



LEGEND

	= EXISTING SANITARY SEWER
	= PROPOSED STORM SEWER, CATCH BASIN
	= PROPOSED SEWER AND MANHOLE
	= PROPOSED DRAINAGE SWALE
	= EXISTING DRAINAGE FLOW DIRECTION

WAIVER REQUESTED

1. A Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code to eliminate the 15' landscape buffer area requirement along the north, east, and south property lines.
2. A Waiver is requested from Section 10.2.10 & 10.2.12 of the Louisville Metro Land Development Code to eliminate the required vehicular use area landscape buffer areas and interior landscape areas.



PROJECT DATA

TOTAL SITE AREA	= 1.37± Ac. (59,677 S.F.)
R/W DEDICATION AREA	= 0.07± Ac. (2,987 S.F.)
NET SITE AREA	= 1.30± Ac. (56,690 S.F.)
EXISTING ZONING	= R-6
PROPOSED ZONING	= C-2
FORM DISTRICT	= TRADITIONAL NEIGHBORHOOD
EXISTING USE	= GYMNASIUM/WELLNESS CENTER
PROPOSED USE	= EVENT SPACE/TRAINING CENTER
BUILDING HEIGHT	= 41'
BUILDING FOOTPRINT	= 10,885 SF
BUILDING AREA	= 16,458 SF
TRAINING CENTER	= 10,545 SF
EVENT SPACE	= 27,003 SF
TOTAL BUILDING AREA	= 0.47
F.A.R.	

PARKING REQUIRED

EVENT SPACE	MIN. 63	MAX. 100
-10% TARC REDUCTION	57	100
	(AS DETERMINED BY PLANNING DIRECTOR)	

PARKING PROVIDED

PARKING PROVIDED	= 62 SP
TOTAL VEHICULAR USE AREA	= 19,700 SF

EXISTING IMPERVIOUS

EXISTING IMPERVIOUS	= 35,440 SF
PROPOSED IMPERVIOUS	= 35,440 SF (0% INCREASE)

EVENT SPACE MAXIMUM SEATING CAPACITY = 250

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
4. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
5. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
6. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
7. Benchmark and topographical information shown hereon were derived from LULIC data. Boundary information was taken from deeds.
8. No karst features were observed onsite during a site visit on 9/8/21 by Mike Hill, AICP.
9. Street trees are required along all public rights of way in accordance with Chapter 10 of the Louisville Metro Land Development Code.
10. Dumpster to be enclosed and gated per LDC requirements.

MSD NOTES:

1. No site work proposed with this zoning application.

OWNER:
UNIVERSITY OF LOUISVILLE
REAL ESTATE
215 CENTRAL AVE STE 304,
KENTUCKY 40208-1424

SITE ADDRESS:
601 PRESIDENTS BLVD
LOUISVILLE, KY 40217
TAX BLOCK 35M, LOT 48
D.B. 10482, PG. 0326

COUNCIL DISTRICT - 15
FIRE PROTECTION DISTRICT - LOUISVILLE #4
MUNICIPALITY - LOUISVILLE

RECEIVED
MAY 05 2022
PLANNING & DESIGN SERVICES

CASE# 21-ZONE-0131

REVISIONS

NO.	DATE	DESCRIPTION	BY	IF
1	9/10/21	PER AGENCY COMMENTS	TF	
2	11/15/21	PER AGENCY COMMENTS	MH	
3	1/26/22	ADDED SEATING CAPACITY	MH	
4	3/23/22	ADJUSTED PARKING REQUIREMENTS	MH	
5	3/31/22	ADDED LANDSCAPE BUFFER AREAS	TF	

PROJECT DATA
FILE NAME: 21101-BASE
DATE: 9/13/21
SCALE: AS SHOWN
DRAWN BY: TF
CHECKED BY: MH

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LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
507 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
PHONE: 502.944.9714
WEB: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN
OWW 601 PRESIDENTS BLVD
DEVELOPER
601 PRESIDENTS BLVD LLC
408 KINGSWOOD DR
LEXINGTON, KY 40502

JOB NO. 21101
SHEET 1 OF 1

21-ZONE-0131