

1. A WAIVER OF LDC 5.2.1.C.2 TO ALLOW THE PROPOSED BUILDING ALONG THE STREET WALL TO BE LESS THAN

0.347 AC (15,120 SF) EXISTING IMPERVIOUS AREA: 0.298 AC (12,996 SF) PROPOSED IMPERVIOUS AREA: 0.314 AC (13,704 SF) 0.125 ACS

1. CALCULATIONS BASED ON THE AREA EXCLUDING EXISTING CHURCH ROOF AREA THAT DOES NOT DRAIN TO

COURTYARD AREA. (0.18ACS)
2. POST DEVELOPED 100-YR RUNOFF RATE TO BE DETAINED

I MARKET ST NANNY GOAT STRUT

LOCATION MAP

SITE DATA

DOWNTOWN VACANT CHURCH RESTAURANT 0.347 ACS (15,120SF) 7,981 S 23,000 SF 8,871 SI 24,850 SF ±67'

YARD REQUIREMENTS

MINIMUM: MAXIMUM: SIDE YARD: REAR YARD: MAX. BLDG. HEIGHT AT STREET:

FORM DISTRICT:

EXISTING USE:

PROPOSED USE:

GROSS SITE AREA: EX. BUILDING FOOTPRINT

EX. GROSS BUILDING AREA:

PR. GROSS BUILDING AREA:

PR. BUILDING FOOTPRINT:

EX. BUILDING HEIGHT:

PR. BUILDING HEIGHT:

N/A

PARKING SUMMARY

MIN. PARKING REQUIRED: MAX. PARKING ALLOWED: (NO PARKING REQUIREMENTS IN DOWNTOWN FORM DISTRICT.) TOTAL PROVIDED PARKING: OFF-STREET PARKING = 0 ON-STREET PARKING = 7

BICYCLE PARKING CALCULATION

LONG TERM PARKING REQUIRED: 2 SPACES (2 OR 1 PER 50,000SF) SHORT TERM PARKING REQUIRED: 4 SPACES (4 OR 1 PER 50 SEATS) LONG TERM PARKING PROVIDED IN BUILDING VIA WALL RACK BY CYCLE-SAFE INC. MODEL 17502. WWW.CYCLESAFE OR APPROVED EQUAL. SHORT TERM PARKING PROVIDED BY A 4 BIKE INVERTED 'U' BIKE RACK BY PARK-I.

LDC CHAPTER 10 REQUIREMENTS

THIS SITE DOES NOT MEET THE THRESHOLD FOR COMPLIANCE WITH LDC CHAPTER 10.1 OR 10.2 BECAUSE THE INCREASE IN BUILDING FOOTPRINT, VUA AND IMPERVIOUS AREA IS LESS THAN 20%.

GENERAL NOTES

- 1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- 2. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0026E, DECEMBER 5, 2006)
- 3. DRAINAGE / STORM WATER DETENTION: STORMWATER DESIGN IS FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 4. SANITARY SEWER SERVICE: THE PROJECT INTENDS TO UTILIZE EXISTING PROPERTY SERVICE CONNECTION ALONG HANCOCK STREET.
- 5. COMPATIBLE UTILITIES SHALL BE PLACE IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- 6. KTC APPROVAL WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL. 7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM
- REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES. 8. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND 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. CONSTRUCTION PLANS, BOND & KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- 11. KYTC APPROVAL REQUIRED FOR THE DRAINAGE PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 12. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- 13. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 14. THE SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR POST DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE
- MSD DESIGN MANUAL. 15. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE
- INSPECTED PRIOR TO FINAL BOND RELEASE. 16. ALL SIGNAGE WILL CONFORM WITH LDC CHAPTER 8 REQUIREMENTS AND
- WILL ACQUIRE THE PROPER PERMITS. 17. THE DEVELOPER / OWNER (OR DESIGNEE) SHALL MAINTAIN KEEP THE
- TARC BUS STOP CLEAN ON A DAILY OR AS NEEDED BASIS.
- 18. A 1-HR FIRE RATING IS NEEDED WHEN AN EXTERIOR WALL IS LESS THAN 5' FROM PROPERTY LINE.

HECEIVED

FEB 27 2019 PLANNING & **DESIGN SERVICES**

CASE #S 19DEVPLAN1000 & 18COA1291 WM # 11910 TAX BLOCK 17D, LOT 27 D.B. 11088/ PG. 183

NO SCALE

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JOB NO. SCALE: 1/2/19

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