

**LAND DEVELOPMENT CODE (LDC) GENERAL NOTES:**

- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C0026 F DATED DECEMBER 5, 2006.
- DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
- ALL SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF CHAPTER 8. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER CHAPTER 10.
- LOT PROPERTY LINES ARE LOCATED VIA ALTA SURVEY.
- LONG-TERM BICYCLE PARKING SPACES WILL BE LOCATED (INTERIOR TO THE BUILDING) (AS SHOWN ON THE PLAN).
- A KARST SURVEY IS NOT REQUIRED PER CHAPTER 4.9.
- THE DEVELOPMENT LIES WITHIN THE CITY OF LOUISVILLE FIRE DISTRICT.
- STREET TREES TO BE PROVIDED ACCORDING TO LAND DEVELOPMENT CODE SECTION 10.2.8. FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN.

**METRO PUBLIC WORKS (MPW) AND KENTUCKY TRANSPORTATION CABINET (KYTC) NOTES:**

- TRANSPORTATION PLANNING APPROVAL IS REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY PRIOR TO CONSTRUCTION APPROVAL.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- ALL NEW SIDEWALKS SHALL BE BUILT TO ADA CURRENT STANDARDS.
- KYTC WILL NOT PERMIT AN INCREASE IN SURFACE DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY. DRAINAGE CALCULATIONS WILL BE REQUIRED FOR ALL DRAINAGE TO THE RIGHT OF WAY.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL SIDEWALKS ARE A MINIMUM OF 5' WIDE. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%.
- THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- THERE SHALL BE NO PARKING NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT OF WAY.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.

**DESIGN OF ACCESS TO STATE HIGHWAYS SHALL COMPLY WITH KYTC STANDARD DRAWING. ENTRANCE WIDTHS WILL BE LIMITED TO 36FT MAXIMUMS.**

**MSD/EPC/UTILITY NOTES:**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- THE APPROVED EROSION PREVENTION AND SETTLEMENT CONTROL (EPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPC/BMPS 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.
- 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 NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- 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.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- ALL FOOD SERVICE BUSINESSES MUST HAVE INDIVIDUAL CONNECTION PER MSD'S FATS, OIL AND GREASE POLICY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.

**HEALTH DEPARTMENT NOTES:**

- 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.
- MOSQUITO CONTROL WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.

**COUNTY METRO ORDINANCES:**

- EACH PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER.
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER.
- POOL & SPA EQUIPMENT ROOM MUST BE SUBMITTED TO THE HEALTH DEPARTMENT FOR SEPARATE APPROVALS.

**WAIVERS AND VARIANCES REQUESTED**

- A VARIANCE IS BEING REQUESTED OF LDC 5.7.1.B.1 TO EXCEED MAXIMUM BUILDING HEIGHT OF 45 FT. BY 25 FEET (70 FT. BUILDING HEIGHT).
- A VARIANCE IS BEING REQUESTED OF LDC 5.7.1.B.2 TO ALLOW AN ENCROACHMENT OF UP TO 10' INTO THE 15 FT REAR-YARD SET-BACK.
- A WAIVER IS BEING REQUESTED TO ALLOW AN ENCROACHMENT OF UP TO 10' INTO THE 15 FT. LANDSCAPE BUFFER AREA ALONG PROPERTY LINE ADJOINING ZONED PROPERTIES (LDC TABLE 10.2.3).
- A WAIVER IS BEING REQUESTED FROM CHAPTER 10.2.4 TO ALLOW FOR A UTILITY ENCROACHMENT INTO MORE THAN 50% OF THE LANDSCAPE BUFFER AREA ALONG THE REAR PROPERTY LINE.

**WATER QUANTITY CALCULATIONS**

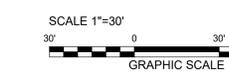
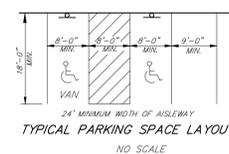
DETENTION REQUIRED = YES  
(PER MSD DESIGN MANUAL 10.3.1.2)  
Qpre100 = 5.49 CFS  
Qpost100 (UNDETAINED) = 7.65 CFS  
VOLpost100 = 22,295 CF  
QpreQpost = 5.49/7.65 = 0.72. USE 0.20 FROM CHART  
PRELIM. REQ. STORAGE = 0.20 \* VOLpost100  
= 0.20 \* 22,295 CF  
= 4,459 CF

**WATER QUALITY CALCULATIONS**

WQ#1:  
WQ = CIA  
= 0.97 \* 0.5 INHR \* 1.043 AC  
= 0.51 CFS

**LEGEND**

- SAN = EXISTING SANITARY
- G = EXISTING GAS
- W = EXISTING WATER
- OH-E = EXISTING OVERHEAD ELECTRIC
- UG-E = EXISTING UNDERGROUND ELECTRIC
- 950 = EXISTING CONTOURS
- = SETBACKS / LBA
- - - = PROPERTY LINE
- - - = OLD PARCEL LINE
- - - = CONCEPTUAL DRAINAGE PATTERN (SURFACE)
- = TRAFFIC DIRECTION



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**SITE DATA ADDRESS:** 835 E. MAIN STREET LOUISVILLE, KY 40206

**OWNER/DEVELOPER:** NULU EAST MAIN LLC 10902 TIMBERWOOD CR STE 13 LOUISVILLE, KY 40223

**TAX ID: DB:** 019F00370000 11432, PG 123

**FORM DISTRICT:** TRADITIONAL MARKETPLACE CORRIDOR

**ZONING:** CM COMMERCIAL

**SPECIAL ZONING:** MANUFACTURING ENTERPRISE

**HISTORIC PRESERVATION:** BUTCHERTOWN

**SETBACKS:**  
FRONT YARD: 0 FT (TN TABLE 5.2.2)  
SIDE YARD: 10 FT MIN (NEXT TO R6)  
STREET SIDE YARD: 0 FT (TN TABLE 5.2.2)  
REAR YARD: 15 FT MIN

**PERMITTED BUILDING HEIGHT:** 45 FT MAXIMUM

**SITE AREA:** 1.043 ACRES (45,428 SF)

**EXISTING USE:** RETAIL/OFFICE

**PROPOSED USE:** MIXED USE STRUCTURE RETAIL/OFFICE (9,989 SF) APARTMENTS (139,303 SF)

**PROPOSED BUILDING FOOTPRINT:** 36,765 SF

**BUILDING SQUARE FOOTAGE BREAKDOWN:**

1ST FLOOR RETAIL:	5,411 SF
1ST FLOOR RESTAURANT:	3,444 SF
1ST FLOOR APT SUPPORT:	3,024 SF
1ST FLOOR GARAGE:	N/A SF
2ND FLOOR GARAGE:	N/A SF
2ND FLOOR RESTAURANT:	1,134 SF
3-6 FLOOR APARTMENTS:	136,279 SF
<b>TOTAL:</b>	<b>149,292 SF</b>

**MAX F.A.R. ALLOWED:** 5.0 (LDC 2.6.1.E)

**PROPOSED F.A.R.:** 3.02

**DWELLING UNITS:** 140 DU

**MAX DENSITY ALLOWED:** 435 UNITS/ACRE

**PROPOSED DENSITY:** 134.2 UNITS/ACRE

**PROPOSED BUILDING HEIGHT:** 6 FLOORS

**70 FT MAXIMUM HEIGHT**

**PARKING SUMMARY VEHICLE PARKING REQUIREMENTS MIN/MAX REQUIRED:**

RETAIL/OFFICE:	MIN: 1 SPACE/750 SF; 7 MAX: 1 SPACE/300 SF; 16
RESTAURANT:	MIN: 1 / 1,000 SF; 4 MAX: 1 / 500 SF; 7;
RESIDENTIAL:	NO MIN; MAX: 2/DU; 280
<b>TOTAL:</b>	<b>MIN: 11 MAX: 303</b>

**PROVIDED STREET PARKING:** 14 SPACES

**GARAGE:** 108 SPACES (5 ADA)

**TOTAL:** 122 SPACES (5 ADA)

**BICYCLE PARKING SHORT TERM REQUIRED:** 2 SPACES RESTAURANTS 4 SPACES

**PROPOSED LONG TERM REQUIRED:** 6 SPACES OUTDOOR RACK

**REQUIRED:** RESIDENTIAL 1 SPACES PER 10 DU, RETAIL 2 SPACES, RESTAURANTS 2 SPACES

**PROPOSED:** 20 INDOOR STORAGE

**IMPERVIOUS AREA EXISTING IMPERVIOUS AREA:** 31,101 SF (68.5%)

**PROPOSED IMPERVIOUS AREA:** 41,148 SF (90.6%)

**INCREASE IN IMPERVIOUS AREA:** 10,047 SF (22.1%)

**LANDSCAPING SUMMARY TOTAL V.U.A.:** 0 SF

**ILA REQUIRED (0%):** 0 SF (0%)

**ILA PROVIDED:** 0 SF (0%)

**ILA TREES REQUIRED:** 0

**EXISTING TREE CANOPY:** 9,900 SF (21.7%)

**REQUIRED TREE CANOPY:** 0 SF (0%)

**NO TREE CANOPY COMPLIANCE REQUIRED PER 10.1.1 BEYOND LANDSCAPING REQUIREMENTS OF LBAS, ILAs, STREET TREES**

**EXISTING TREE CANOPY PRESERVED:** 0 SF (0%)

**STREET TREES REQUIRED:** 1 TYPE C TREE PER 20 FT, OF 1 TYPE B TREE EVERY 25 FT, OR 1 TYPE A TREE EVERY 30 FT



CATEGORY 3 DETAILED DISTRICT DEVELOPMENT PLAN  
835 E. MAIN ST.  
Louisville, KY 40206

05.17.21

WCM2101

DDDP

MIXED-USE | MULTI-FAMILY DEVELOPMENT PLAN - NOT FOR CONSTRUCTION



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