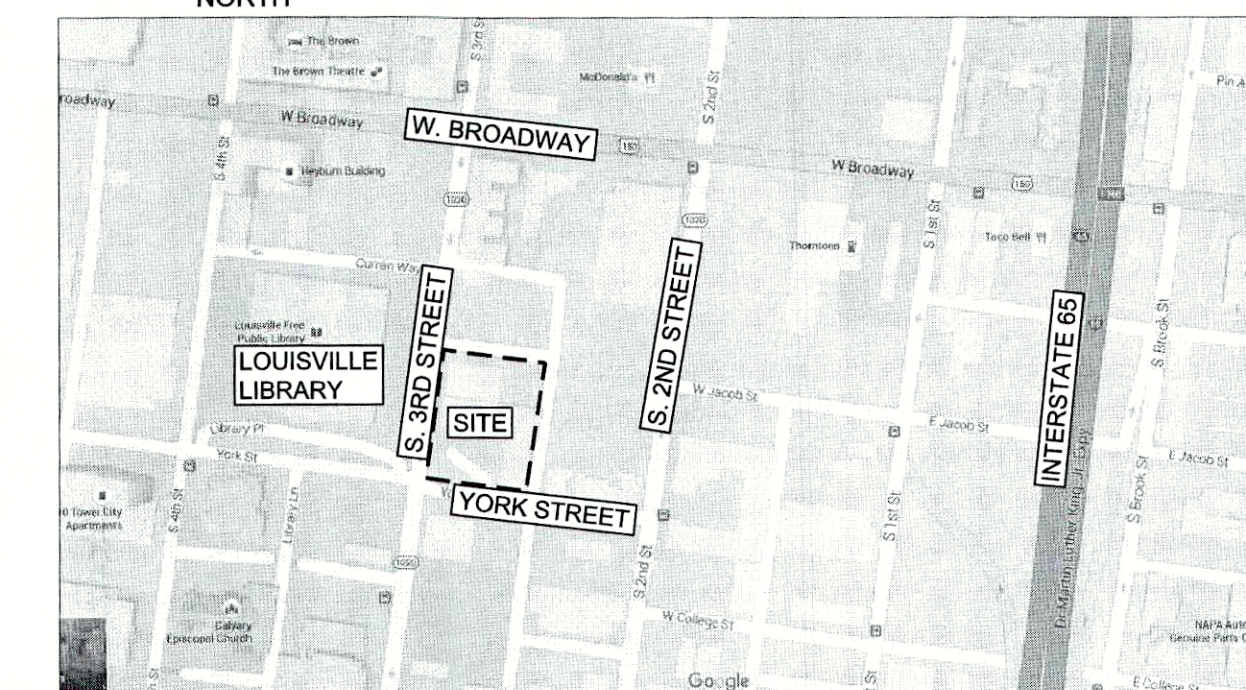


SITE LOCATION MAP
NO SCALE



RELATED PLANS & WAIVERS

16LSCAPE1186
15635-SOBRO PLAN CERTAIN
16DDRO1024

WAIVERS REQUESTED:
TREE CANOPY
STREET TREES: SOBRO PDD CHAPTER IV, PART B.2.4.e
PARKING AREA SCREENING: SOBRO PDD CHAPTER IV, PART B.3.1.a.

TREE CANOPY REQ :
REFER TO WAIVER APPLICATION

PER LDC 10.1.2.B.3- THE PROJECT IS AN EXISTING OFFICE BUILDING WITH LESS THAN 20 PERCENT INCREASE IN BUILDING AREA OR IMPERVIOUS SURFACE.

PER LDC 5.5.1.B.1.a.III, 25% OF THE EXISTING PARKING LOT IS BEING CONVERTED TO PLANTING AREAS AND A SIDEWALK. THEREFORE IS NOT CONSIDERED 'PARKING AREA' THAT IS RESURFACED, AS THE USE IS NO LONGER FOR PARKING.

FLOOR AREA RATIO OF 737 & 741 PARCELS ARE OVER 1.0, THEREFORE RECEIVES 100% TREE CANOPY REDUCTION PER LDC 10.1.4.B.2a

LANDSCAPE BUFFER REQ :

NOT APPLICABLE PER THRESHOLD REQUIREMENTS OF LDC10.2.2.A.
EXISTING BUILDING SQUARE FOOTAGE DOES NOT MEET THRESHOLD, AND EXISTING VUA IS NOT INCREASING.

ILA/ VUA CALCULATIONS :

NOT REQUIRED PER LDC 10.2.2.A. EXISTING BUILDING SQUARE FOOTAGE DOES NOT MEET THRESHOLD. EXISTING VUA IS NOT INCREASING.

IMPERVIOUS AREA :

EXISTING IMPERVIOUS AREA: 49,686 SF OR 1.14 ACRES
PROPOSED IMPERVIOUS AREA: 48,361 SF OR 1.11 ACRES

VUA SCREENING

REFER TO WAIVER APPLICATION:
NOT REQUIRED BY SOBRO PDD, PER CHAPTER IV, PART B.3.1.a, PG. 51. HEADING WHICH SAYS REQUIREMENTS ONLY APPLY TO NEW OR EXPANDED PARKING AREAS.

LEGEND

- EXISTING ASPHALT TO BE RESTRIPTED
- NEW TREE
- NEW SHRUB/ PERENNIAL
- EXISTING TREE TO BE REMOVED
- EXISTING CONTOUR
- PROPERTY LINE MARKERS
- DRAINAGE ARROW
- Indicates set 1/4" Mag Nail with Shiner stamped "Matheny PLS KY #3173" at corner ***Unless otherwise noted***
- Indicates found monument "As Noted"
- Existing Sanitary/Combination Sewer Manhole
- Existing Utility Pole
- Existing Bollard
- Existing Sign
- Existing Traffic Signal Pole
- Existing Electric Manhole
- Existing Natural Gas Meter
- Existing Water Meter
- Existing Telecom. Manhole
- Existing Fire Hydrant
- Existing 4" PVC Sewer Clean Out
- Existing 6" Iron Fence (Unless Noted)
- Existing Overhead Utility Line
- Existing Sanitary and/or Storm Pipe (Combination Sewers)
- SMH Existing Sanitary and/or Storm Manhole (Combination Sewer)
- CB Existing Storm Catch Basin
- FFE Finished Floor Elevation
- R.E. Rim Elevation
- G.E. Grate Elevation
- I.E. Invert Elevation
- RCP Reinforced Concrete Pipe
- FD "Found" in reference to survey marker
- EX Existing spot elevation

SITE DATA:

DEVELOPER: LUCKETT & FARLEY DEVELOPMENT
737 S. THIRD STREET
LOUISVILLE, KY 40202

OWNER: 3RD & YORK LLC
737 S. THIRD STREET
LOUISVILLE, KY 40202

SITE ADDRESS: 737, 741, 745, & 749 S. THIRD STREET
LOUISVILLE, KY 40202

D.B., PG.: DB 10505, PG 311
DB 10529, PG 534

PARCEL ID: 030A00420000
030A00410000
030A00390040

TAX BLOCK & LOT NO. TAX BLOCK: 030A
LOT NO. 0042, 0041, 0039

GROSS ACREAGE: 1.186 ACRES (51,657 SF)
NET ACREAGE: 1.186 ACRES (51,657 SF)

EXISTING ZONING: PD
PROPOSED ZONING: PD
ADJACENT ZONING: PD

FORM DISTRICT: DOWNTOWN, CORE BROADWAY OVERLAY

PLAN CERTAIN # 15635
SOBRO PLANNED DEVELOPMENT DISTRICT
"THE CAMPUS DISTRICT" SUBAREA

EXISTING USE: OFFICE
PROPOSED USE: OFFICE, COMMERCIAL TENANT

PD LAND USE CATEGORY
EXISTING: OJ- OFFICE USE CATEGORY
PROPOSED: PROPOSED MIXED USE CONTAINING THE FOLLOWING:
OJ- OFFICE USE CATEGORY (PROFESSIONAL OFFICE)
COMMERCIAL USE CATEGORY (ART GALLERY & COMMERCIAL TENANT)

EXISTING GROSS BUILDING FOOTPRINT AREA: 30,555 SF (ALL 3 BLDGS COMBINED)
PROPOSED GROSS BUILDING FOOTPRINT AREA: 30,608 SF (ALL 3 BLDGS COMBINED)

EXISTING GROSS BUILDING FLOOR AREA: TOTAL= 67,239 SF
737 BUILDING = 40,403 SF
741 BUILDING = 22,812 SF
745 BUILDING = 4,024 SF

PROPOSED GROSS BUILDING FLOOR AREA: TOTAL= 67,398 SF
737 BUILDING = 40,403 SF
741 BUILDING = 22,971 SF
745 BUILDING = 4,024 SF

FLOOR AREA RATIO: TOTAL PROJECT 67,398/ 51,657 = 1.3
737 BUILDING = 40,403/ 17,822 = 2.27
741 BUILDING = 22,971/ 12,017 = 1.91
745 BUILDING = 4,024/ 21,818 = 0.18

EXISTING BUILDING HEIGHT: 737 S. THIRD ST. = 49'-0"
741 S. THIRD ST. = 34'-2"
745 S. THIRD ST. = 20'-6"

PROPOSED BUILDING HEIGHT: SAME AS EXISTING

REQUIRED SETBACK:
FRONT YARD MINIMUM: NONE
FRONT YARD MAXIMUM: UP TO 15' IF AT LEAST 60% OF THE STRUCTURE IS WITHIN THE FRONT FACADE ZONE. (FRONT FACADE ZONE = 5')

REAR YARD MINIMUM: 5' IF ON ALLEY
SIDE YARDS MINIMUM: NONE
SIDE YARDS (NON-CORNER) MAXIMUM: 10% OF LOT FRONTAGE

COUNCIL DISTRICT: 4
FIRE DISTRICT: LOUISVILLE #2

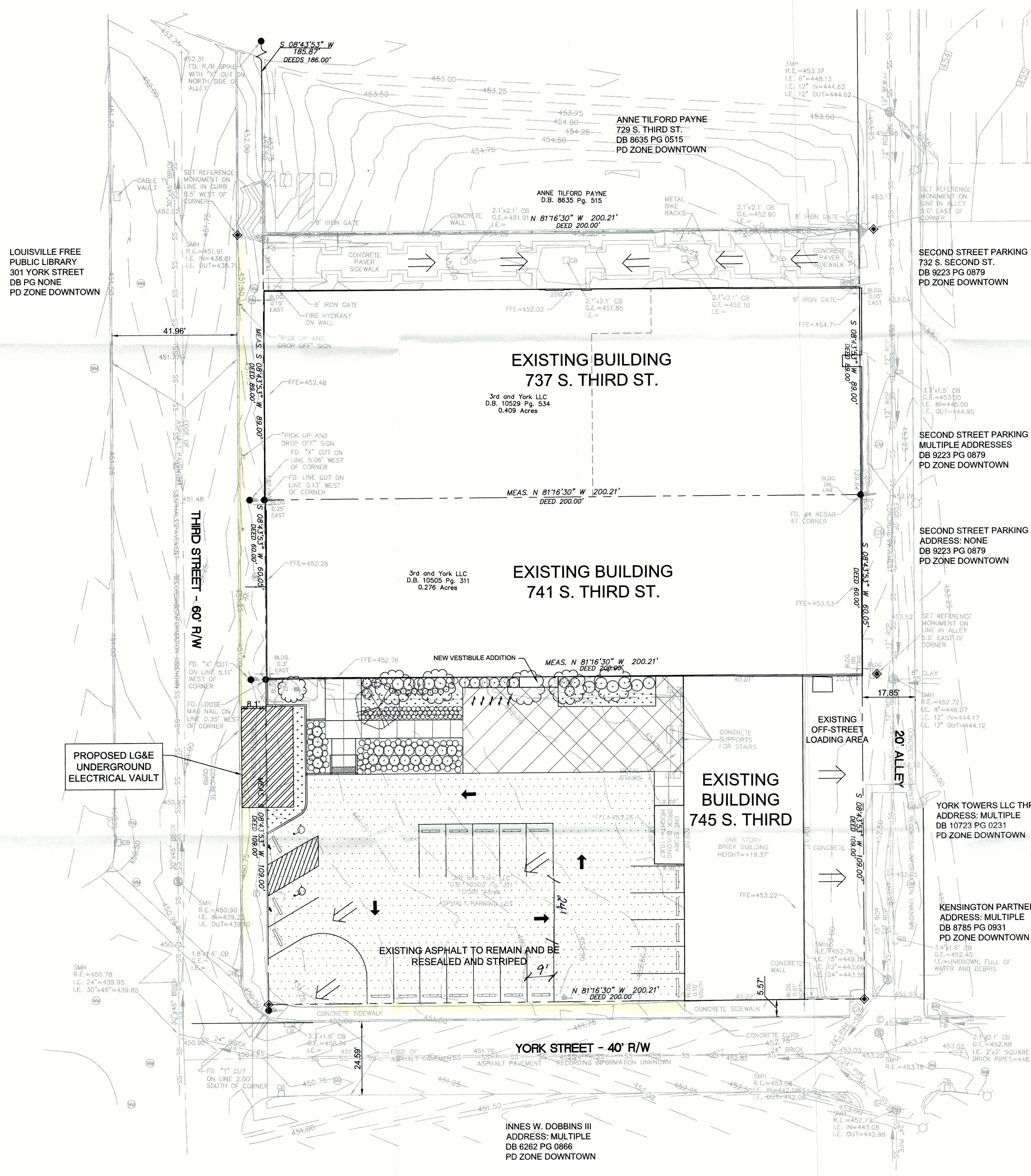
PARKING CALCULATIONS:
EXISTING PARKING: 38 SPACES
PROPOSED PARKING: 20 SPACES
NOTE: THERE IS NO MAXIMUM OR MINIMUM PARKING REQUIREMENT IN THE DOWNTOWN FORM DISTRICT, PER LDC TABLE 9.1.1

SEWAGE TREATMENT FACILITY: MORRIS FOREMAN TREATMENT PLANT

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 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.
- 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.
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWINGS ER-02.
- 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 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, POND, SWALE, OR CATCH BASIN.

LOUISVILLE FREE PUBLIC LIBRARY
301 YORK STREET
DB PG NONE
PD ZONE DOWNTOWN



PROPOSED LG&E UNDERGROUND ELECTRICAL VAULT

CAUTION EXISTING UTILITIES
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION, SIZE AND MATERIAL FOR ALL EXISTING UTILITIES IN PROJECT AREA. KENTUCKY ONE CALL CENTER MUST BE NOTIFIED 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION, FOR VERIFICATION OF LOCATION, SIZE AND MATERIAL. CALL 811, 502-266-5123 OR 1-800-752-6007.



CATEGORY 2B PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
20' 0 20' 40'
GRAPHIC SCALE

16DEVPLAN1224
WM#11513
PERMIT / BID DOCUMENTS

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COMM. NO.	1000.1100.01
MADE BY	KAP
CHECKED	
DATE	11/28/16
DRAWING NO.	CAT 2B
BID PKG.	

SCALE SHOWN TO ENSURE REPRODUCTION ACCURACY