) & R-6 (ROGERS STREET).

DEVELOPER:

EDWARDS COMMUNITIES

DEVELOPMENT COMPANY

495 S. HIGH STREET

SUITE 150

COLUMBUS, OHIO 43215

5.0% SF

A VARIANCE FROM SECTION 5.5.1.A.2 REQUIRING BUILDINGS ON CORNER LOT TO BE BUILT TO R.O.W. LINE.

HEIGHT TO EXCEED THE MAX. ALLOWABLE OF 3 STORIES/45' AND ALLOW A MAX. OF 60'/4-STORIES.

A VARIANCE FROM SECTION 5.2.2, TABLE 5.2.2 OF THE LAND DEVELOPMENT CODE TO ALLOW THE BUILDING

A WAIVER FROM SECTION 10.2.4 TABLE 10.2.2 AND TABLE 10.2.3 LBA REQUIREMENTS BETWEEN PROPOSED C-2

926 SF

PIERS, VARIATION OF MATERIAL, ENTRANCES, STOREFRONT WINDOWS, AND OTHER ANIMATING FEATURES ALONG NO LESS THAN

25 COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

26 THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT

29 EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS

30 LOCATION OF UNDERGROUND DETENTION ACCESS TO BE DETERMINED DURING DESIGN DEVELOPMENT AND CD'S. UNDERGROUND

32 DEVELOPER TO COORDINATE WITH METRO PUBLIC WORKS DURING CONSTRUCTION PLAN APPROVAL TO REMOVE AND RESTORE ALL

27 UNDERGROUND DETENTION BASINS MUST MEET ALL THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.

MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

28 SITE SHALL LIMIT THE 100-YEAR POST-DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE.

75 PERCENT OF THEIR LENGTH

EXISTING CURB CUTS AS NECESSARY.

AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

ACCESS LOCATION AND DESIGN TO BE COORDINATED WITH MSD.

31 ALL SIDEWALKS NEED TO MEET ADA MAX. CROSS SLOPE OF 2%.

-GREEN INFRASTRUCTURE

SITE IMPERVIOUS: 95%

UNDERGROUND UNITS

RE (WQV): 0.60 INCH

DISTURBED SITE AREA: 3.69 AC

WQV: $(\frac{1}{12})(0.60)[0.05+0.009(95\%)](3.69*43,560)=7273$ CF

UTILIZE UNDERGROUND DETENTION PIPING SUPPLEMENTED WITH

PLANTERS, OVER SIZING OF PROPOSED SYSTEM, OR PROPRIETARY

G S & P

Design Services For The Built

Environment

Atlanta Birmingham Cincinnati Columbus Dallas Fort Lauderdale Jackson Jacksonville Knoxville

> Louisville Memphis Nashville Richmond Tampa

GRESHAM SMITH AND PARTNERS

101 South Fifth Street Suite 1400 Louisville, KY 40202 502.627.8900

WWW.GSPNET.COM

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Revision Date Description **CATEGORY 3 - DETAILED DISTRICT** DEVELOPMENT PLAN

DEC 2 1 2015 10 Chimining or DESIGN SERVICES

RECEIVE

PROJECT: 41213.00 DATE: NOVEMBER 30, 2015 15 PONE 1068