

SITE DATA

LAND USE
 SITE ADDRESS: 350 E. MARKET STREET 40202
 TAX BLOCK & LOT: T.B. 17B T.L. 190
 ZONING DISTRICT: C3 (EAST DOWNTOWN OVERLAY)
 FORM DISTRICT: DOWNTOWN
 EXISTING USE: PARKING LOT
 PROPOSED USE: MIXED USE (OFFICE, RETAIL, RESTAURANT)
 PARCEL AREA: 1.188 ACRES
 DEED BOOK & PAGE: D.B. 10591, PG. 586

BUILDING DATA
 BUILDING HEIGHT: ELEVEN STORIES: APPROX. 180' TO TALLEST
 STRUCTURE POINT WITH APPROX. 8' DECORATIVE FIN

PROPOSED FOOTPRINT: 30,531 S.F.
 PROPOSED GROSS FLOOR AREA: 325,497 S.F.
 FLOOR TO AREA RATIO: 6.29

SETBACKS
 MAXIMUM 15'

PARKING CALCULATIONS
 NONE REQUIRED PER LDC TABLE 9.1.2

FREE CANOPY CALCULATIONS
 NOT REQUIRED PER LDC 10.1.4.B.2.a (F.A.R. >1.0)

LAW/A CALCULATIONS
 NO VUA

FREESTANDING SIGNAGE
 NO NEW FREESTANDING SIGNAGE PROPOSED

VARIANCE REQUEST
 5.2.1.C.6 TO PERMIT BUILDING SETBACKS OF 26' ON MARKET STREET AND 32' ON PRESTON STREET

EPSC DATA
 EXISTING IMPERVIOUS: 33,579 SF
 PROPOSED IMPERVIOUS: 36,847 (9.7% INCREASE)
 SENSITIVE FEATURES: NONE
 HYDROLOGIC SOIL GROUP: ASSUMED C
 SOIL TYPE: URBAN LAND

AGENCY NOTES

- MSD NOTES**
- SANITARY SEWER WILL BE BY NEW PROPERTY SERVICE CONNECTION SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FOREMAN WWTPL.
 - AN INFILTRATION TRENCH EXISTS IN THE GRASSY AREA NEAR THE PLAZA IN BETWEEN EXISTING PARKING GARAGE AND PROJECT SITE. THIS SYSTEM WAS SIZED TO ACCOMMODATE DEVELOPMENT ON ENTIRE BLOCK.
 - EXISTING INFILTRATION TRENCH MEETS MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
- STANDARD MSD SWPPP 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. 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 DISCHARGED INTO A STREAM, POOL, SWALE OR CATCH BASIN.
- EPSC PHASING**
- INSTALL SILT FENCE AS INDICATED ON PLAN AND PER MSD DETAIL EF-09-02.
 - EXISTING INFILTRATION BASIN TO BE PROTECTED FROM SEDIMENT AND DEBRIS DURING CONSTRUCTION WITH SILT FENCE AS SHOWN ON PLAN.
 - INSTALL STONE BAG INLET PROTECTION ON ALL STORM STRUCTURES ON PROPERTY OR NEARBY THAT COULD BE AFFECTED PER MSD DETAIL EF-03-02.
 - REMOVE PAVEMENT.
 - CONSTRUCT FINAL GRADES AND UTILITIES.
 - STABILIZE DISTURBED AREAS IMMEDIATELY AFTER BEING BROUGHT TO FINAL GRADES/OR SUBGRADE ELEVATIONS BY EITHER APPLYING ROCK BASE OR SEEDING AND STRAWING.
 - CLEAN STRUCTURES WEEKLY OR AFTER EVERY 0.5" RAINFALL EVENT OR GREATER.
 - REMOVE ALL BMP'S AFTER SITE IS PERMANENTLY STABILIZED.
- 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**
- LOADING AND/OR REFUSE COLLECTION ARE LOCATED INDOORS.
- MPW**
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL IF ANY WORK OCCURS IN THE RIGHT-OF-WAY.
 - LICENSE AGREEMENT REQUIRED PRIOR TO CONSTRUCTION APPROVAL FOR ANY PERMANENT STRUCTURE IN THE RIGHT-OF-WAY.
 - ALL ENTRANCES AND DRIVE SURFACES TO BE HARD, DURABLE SURFACE AND MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - CONSTRUCTION PLANS, BOND, AND KYTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
 - MARKET STREET SCREENTSCAPE IMPROVEMENTS:**
 A. PROVIDED THE APPLICANT HAS OBTAINED A FULL BUILDING PERMIT PRIOR TO THE START OF CONSTRUCTION OF THE MARKET STREET STREETScape IMPROVEMENT PROJECT, THE APPLICANT SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALK IMPROVEMENTS FROM THE APPLICANT'S PROPERTY LINE TO THE EDGE OF THE FUTURE PLANNED SOUTHERN CURB (SOUTH OF THE PROPOSED ASPHALT BIKE LANE) OF MARKET STREET; IN SUCH CASE SIDEWALK CONSTRUCTION SHALL BE COMPLETED PRIOR TO RECEIVING A FINAL CERTIFICATE OF OCCUPANCY FOR THE BUILDING.
 B. ALTERNATIVELY, IF THE APPLICANT HAS NOT OBTAINED A FULL BUILDING PERMIT PRIOR TO THE START OF CONSTRUCTION OF THE MARKET STREET STREETScape IMPROVEMENT PROJECT THE APPLICANT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALK IMPROVEMENTS.

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PDS

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MPW

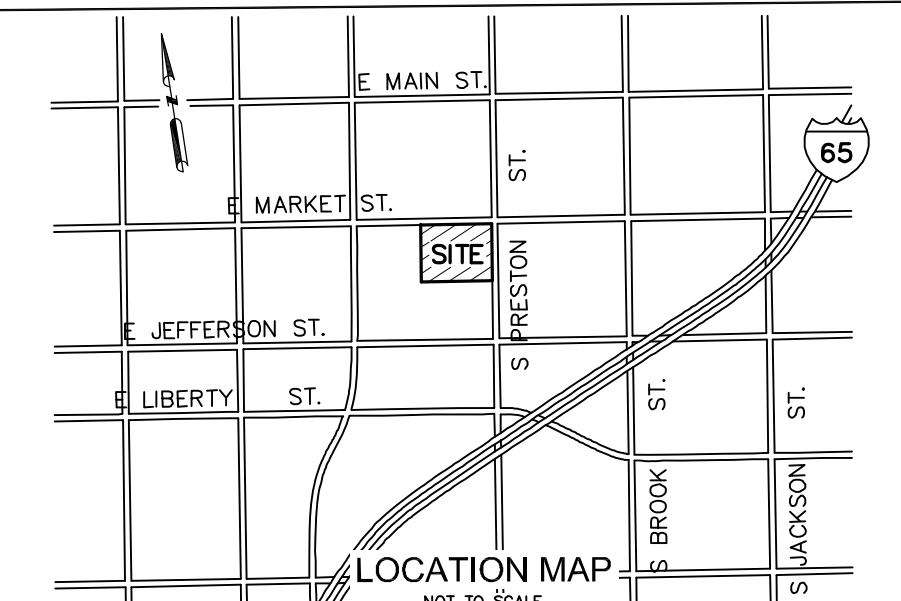
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KYTC/MPW NOTES

- ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE A PERMIT AND BOND BY KYTC.
- CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT OF WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS, REQUESTS TO ALTER DRAINAGE ON A RIGHT OF WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
- THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. LANDSCAPING ON PLANS WILL NEED TO BE REVIEWED FOR SITE DISTANCE.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- RADIUS FOR NEW COMMERCIAL ENTRANCES SHALL BE 35FT. MINIMUM WITHIN 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.

LEGEND

UTILITY POLE
 ELECTRIC MANHOLE
 TELEPHONE MANHOLE
 SIGN
 WATER VALVE
 WATER METER
 GAS VALVE
 LIGHT POLE
 PROPERTY LINE
 SEWER PSC
 OVERHEAD ELECTRIC
 GUYING ANCHOR
 EXISTING COMBINED SEWER
 STORM SEWER MANHOLE
 SAN. SEWER MANHOLE
 CATCH BASIN
 ELEC. JUNCTION BOX
 FLOW ARROW
 PROPERTY LINE
 SILT FENCE



Aug 13, 2016 - 10:30am
 U:\16313.000 - J.D. Nichols Campus Building\Site\Drawings\Prelim\16313_Cat 3_Plan_07-xx-w-16.dwg (24x36)
 333 East Market Street
 RU II R Louisville DT KY LLC
 8973-0050
 (C3), DFD

Engineering
 Planning

J.D. Nichols Campus for Innovation Building Two

1048 E. Chestnut Street, Louisville, Kentucky 40204
 Phone: 502-585-2222, Facsimile: 502-581-0406, Internet: www.jn4.com
 Kentucky - Indiana - Georgia - Tennessee

J.D. Nichols Campus for Innovation Building Two

Category 3 Development Plan
 350 East Market Street
 Louisville KY 40202

Joint Venture:
 NTS Realty Holdings Limited Partnership
 600 North Hurstbourne Parkway, Suite 300
 Louisville, KY 40222

REV #	DATE	DESCRIPTION
1	06/22/2016	Agency Review

Job No: 16313.000
 Date: June 6, 2016
 Scale: 1"=20'
 Drawn By: AWB
 Checked By: AWB
 Drawing Title:
 J.D. Nichols Building Two
 Category 3 Development Plan
 Drawing No: