MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND APPROVED IN A ACCORDANCE WITH MSD DESIGN MANUAL STANDARDS SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
3. SANITARY SEWER SERVICE PROVIDED BY CONNECTION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
4. 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 41,343.28 SQ.FT (0.95 ACRES).
5. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0041F)
6. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
7. SITE IS SUBJECT TO KYTC APPROVAL AND OR KYTC DRAINAGE CERTIFICATION PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
8. A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR OR MACHINERY SHALL BE LOCATED AT OR ABOVE 456.51.
9. ANY REQUIRED FILL IN THE COMBINED SEWER OVERFLOW FLOODPLAIN SHALL BE COMPENSATED ONSITE AT 1.5 TO1.
10. SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR POST-DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.
11. UNDERGROUND DETENTION BASINS, IF REQUIRED, MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.

GENERAL NOTES

1. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
2. CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
3. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
4. THE DEVELOPMENT LIES IN THE LOUISVILLE #2 FIRE DISTRICT.
5. ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES. DUMPSTERS TO BE WITHIN PROPOSED PARKING GARAGE.
6. TRASH RECEPTACLES ARE LOCATED INTERNALLY AND WILL BE PULLED OUT TO BE EMPTIED.
7. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
8. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
9. ALL PROPOSED SIGNS SHALL BE IN COMPLIANCE WITH CHAPTER 8 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE AND APPLICABLE ORDINANCES.
10. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH LDC CHAPTER 10 REQUIREMENTS.
11. DOWNTOWN DEVELOPMENT REVIEW OVERLAY PERMIT 25-OVERLAY-0021 APPROVED JUNE 11, 2025.

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

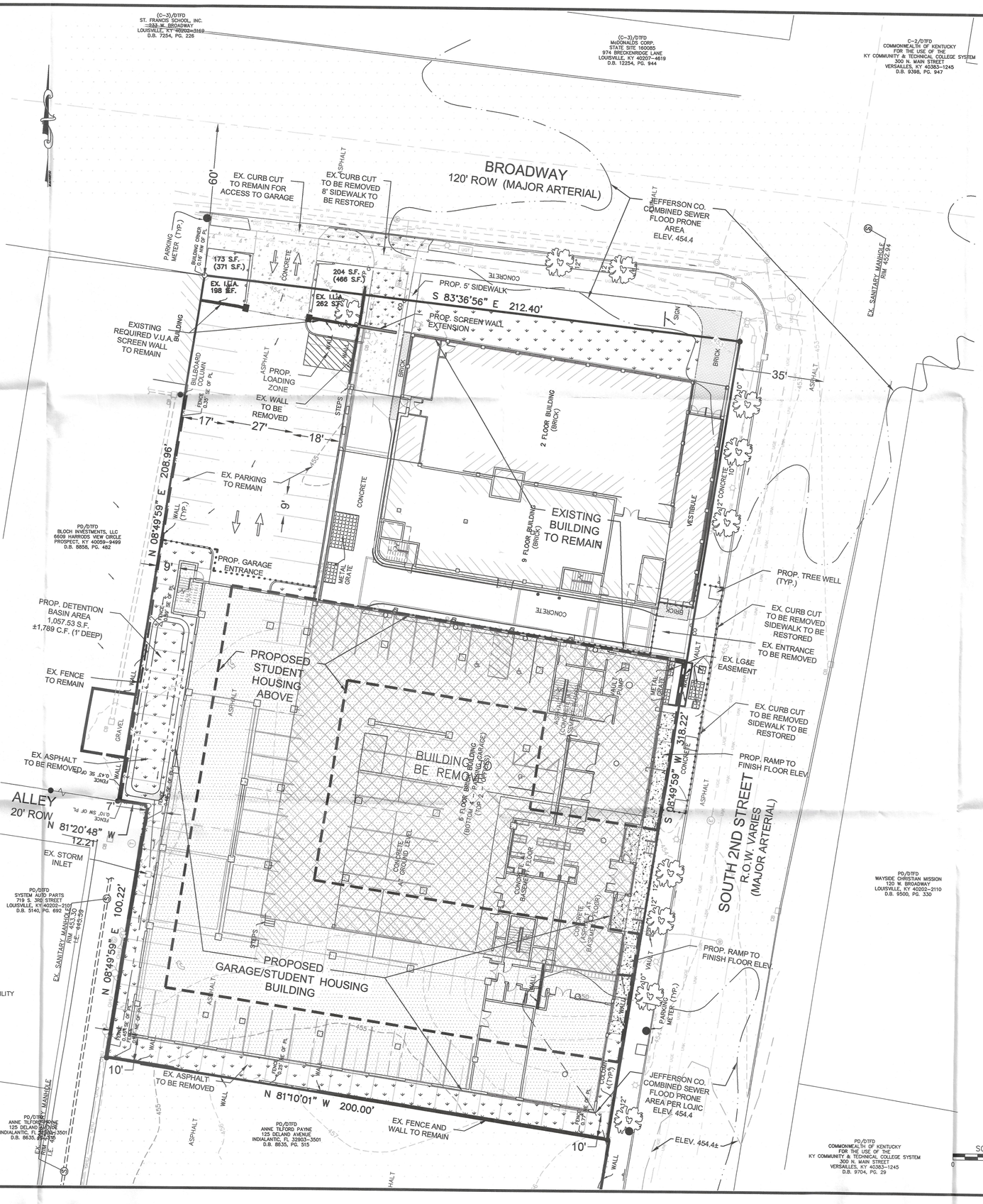
THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

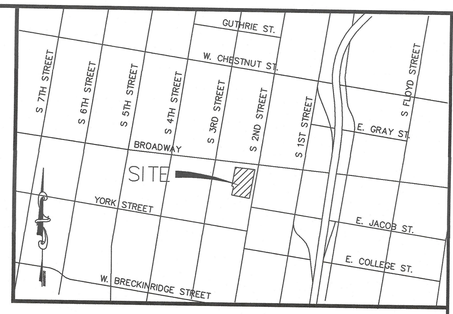
EPSC NOTES

1. 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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP's SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.
2. 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.
3. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
4. 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 FENCING.
5. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.
6. 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 NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
7. 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.

LEGEND

- MAJOR CONTOUR
- MINOR CONTOUR
- EX. SANITARY SEWER
- EX. STORM SEWER
- PROP. STORM SEWER
- ELECTRIC MANHOLE
- ELECTRIC POLE
- LIGHT POLE
- WATER VALVE
- CATCH BASIN
- DRAINAGE FLOW
- EX. TREE
- PROPOSED NEW BUILDING
- EX. BUILDING TO BE REMOVED
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND WATER
- EXISTING FENCE
- UNKNOWN UNDERGROUND UTILITY
- UNDERGROUND TELEPHONE
- EX. GUARDRAIL
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- STORM MANHOLE
- SAN. SEWER MANHOLE
- TRANSFORMER
- PARKING METER





LOCATION MAP

N.T.S.

SITE DATA

SITE AREA		1.50 ACS (65,318 SF)
EXISTING ZONING DISTRICT		PD
EXISTING FORM DISTRICT		DOWNTOWN, SOBRO PDD
EXISTING USE		RETAIL/OFFICE/PARKING/STUDENT HOUSING
OFFICE/RETAIL	58,110 SF (1ST TO 8TH FLOOR)	
COMMON AREAS	11,489 SF (GROUND FLOOR)	
STUDENT HOUSING	75,130 SF (6TH TO 9TH FLOOR/54 ROOMS)	
BICYCLE STORAGE	979 SF (GROUND FLOOR)	
EXISTING BUILDING FOOTPRINT		33,750 SF
EXISTING GROSS BUILDING AREA		120,742 SF
EXISTING F.A.R.		1.96
EXISTING BUILDING HEIGHT		197'-4"
PROPOSED BUILDING ADDITION		119,200 SF
FLOOR 1: GARAGE + LOBBY	8,500 SF	
FLOOR 2: GARAGE + LOBBY	8,500 SF	
FLOOR 3: GARAGE SPACE		
FLOOR 3-7 STUDENT HOUSING (20,440 SF/FL)	102,200 SF	
PROPOSED DORMITORY ROOMS		255 ROOMS
PROPOSED BUILDING ADDITION HEIGHT		175'-0"
TOTAL BUILDING AREA		253,592 SF
MAXIMUM BUILDING HEIGHT (196'-4")		9 STORIES
TOTAL DORMITORY ROOMS		309 ROOMS

ILA CALCULATIONS

PROPOSED VEHICLE USE AREA	7,038 SF
INTERIOR LANDSCAPE AREA REQUIRED (5%)	352 SF
INTERIOR LANDSCAPE AREA PROVIDED	837 SF

PARKING CALCULATIONS

THERE ARE NO PARKING REQUIREMENTS IN THE DOWNTOWN FORM DISTRICT.

EXISTING PARKING ON-SITE		236 SPACES
ON-SITE SURFACE PARKING	74 SPACES	
EXISTING GARAGE PARKING	162 SPACES	
PROPOSED PARKING PROVIDED		117 SPACES
ON-SITE SURFACE PARKING	21 SPACES	
PROPOSED GARAGE PARKING (INC. 5 ACCESSIBLE SPACES)	96 SPACES	

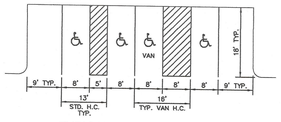
LOT REQUIREMENTS

(PER 2011 SOBRO PLANNED DEVELOPMENT DISTRICT STDS)

MINIMUM LOT DENSITY	NONE
MAXIMUM LOT DENSITY	145 D.U./AC.
EXISTING LOT DENSITY	41.3 D.U./AC.
PROPOSED LOT DENSITY	175 D.U./AC.
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MINIMUM BUILDING HEIGHT	4 STORIES
MINIMUM FRONT/STREET SIDE YARD SETBACK	NONE
MAXIMUM FRONT/STREET SIDE YARD SETBACK	UP TO 15' IF 80% OF STRUCTURE IS WITHIN THE 5' FRONT FACADE ZONE AT CORNERS FOR AT LEAST 50' FROM THE INTERSECTION.
MINIMUM STEP BACK < 14 STORIES	0
15–18 STORIES	15'
19–22 STORIES	25'
> 22 STORIES	10'/4 FLOORS
MINIMUM SIDE YARD SETBACK	NONE
MAXIMUM SIDE YARD SETBACK	10% OF THE LOT FRONTAGE
MINIMUM REAR YARD SETBACK	5' IF ON ALLEY

IMPERVIOUS AREA CALCULATIONS

TOTAL SITE AREA	1.50 AC.
LIMITS OF DISTURBANCE	0.95 AC.
EXISTING IMPERVIOUS	1.45 AC.
PROPOSED IMPERVIOUS	1.35 AC.
REDUCTION IN IMPERVIOUS SURFACE	0.10 AC. (7%)



TYPICAL PARKING SPACES

NO SCALE

RECEIVED
MAY 20 2026
OFFICE OF PLANNING

Kentucky811
Know what's below. 811 before you dig.

SCALE 1"=20'
0 20' 40'

PARCEL NO. 030A00570000

CASE # 25-MCUP-0004
CASE # 25-OVERLAY-0021
RELATED CASE# 24-CUP-0011

WM# 11433

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202 (502) 584-6271
THE HENRY CLAY

NO.	REVISION	DATE
1	CONDITIONS OF APPROVAL COMMENTS	5/30/25
2	REV. PER CUP COMMENTS	9/15/25
3	UPDATES PER CUP COMMENTS	4/22/26
4	REV. PER ADDL COMMENTS	5/6/26

SHEET TITLE: DOWNTOWN DEVELOPMENT REVIEW OVERLAY PLAN
PROJECT TITLE: MODIFIED CONDITIONAL USE PERMIT PLAN
Q3 STUDENT SUCCESS - STUDENT HOUSING
200 W. BROADWAY, LOUISVILLE, KY 40202
DEVELOPER: SECOND & BROADWAY, LLC
737 S. THIRD STREET, LOUISVILLE, KY 40202
DEED BOOK 10767 PAGE 165

JOB NO. 3595
SCALE: 1"=20'
DATE: 05/12/25

DRAWING NO:
MCUP
DDRO

SHEET 1 OF 1

K:\JOBS\3595\Planning\3595 - DDRO - REVISED, DDP, Douglas Sellers, 5/20/2026

25-MCUP-0004