

## GENERAL NOTES

- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- ALL SIDEWALKS SHOWN SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS OTHERWISE NOTED.
- CONCRETE WALKS AND PAVING ARE TO HAVE LIGHT BROOM FINISH.
- SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE GRASS IS ESTABLISHED.
- CONSTRUCTION STAKING SHALL BE DONE BY CONTRACTOR.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 2111100026E, DECEMBER 5, 2006)
- 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.
- MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- A TRASH COMPACTOR WILL BE ACCESSIBLE FROM BILLY GOAT STRUT ALLEY AND WILL BE SCREENED FROM VIEW BY A ROLL UP OR HINGED DOOR.
- SIDEWALK WILL BE REPLACED ALONG ALL STREET FRONTS WITH HISTORIC MIX AND SHALL MEET ADA REQUIREMENTS.
- CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
- 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.
- 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.
- MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. SEWAGE FROM THIS DEVELOPMENT TO BE TREATED AT THE MORRIS FORMAN WQTC.
- NO BASEMENT GRAVITY SEWER SERVICE WILL BE PERMITTED.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- 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 SEED, MULCH, AND ADEQUATELY COVERED THROUGHOUT 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 DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

## EPSC CONCEPT PLAN

- INSTALL INLET PROTECTION FOR ALL SURROUNDING CURB INLETS.
- INSTALL CONSTRUCTION ENTRANCE.
- DEMOLISH SIDEWALK AS NECESSARY TO INSTALL SILT FENCE AT BACK OF CURB.
- 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 APPARENT 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 SCALED 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)

EZ-1, TMC  
800 EAST MAIN LLC  
700 E. MAIN STREET  
LOUISVILLE, KY 40202  
D.B. 7353, P. 365

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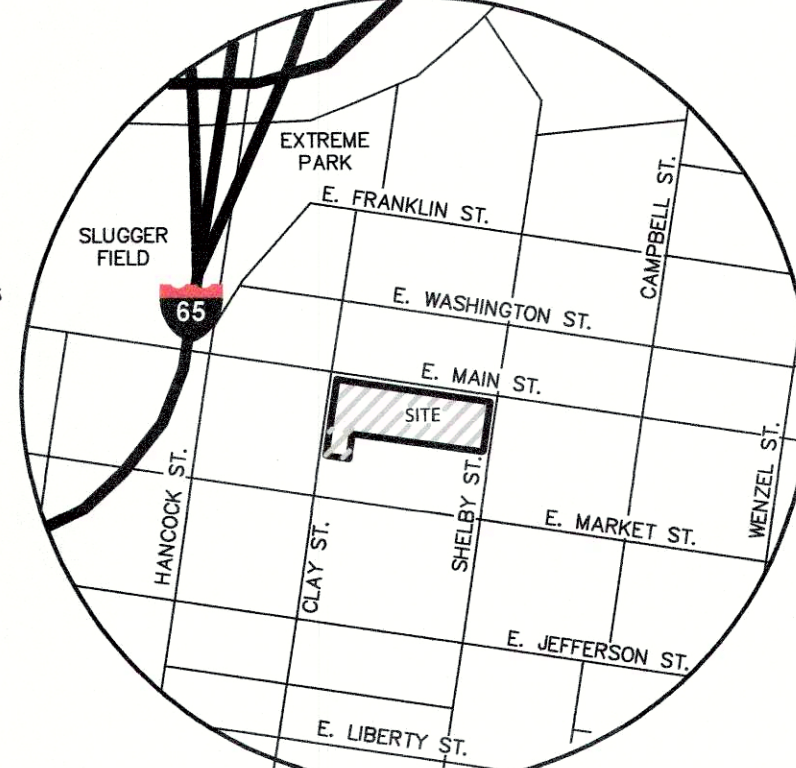
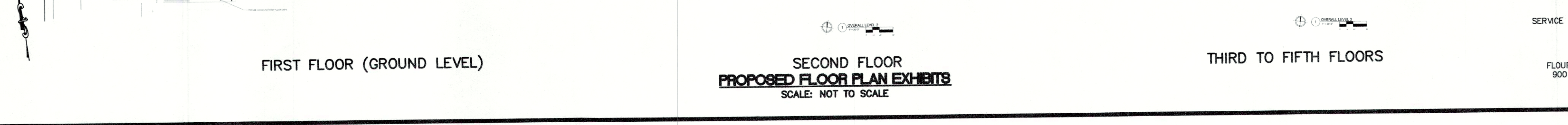
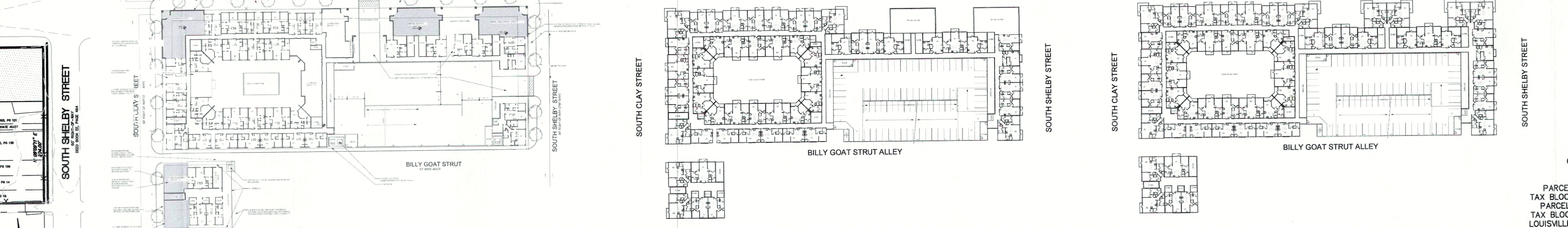
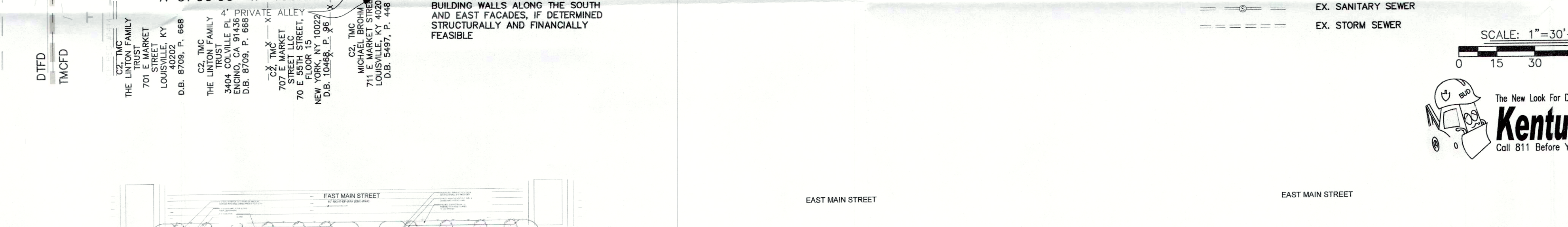
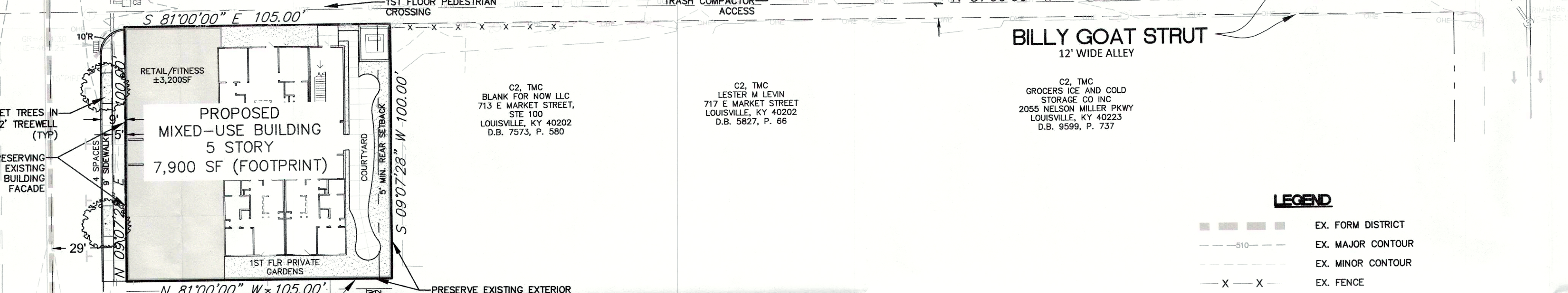
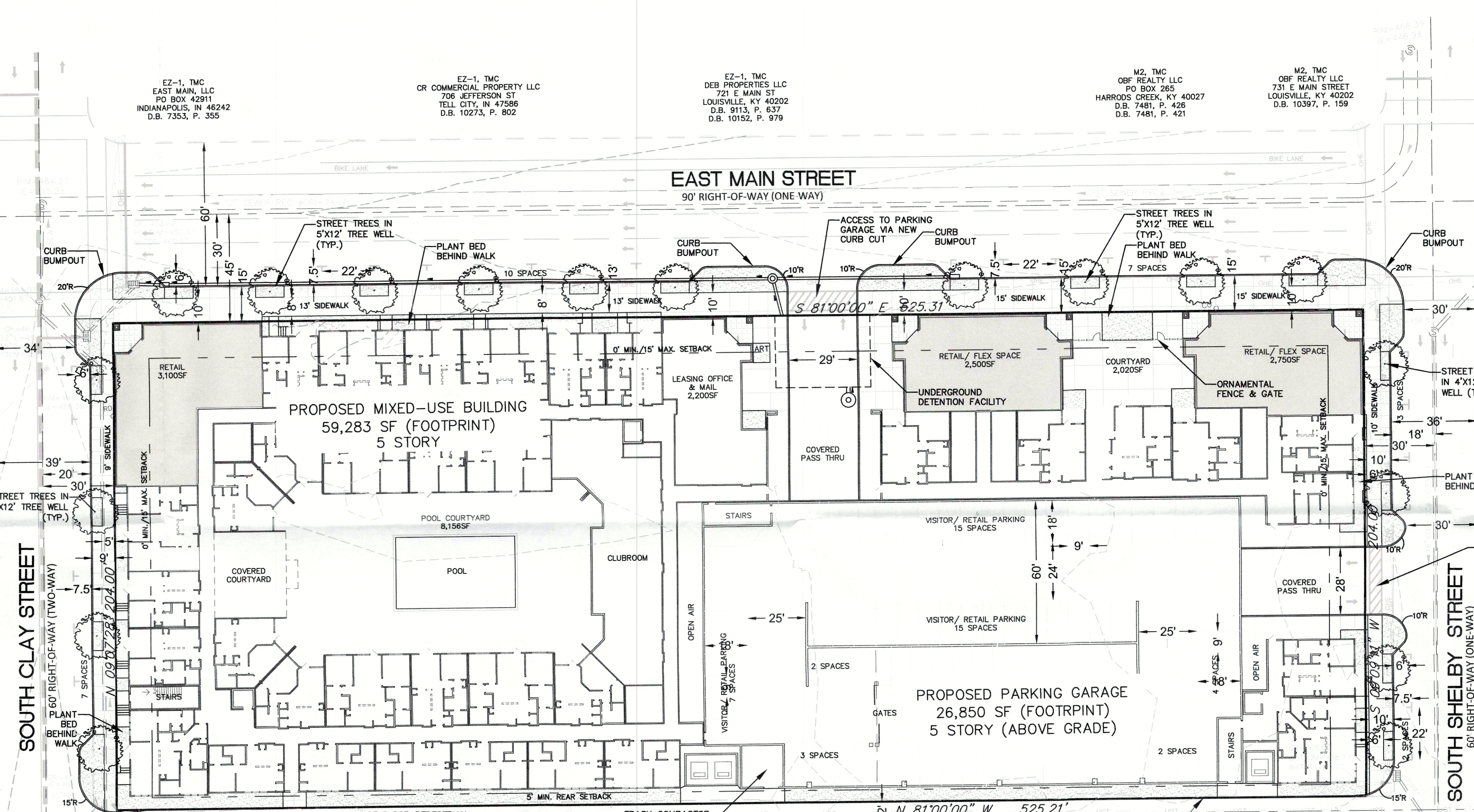
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## LOCATION MAP

NOT TO SCALE

2.7 ACRES/ 117,643 SF

FORM DISTRICT: TRADITIONAL MARKETPLACE CORRIDOR

OVERLAY DISTRICT: NULU

EXISTING USE: INDUSTRIAL WAREHOUSE

PROPOSED USE: RESIDENTIAL/COMMERCIAL

PARCEL 1 (EZ-1) 2.5 AC/107,143 SF

PARCEL 2 (CZ) 2 AC/10,500 SF

NEW FOOTPRINT AREA: 59,660 SF

PARKING GARAGE FOOTPRINT: 26,950 SF

GROSS FLOOR AREA: 295,460 SF

PARKING GARAGE: 148,110 SF

TOTAL DWELLING UNITS: 276 UNITS

1 BEDROOM: 170 UNITS

2 BEDROOM: 85 UNITS

255 UNITS

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 UNITS COULD BE CONVERTED INTO RETAIL UNITS 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

RETAIL: 1/250SF = 29

RESIDENTIAL: 1.5/DU = 414

MAXIMUM PARKING ALLOWED

RETAIL: 1/125SF = 39

RESIDENTIAL: 3/DU = 828

PROPOSED PARKING

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.

9. 20% - GREEN SITE DESIGN CRITERIA #1A & #7.

463 SPACES

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 101.4.8.2.a. & b.

LOT STANDARDS

FRONT/SIDE YARD: 0-5' MIN/15' MAX

(CORNER LOTS MAY BE SETBACK 5')

REAR YARD: 5'

(5' IF ADJACENT RESIDENTIAL OR 6' IF ADJACENT BUILDING HAS WINDOW)

BUILDING HT: 50' OR 4 STORIES

\*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%MP=C=0.95

0.95x5.35x2.70=13.72cfs

\*POST-DEVELOPED 100-YEAR RATE OF RUNOFF SHALL BE EQUAL TO AT OR BELOW THE PRE-DEVELOPED 10-YEAR RATE.

POST 100 YR.: (2.70/2.70)=100%MP=C=0.95

0.95x7.30x2.70=18.72cfs

18.72 cfs

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

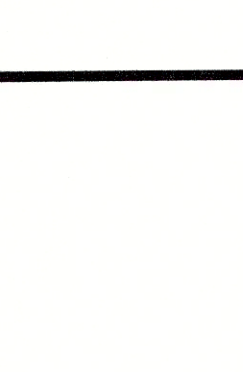
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PLANNING &

DESIGN SERVICES

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



DATE	REVISION	NO.	DESCRIPTION
8/12/10	1	1	ADDED COMMENTS
11/29/10	2	2	ADDED COMMENTS
2/6/11	3	3	ADDED COMMENTS

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8/12/10	1	1	ADDED COMMENTS
11/29/10	2	2	ADDED COMMENTS
2/6/11	3	3	ADDED COMMENTS

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:	08/15/10
DRAWING NO:	CAT 3
SHEET 1 OF 1	