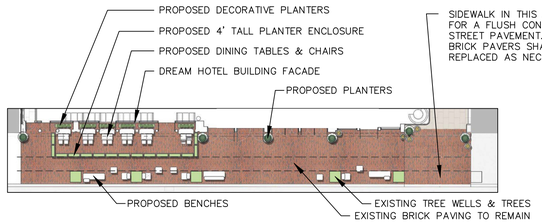
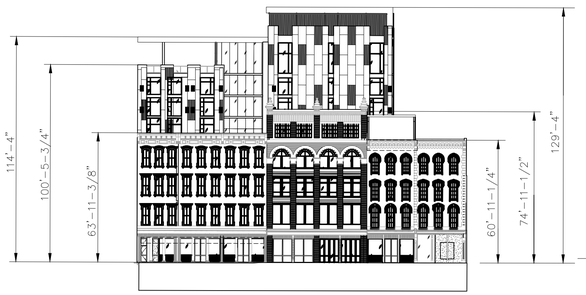
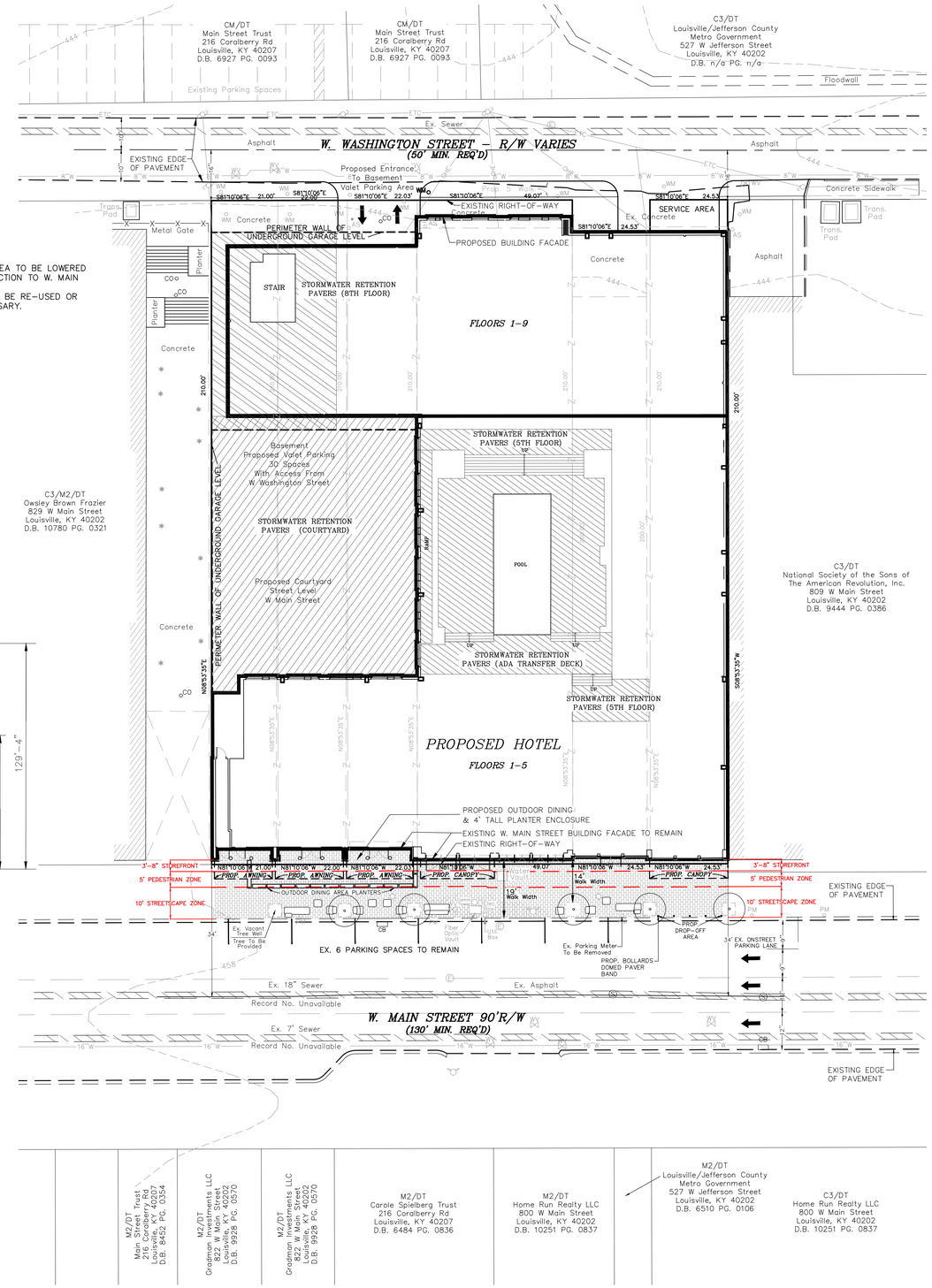


W. MAIN STREET PROPOSED
OUTDOOR DINING AREA & STREETSCAPE
N.T.S.



W. MAIN STREET BUILDING FACADE
N.T.S.



LEGEND

- Bollard
- Utility Pole
- Light Pole
- Bollard With Light
- CB Catch Basin
- Fire Hydrant
- WM Water Meter
- WV Water Valve
- AS Auto Sprinkler
- E Electric Manhole
- GV Gas Valve
- S Sanitary Sewer Manhole
- CO Sanitary Clean-Out
- PM Parking Meter
- 8"W Underground Water Line
- 6"G Underground Gas Line
- OHE Overhead Electric Line
- ETC Overhead Electric, Telephone & Cable Lines
- Ex. Tree Well with Ex. 4" caliper Hornbeam to remain

STORMWATER RETENTION PAVERS

- (8TH FLOOR)
- (COURTYARD)
- (5TH FLOOR)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

OWNER:
C, & P REAL ESTATE LLC
P.O. BOX 83
HARRODS CREEK, KY 40027

SITE ADDRESS:
811,813,815, & 819 W MAIN STREET
TAX BLOCK 015D, LOT 8,9,10,11
D.B. 10313, PG. 0001
D.B. 9781, PG. 0376

OWNER:
OWSLEY BROWN FRAZIER HISTORIC
823 & 829 W MAIN ST
LOUISVILLE, KY 40202

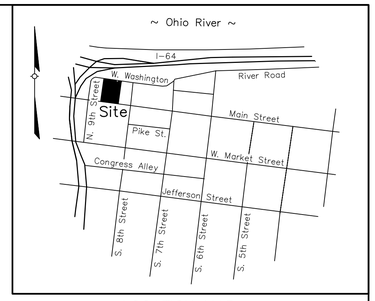
SITE ADDRESS:
821 & 823 W MAIN STREET
TAX BLOCK 015D, LOT 7
D.B. 9793, PG. 0871

CASES: 21-DDP-0115 and 21-COA-0262

RELATED CASE #09-044-99

COUNCIL DISTRICT - 4
FIRE PROTECTION DISTRICT - LOUISVILLE #2
MUNICIPALITY - LOUISVILLE

MSD WM# 12382 / 21 1206



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 0.78± Ac. (34,018 SF)
EXISTING ZONING	= (C-3) WEST MAIN-MARKET OVERLAY DISTRICT
FORM DISTRICT	= DOWNTOWN
EXISTING USE	= COMMERCIAL
PROPOSED USE	= HOTEL, RESTAURANT, BAR
BUILDING FOOTPRINT	= 33,750 SF
BUILDING HEIGHT	= 8 FLOORS OCCUPIABLE SPACE (114'-4") 9TH FLOOR - MECHANICALS (129'-4")
BUILDING AREA	= 170,951 SF
F.A.R.	= 5.0 (NO MAX.)

PARKING REQUIRED
BY TABLE 9.1.3.A OF THE LOUISVILLE LAND DEVELOPMENT CODE THE DOWNTOWN FORM DISTRICT DOES NOT HAVE MINIMUM & MAXIMUM PARKING REQUIREMENTS

PARKING PROVIDED	= 30 VALET BASEMENT PARKING SPACES
EXISTING IMPERVIOUS	= 34,018 SF
PROPOSED IMPERVIOUS	= 34,018 SF (0% INCREASE)

GENERAL NOTES:

1. An encroachment permit and bond will be required for all work done in the W. Main Street (KYDOT) & W. Washington Street (MPW) rights-of-ways.
2. There should be no landscaping in the W. Main Street right-of-way without a KYDOT encroachment permit.
3. For W. Main Street site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned-off.
4. For W. Main Street canopies and awnings will be subject to KYDOT Air Rights by Permit application, and may be required to be removed in the future should they conflict with US 31W (W. Main Street) right-of-ways needs.
5. Metro Public Works License agreement will be required.
6. 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.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. Boundary per LD&D Boundary survey dated 10-12-2021.
10. Awnings and canopies shall comply with Section 5.6.2.D. of the Louisville Land Development Code as follows. 1. Awnings, when used, shall be installed so that the variance is at least 7'-6" above the sidewalk. 2. The width of a single awning shall extend the full width of the window and shall not exceed 40 feet, 3. Canopies shall be at least 18" from the face of curb. Awnings shall not extend into the Streetscape Zone.
11. Exterior lighting shall comply with Section 4.1.3 and Section 5.62. E. of the Louisville Land Development Code.
12. Street trees shall be provided in compliance with Section 5.8.3.C.1.a. i and ii.

MSD NOTES:

1. All retail shops must have individual connections per MSD's fats, oils and grease policy.
2. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
3. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request was approved by MSD letter dated December 2, 2021.
4. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0025 F dated February 26, 2021.
5. Drainage pattern depicted by arrows (⟹) is for conceptual purposes.
6. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
7. This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 0.54 AC

JOSEPH & JOSEPH ARCHITECTS SINCE 1908

BRAVURA
ARCHITECTURE | INTERIORS | MASTERPLANNING

ARCHITECT OF RECORD
JOSEPH & JOSEPH + BRAVURA ARCHITECTS
550 S. 4TH STREET
LOUISVILLE, KY 40202

ARCHITECT/DESIGN
CUBE3
111 SW 3RD STREET, FLOOR 4
MIAMI, FL 33130

INTERIOR DESIGN
WIMBERLY INTERIORS
75 SPRING STREET, SUITE 700
NEW YORK, NY 10012

CIVIL
LD&D
503 WASHBURN AVENUE, SUITE 101
LOUISVILLE, KY 40222

LANDSCAPE DESIGN & POOL CONSULTANT
SWA GROUP
2001 IRVING BLVD, SUITE 157
DALLAS, TX 75207

STRUCTURAL ENGINEER
EMC STRUCTURAL ENGINEERS, P.C.
4525 TROUSDALE DRIVE
NASHVILLE, TN 37204

MECHANICAL, ELECTRICAL & PLUMBING
SHROUT TATE WILSON
118 E. MAIN STREET, SUITE #101
LOUISVILLE, KY 40202

LIGHTING CONSULTANT
KUGLER NING LIGHTING DESIGN
247 W. 37TH STREET
NEW YORK, NY 10018

KITCHEN CONSULTANT
JACOBS DOLAND BEER
192 LEXINGTON AVENUE, SUITE 804
NEW YORK, NY 10016

LOW VOLTAGE & ACCOUSTIC CONSULTANT
VENEKLAUSEN
1711 SIXTEENTH STREET
SANTA MONICA, CA 90404

DREAM HOTEL

811 - 823 W. Main St.
Louisville, KY 40202

Royal Investments

REVISIONS
01-10-2022 MAIN STREET STREETSCAPE
04-25-2022 AGENCY COMMENTS

Plan Prepared By:
Land Design & Development Inc.
Engineering Land Surveying Landscape Architecture
503 Washburn Avenue Louisville, KY 40222
(502) 426-9374

LDD Project #: 21166
DATE
1/10/22
ISSUE
SHEET TITLE
REVISED DETAILED DISTRICT DEVELOPMENT PLAN
SHEET NO.
1 OF 1

Received April 25, 2022
Planning & Design
21-DDP-0115