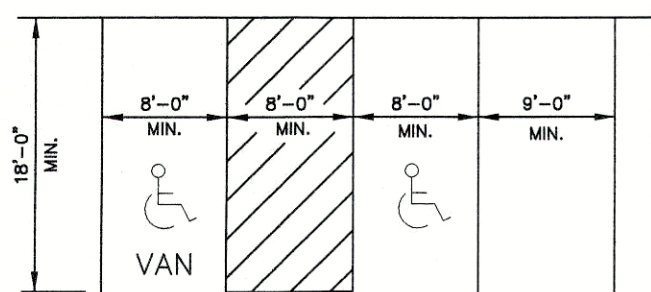
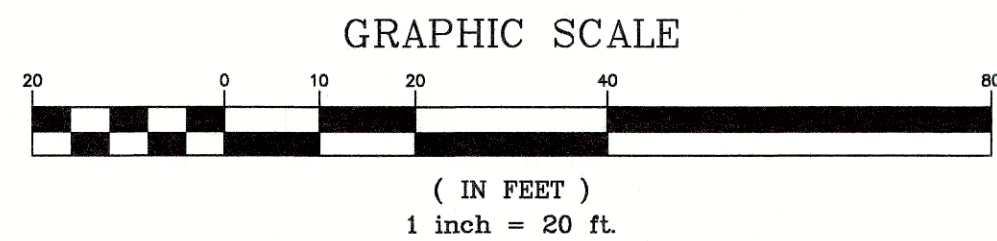


LEGEND

- CB Catch Basin  
⊕ Fire Hydrant  
⊗ Gas Valve  
⊗ Water Valve  
⊙ WM Water Meter  
► Guy Anchor  
⊙ Guy Pole  
⊕ Power Pole  
⊕ Sanitary Sewer Manhole  
⊕ Telecomm. Manhole  
— FOT — Underground Fiber Optic Telecom. Line  
— 2" G — Underground Gas Line  
— 12" W — Underground Water Line  
— OHE — Overhead Electric Line



TYPICAL PARKING SPACE LAYOUT  
NO SCALE



OWNER:  
E MAIN INSPIRED, LLC  
1205 EAST WASHINGTON ST. STE 115  
LOUISVILLE, KY 40206  
COUNCIL DISTRICT - 4  
FIRE PROTECTION DISTRICT - LOUISVILLE #2

SITE ADDRESS:  
900, 906, 914 EAST MAIN STREET  
115 S CAMPBELL STREET  
TAX BLOCK 017E, LOT 0182, 0183,  
0184, 0185, 0186, 0187,  
D.B. 10872 PG. 0279

MAY 04 2017  
DESIGN SERVICES  
RELATED CASE: 9-23-06  
MSD WM #9232

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

MOBILE MEDTEK

DEVELOPER  
MOBILEMEDTEK  
1205 EAST WASHINGTON ST. STE 115  
LOUISVILLE, KY 40206

JOB NO.  
16209

SHEET  
1  
OF 1

LD&D

LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
500 WARREN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40202  
PHONE: 502.444.9974 FAX: 502.444.9974  
WEB SITE: WWW.LD&D-KY.COM

PROJECT DATA

FILE NAME: 16209-DDP  
DATE: 5/4/17  
SCALE: AS SHOWN  
DRAWN BY: JH  
CHECKED BY: AEP

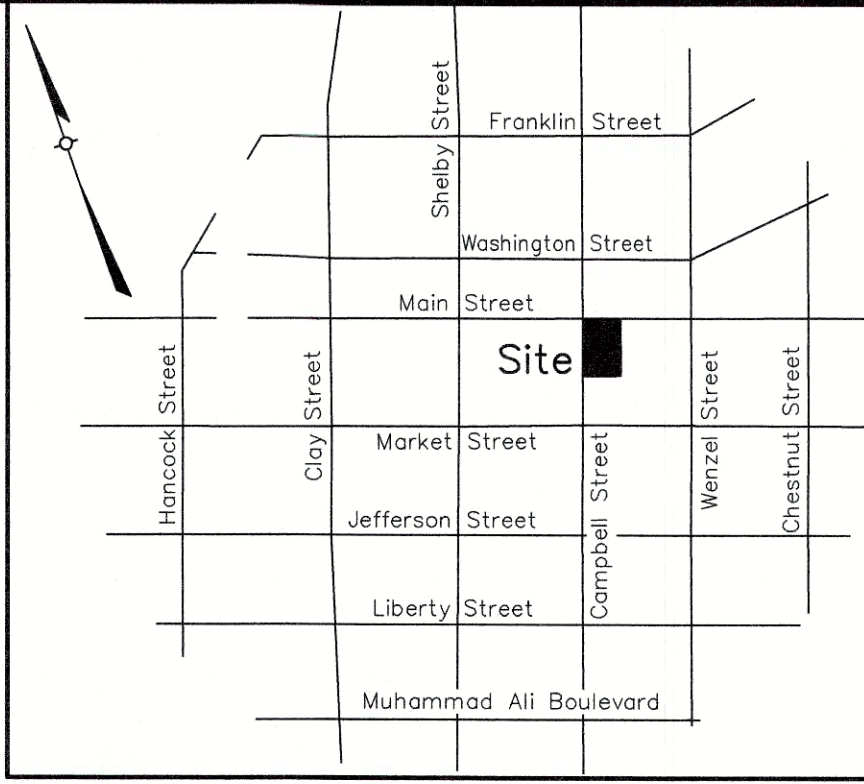
REVISIONS

DESCRIPTION

DATE

NO.

PROFESSIONAL SEAL



LOCATION MAP  
NOT TO SCALE

WAIVER REQUESTED

1. A WAIVER IS REQUESTED FROM THE LOUISVILLE LAND DEVELOPMENT CODE CHAPTER 9 TABLE 9.1.2A TO PROVIDE LESS PARKING SPACES THAN ARE REQUIRED.

PROJECT DATA

TOTAL SITE AREA	= 0.61± Ac. (26,396 SF)
ALLEY R/W DEDICATION AREA	= 0.02± Ac. (1,078 SF)
NET SITE AREA	= 0.59± Ac. (25,318 SF)
EXISTING ZONING	= CM (NULL OVERLAY DISTRICT)
FORM DISTRICT	= TRADITIONAL MARKETPLACE CORRIDOR
EXISTING USE	= VACANT PAINT MANUFACTURER
PROPOSED USE	
FIRST FLOOR USES	
RESTAURANT	= 3,000 SF
RETAIL	= 3,300 SF
OFFICE	= 4,720 SF
SECOND FLOOR USE	
OFFICE	= 8,870 SF
THIRD FLOOR USE	
OFFICE	= 8,870 SF
TOTAL OFFICE AREA	= 22,460 SF
TOTAL RETAIL AREA	= 3,300 SF
TOTAL RESTAURANT AREA	= 3,000 SF
TOTAL BUILDING AREA	= 28,760 SF
F.A.R.	= 1.14 (5.0 MAX. ALLOWED)
EXISTING BUILDING HEIGHT	= 1 & 3-STORY (4-STORY 50' MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
OFFICE	
22,460 SF/500 SF MIN.	= 45 SP
22,460 SF/200 SF MAX.	= 112 SP
RESTAURANT	
3,000 SF/250 SF MIN.	= 12 SP
3,000 SF/125 SF MIN.	= 24 SP
RETAIL	
3,300 SF/500 SF MIN.	= 7 SP
3,300 SF/150 SF MAX.	= 22 SP
TOTAL PARKING REQUIRED	= 64 SP 158 SP
- 10% TARC CREDIT	
- 20% GREEN DEVELOPMENT APPENDIX 5A	
TOTAL PARKING REQUIRED WITH REDUCTIONS	= 45 SP 158 SP
PARKING PROVIDED	
EXISTING ON-STREET PARKING	= 11 SPACES
PROPOSED ON-SITE PARKING	= 30 SPACES
TOTAL PARKING PROVIDED	= 44 SPACES
(2 HC SP INCLUDED)	
EXISTING VEHICULAR USE AREA	= 11,700 SF
PROPOSED VEHICULAR USE AREA	= 3,500 SF (IN AREA OF DEMOLISHED BUILDING)
TOTAL VEHICULAR USE AREA	= 15,200 SF
INTERIOR LANDSCAPE AREA REQUIRED (5%)	= 760 SF
INTERIOR LANDSCAPE AREA PROVIDED	= (WAIVER REQUESTED)
EXISTING IMPERVIOUS	= 26,396 SF
PROPOSED IMPERVIOUS	= 26,396 SF (0% INCREASE/DECREASE)

GENERAL NOTES:

- Tree Canopy is not required by Section 10.1.2.B.3 of the Louisville Metro Land Development Code because there is no increase in building area or impervious area.
- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- A 20% parking reduction will be provided by meeting Appendix 5A Green Building Design Criteria Items 5 & 6 of the Louisville Metro Land Development Code.

MSD NOTES:

- Existing Sanitary sewer service to remain.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0026 E dated December 5, 2006.
- Drainage pattern depicted by arrows (==>) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- A Downstream Facilities Capacity Request will be submitted to MSD.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
- Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.

EROSION PREVENTION AND SEDIMENT CONTROL 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 approval 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.
- Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
- Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil 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 fence.
- 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. All storm drainage shall conform to MSD standard specifications.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

RECEIVED