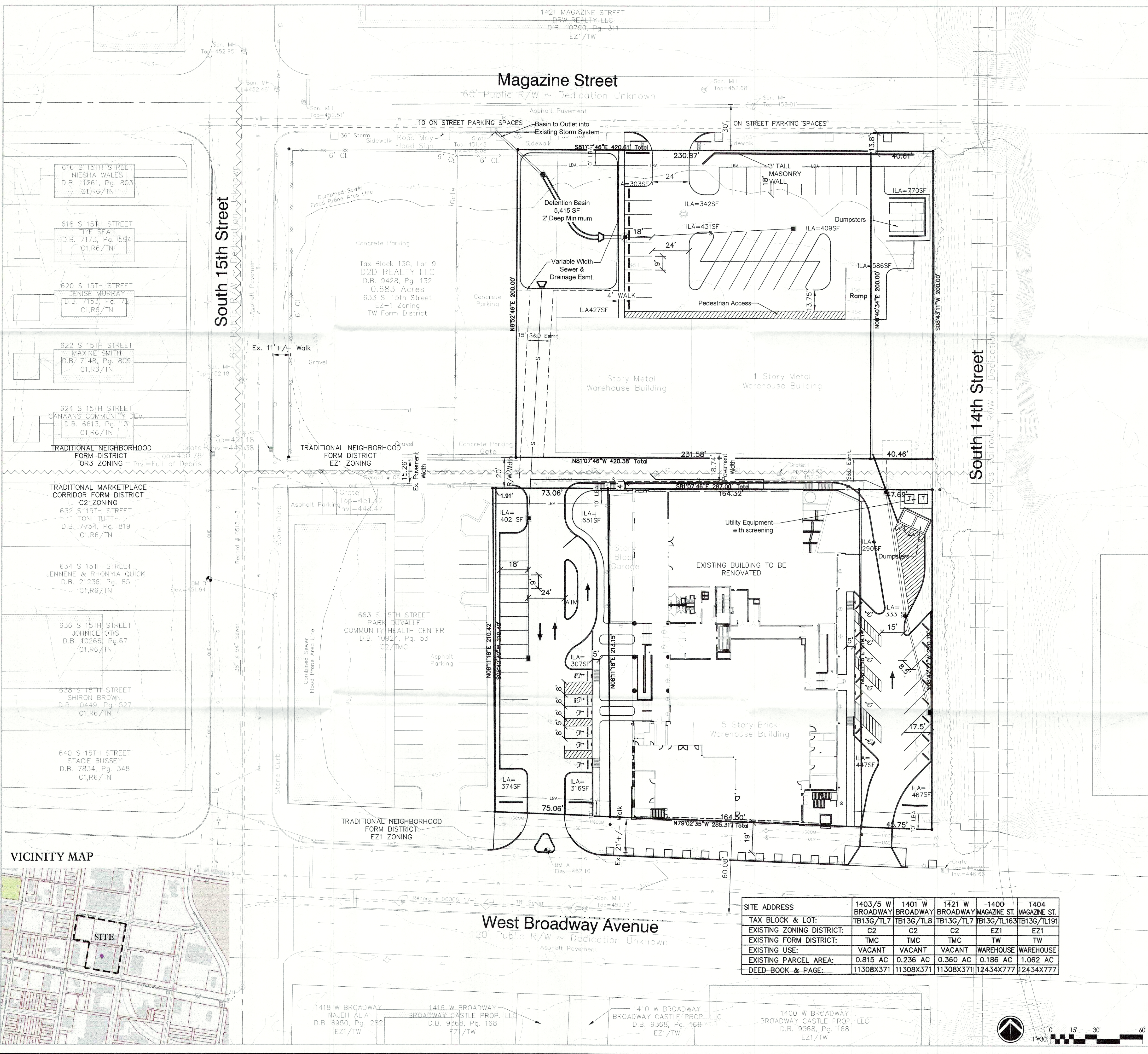




SITE DATA

BUILDING DATA/OPEN SPACE	
BUILDING HEIGHT:	5 STORIES
BUILDING FOOTPRINT:	29,312 S.F.
GROSS FLOOR AREA:	141,683 S.F.
FLOOR TO AREA RATIO:	1.22
PROPERTY AREA (COMBINED):	2.664 ACRES (118,044 S.F.)
RESIDENTIAL UNITS:	116 UNITS (112 1BR, 4 2BR)
DENSITY (D.U./ACRE):	43.5 UNITS/ACRE
PERMITTED DENSITY:	145 UNITS/ACRE
OPEN SPACE REQUIRED:	5,802 S.F. (5%)
RECREATIONAL OPEN SPACE REQUIRED:	2,901 S.F. (2.5%)

PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED:	N/A
MAXIMUM PARKING PERMITTED:	311 SPACES
15,000 S.F. OFFICE - 1/300 S.F.	50 SPACES
14,312 S.F. RETAIL/SHOPPING - 1/500 S.F.	29 SPACES
116 RESIDENTIAL UNITS - 2 SPACES/UNIT	232 SPACES
PARKING PROVIDED:	67 SPACES
ACCESSIBLE PARKING PROVIDED:	12 SPACES OF WHICH 3 ARE VAN BIKE PARKING REQUIRED:
	2 LONG TERM INDOORS; 2 SHORT TERM

ILAVUA CALCULATIONS	
VEHICULAR USE AREA:	33,792 S.F.
REQUIRED INTERIOR LANDSCAPE AREA (7.5%):	2,534 S.F.
PROVIDED INTERIOR LANDSCAPE AREA:	6,612 S.F.
ILAVUA TREES (1/4000 S.F.) REQUIRED/PROVIDED:	11 TREES

EPSC DATA (IN DISTURBED AREA)	
EXISTING IMPERVIOUS AREA:	108,747 S.F.
PROPOSED IMPERVIOUS AREA:	52,545 S.F.
DECREASE IN IMPERVIOUS:	52% (56,202 S.F.)
SENSITIVE FEATURES:	NONE
SOIL TYPE:	URBAN LAND
HYDROLOGIC SOIL GROUP:	ASSUMED C

BUILDING SETBACKS
EXTERIOR OF STRUCTURE IS NOT BEING MODIFIED THEREFOR COMPLIANCE WITH SETBACKS IS NOT REQUIRED.

DETENTION CALCULATION	
AC = 0.07	
0.07 x 2.8 x 2.87 acre/12 = 0.047 ACRE-Feet = 2,041 CF	

WAIVERS

5.9.2.C.4 AND 5.5.1.A.3.a TO PERMIT PARKING AND CIRCULATION IN FRONT OF BUILDING
5.5.1.A.3.b TO NOT PROVIDE ALLEY ACCESS FOR PARKING ON MAGAZINE STREET LOT

AGENCY NOTES

- MSD**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES.
 - SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FARM WOTC.
 - ON SITE DETENTION TO BE PROVIDED. POST-DEVELOPED PEAK FLOWS SHALL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - KYTC APPROVAL REQUIRED.
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
 - A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR OR MACHINERY OF ANY NEW STRUCTURE SHALL BE LOCATED AT OR ABOVE 452.74.
 - ANY REQUIRED FILL IN THE COMBINED SEWER OVERFLOW FLOODPLAIN SHALL BE COMPENSATED ONSITE AT 1.5 TO 1. MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - FIELD VERIFY STORM LINE IN MAGAZINE STREET IN REGARDS TO TYPE OF LINE - STORM VS. COMBINED - AND CAPACITY.
- APCD**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- HEALTH DEPARTMENT**
- ALL CONSTRUCTION & 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 IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- PDS**
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
 - ALL SIGNAGE SHALL COMPLY WITH CHAPTER 8 OF THE LDC.
 - STREET TREES TO BE PROVIDED IN ALL RIGHTS-OF-WAY PER LAND DEVELOPMENT CODE SECTION 10.2.8. FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN.
 - LOT CONSOLIDATION OF SOUTHERN PARCELS BETWEEN W BROADWAY AND ESQUIRE ALLEY TO BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - GRANTING OF PUBLIC ACCESS EASEMENT TO BE COMPLETED PRIOR TO RELEASE OF METRO PUBLIC WORKS ENCROACHMENT PERMIT BOND.
- MPW**
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 - COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - KYTC APPROVAL REQUIRED.
 - EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS ARE SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
 - BOLLARDS ON W BROADWAY AT LEFT TURN LANE TO BE EXTENDED FOR LEFT TURN CONTROL.

LEGEND

Sign	Underground Electric
Bollard	Overhead Electric
Fire Hydrant	Overhead Communications
Water Valve	Gas
Utility Pole	Water
Light Pole	Sewer
Telephone Pole	Topo
Telephone Manhole	Fence
Storm Catch Basin	Landscape Buffer Area
Sewer Manhole	Combined Sewer Flood prone Area
Electric Manhole	

22-CAT2-0051, 21-CAT2-0034, WM# 4744/21 1172



Seals

RECEIVED

DEC 13 2022
PLANNING & DESIGN SERVICES

Gateway on Broadway
Category 2 Development Plan
1405 West Broadway
Louisville, Kentucky 40203
THPI Edgewood LLC
1512 Crums Lane, Suite 402
Louisville, Kentucky 40216

REV #	DATE	DESCRIPTION
1	11/28/2022	Agency Revisions

Cat 2B Development Plan

Job No: 21312.000

Date: October 31, 2022

Scale: 1"=30'

Drawn By: AWB

Checked By: AWB

Drawing Title:

Gateway to Broadway

Category 2B Development Plan
Drawing No: 1 of 1