GENERAL NOTES

1) SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DETAILS.

2) ALL HANDICAP SITE 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 GOAT 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 FORMAN WQTC.

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.

EPSC NOTES

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.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

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.
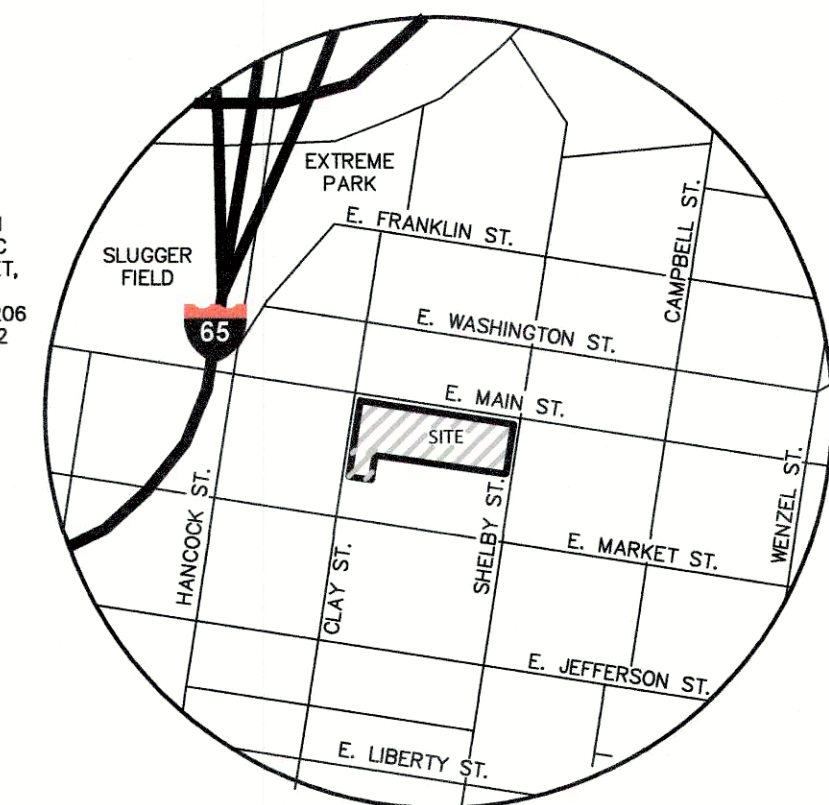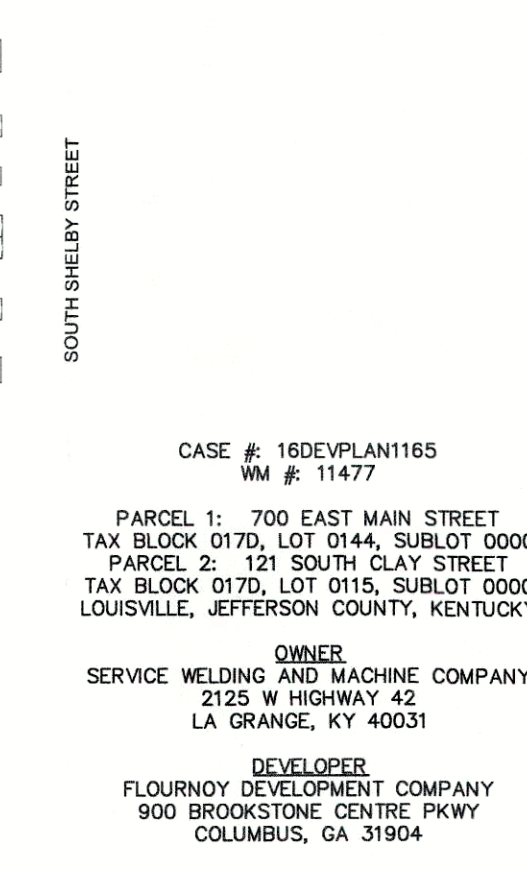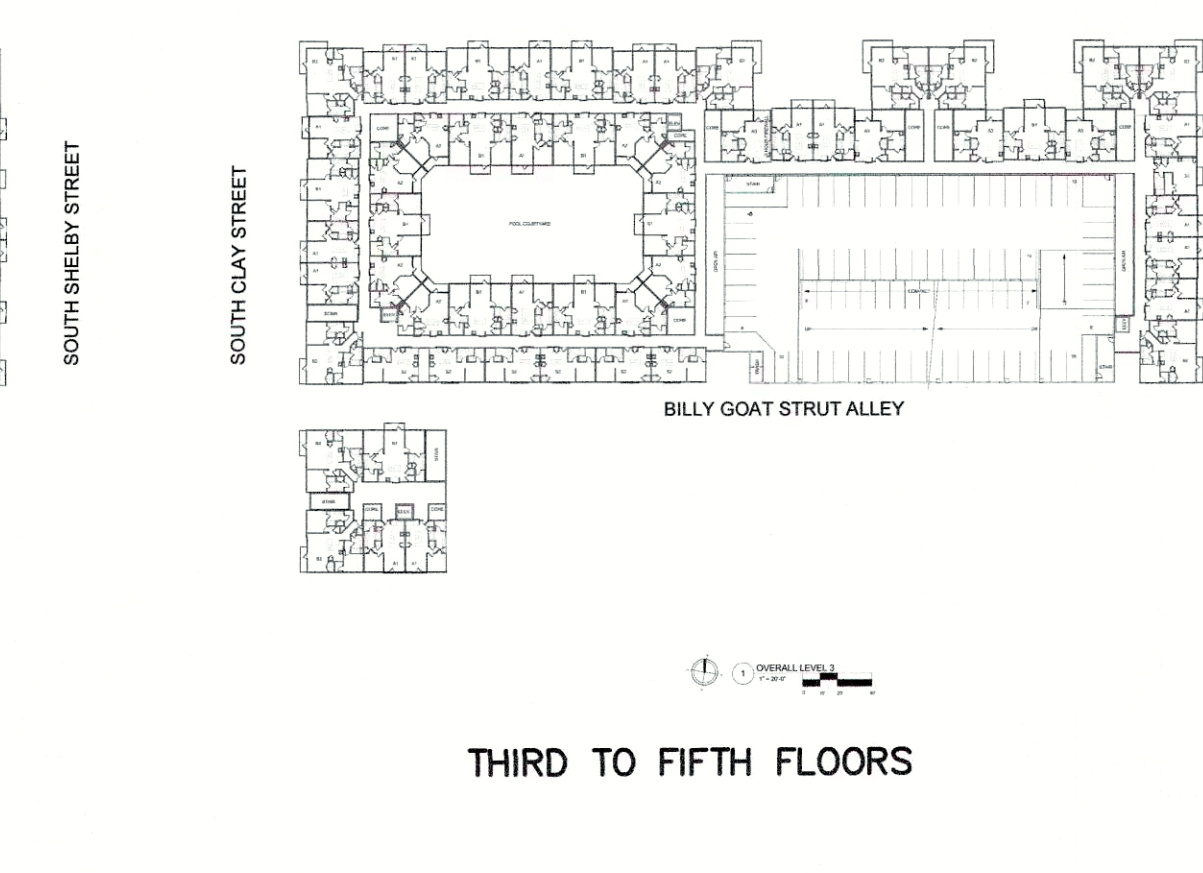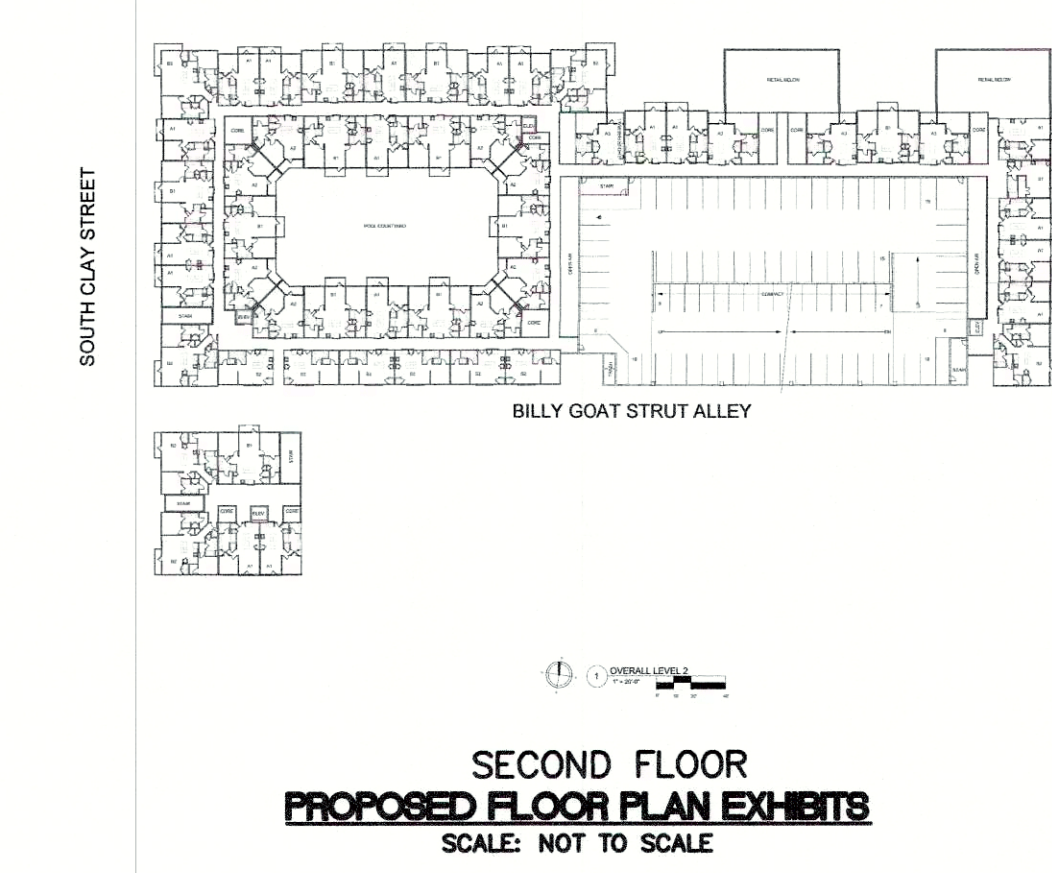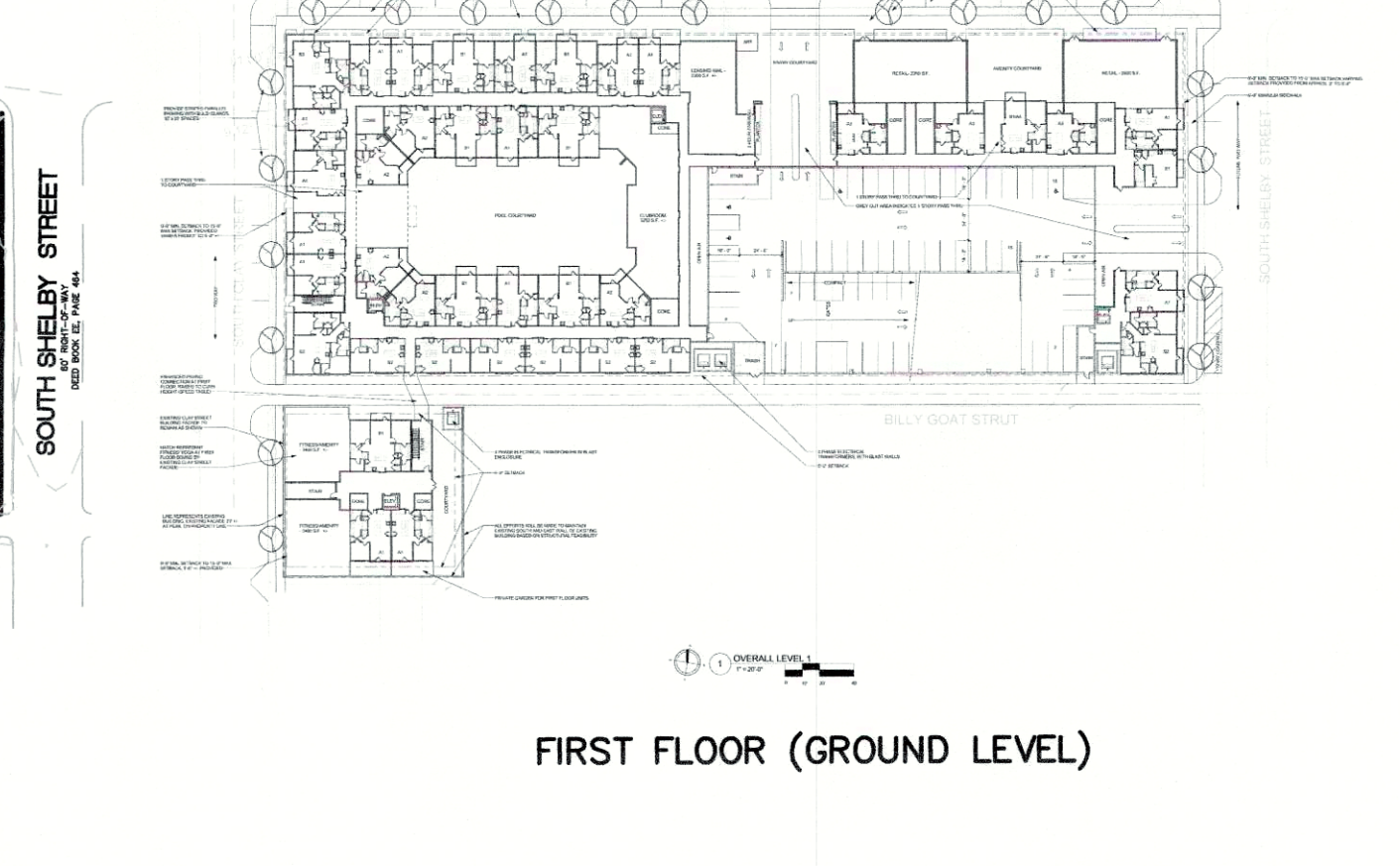
WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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

EPSC CONCEPT PLAN

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.

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN ON THIS DOCUMENT HAVE NOT BEEN PRECISELY LOCATED BY EXCAVATION METHODS. SUB-SURFACE UTILITIES HAVE BEEN MAPPED FROM EXISTING SURFACE FEATURES AND INFORMATION FROM EXISTING PUBLIC RECORD DRAWINGS. FEATURES NOT IDENTIFIABLE UPON THE GROUND OR WITHIN CLOSE PROXIMITY OF THE PUBLIC UTILITY OF RECORD ARE NOT TO BE CONSIDERED ACCURATE FOR CONSTRUCTION PURPOSES, EVEN THOUGH THEIR POSITIONS MAY BE SHOWN CLOSELY UPON THE MAP. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

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

East Main Street / Site Plan Labels

EAST MAIN STREET — 90' RIGHT-OF-WAY (ONE-WAY)

PROPOSED MIXED-USE BUILDING
59,283 SF (FOOTPRINT)
5 STORY

POOL COURTYARD 8,156 SF
COVERED COURTYARD
POOL
CLUBROOM
STAIRS

LEASING OFFICE & MAIL
RETAIL 2,350 SF
COURTYARD 2,020 SF
RETAIL 2,500 SF
COVERED PASS THRU
UNDERGROUND DETENTION FACILITY
ORNAMENTAL FENCE & GATE

PROPOSED PARKING GARAGE
26,850 SF (FOOTPRINT)
5 STORY (ABOVE GRADE)

VISITOR/RETAIL PARKING 15 SPACES
VISITOR/RETAIL PARKING 7 SPACES
OPEN AIR
GATES

SOUTH CLAY STREET — 60' RIGHT-OF-WAY (TWO-WAY)
SOUTH SHELBY STREET — 60' RIGHT-OF-WAY (ONE-WAY)

BILLY GOAT STRUT — 12' WIDE ALLEY

PROPOSED MIXED-USE BUILDING
5 STORY
7,894 SF (FOOTPRINT)
FITNESS AMENITY 3,400 SF
PRESERVING EXISTING BUILDING FACADE
1ST FLR PRIVATE GARDENS

LOCATION MAP
NOT TO SCALE

SITE DATA

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

	PARCEL 1 (EZ-1)	PARCEL 2 (C2)
SITE AREA:	2.5 AC/107,143 SF	.2 AC/10,500 SF
NEW FOOTPRINT AREA:	59,283 SF	7,894 SF
PARKING GARAGE FOOTPRINT:	26,850 SF	

GROSS FLOOR AREA:
	PARCEL 1	PARCEL 2
RESIDENTIAL/RETAIL:	291,565 SF	36,137 SF
PARKING GARAGE:	134,250 SF	SF

TOTAL DWELLING UNITS: 276 UNITS
1 BEDROOM	169 UNITS	15 UNITS
2 BEDROOM	79 UNITS	13 UNITS
	248 UNITS	28 UNITS

DENSITY:
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.

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED: 260 SPACES*
RETAIL: 1/250SF = 19
RESIDENTIAL: 1.5/DU = 414

MAXIMUM PARKING ALLOWED: 867 SPACES
RETAIL: 1/125SF = 39
RESIDENTIAL: 3/DU = 828

PROPOSED PARKING: 459 SPACES
ON-STREET: 29 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.
3. 10% — A MIXED USE BUILDING WITH OVER 25% DEDICATED TO RESIDENTIAL.
9. 20% — GREEN SITE DESIGN CRITERIA #1A & #7.

BICYCLE PARKING CALCULATIONS

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

TREE CANOPY CALCULATIONS

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

LOT STANDARDS

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: 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."

OPEN SPACE CALCULATIONS

NOT REQUIRED PER LDC THRESHOLD TABLE 5.2.4.

RUNOFF CALCULATIONS

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

PRE 10 YR: (2.70/2.70)=100%IMP-C=0.95   13.72 cfs
0.95x5.35x2.70=13.72cfs
*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%IMP-C=0.95   18.72 cfs
0.95x7.30x2.70=18.72cfs

Lower bottom labels

CASE #: 16DEVPLAN1165
WM #: 11477

PARCEL 1: 700 EAST MAIN STREET
TAX BLOCK 017D, LOT 0144, SUBLOT 0000
PARCEL 2: 121 SOUTH CLAY STREET
TAX BLOCK 017D, LOT 0115, SUBLOT 0000
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY

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

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

SCALE: 1"=30'-0"
0 15 30 60

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LEGEND

— · — · —	EX. FORM DISTRICT
—510—	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR
—X—X—	EX. FENCE
	EX. SANITARY SEWER
	EX. STORM SEWER

FIRST FLOOR (GROUND LEVEL)

SECOND FLOOR
PROPOSED FLOOR PLAN EXHIBITS
SCALE: NOT TO SCALE

THIRD TO FIFTH FLOORS

EAST MAIN STREET
BILLY GOAT STRUT ALLEY
SOUTH CLAY STREET
SOUTH SHELBY STREET

EXISTING CONDITIONS EXHIBIT
SCALE: NOT TO SCALE

Parcel 1
Parcel 2
BILLY GOAT STRUT

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202
(502) 584 - 6271
THE HENRY CLAY

SHEET TITLE: CATEGORY 3 DEVELOPMENT PLAN
PROJECT TITLE: 700 E MAIN STREET DEVELOPMENT
DEVELOPER: FLOURNOY DEVELOPMENT COMPANY
900 BROOKSTONE CENTRE PKWY
COLUMBUS, GA 31904

JOB NO.: 2976
SCALE: 1"=30'
DATE: 08/15/16
DRAWING NO: CAT 3
SHEET 1 OF 1