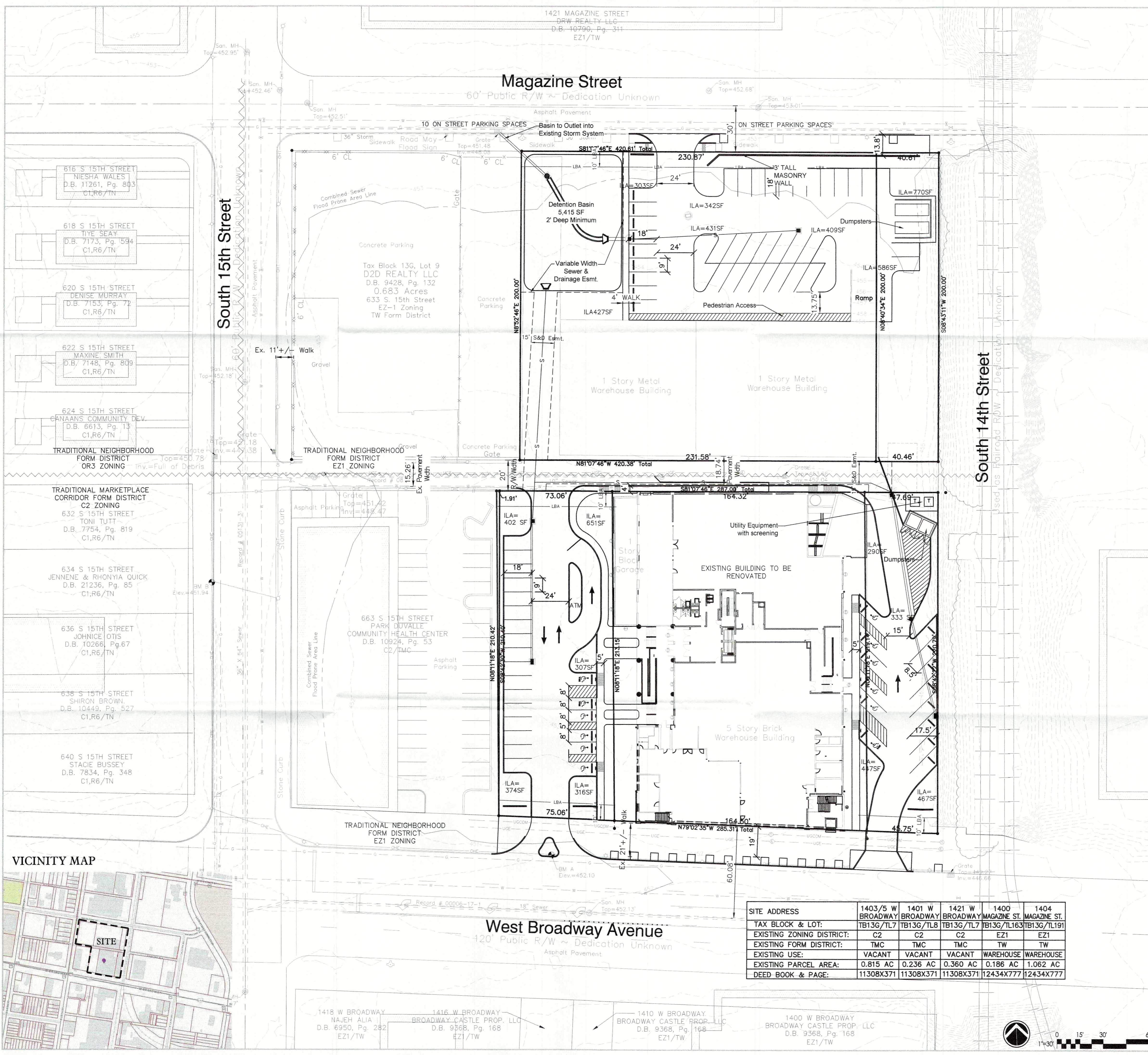


User: abattley\Batt, Date: November 28, 2023, 1:44 PM
 File Name: U:\21312.000 - 1405 West Broadway\Development Plans\Resubmittal\21312_Cat_3 (2022-11-28).dwg



SITE DATA

BUILDING DATA/OPEN SPACE	
BUILDING HEIGHT:	5 STORIES
BUILDING FOOTPRINT:	29,312 S.F.
GROSS FLOOR AREA:	141,683 S.F.
FLOOR TO AREA RATIO:	1.22
PROPERTY AREA (COMBINED):	2,664 ACRES (116,044 S.F.)
RESIDENTIAL UNITS:	116 UNITS (112 1BR, 4 2BR)
DENSITY (D.U./ACRE):	43.5 UNITS/ACRE
PERMITTED DENSITY:	145 UNITS/ACRE
OPEN SPACE REQUIRED:	5,802 S.F. (5%)
RECREATIONAL OPEN SPACE REQUIRED:	2,901 S.F. (2.5%)
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED:	N/A
MAXIMUM PARKING PERMITTED:	311 SPACES
15,000 S.F. OFFICE:	50 SPACES
14,312 S.F. RETAIL/SHOPPING:	29 SPACES
116 RESIDENTIAL UNITS - 2 SPACES/UNIT:	232 SPACES
PARKING PROVIDED:	67 SPACES
ACCESSIBLE PARKING PROVIDED:	12 SPACES OF WHICH 3 ARE VAN BIKE PARKING REQUIRED:
	2 LONG TERM INDOORS; 2 SHORT TERM
ILAN/VA CALCULATIONS	
VEHICULAR USE AREA:	33,792 S.F.
REQUIRED INTERIOR LANDSCAPE AREA (7.5%):	2,534 S.F.
PROVIDED INTERIOR LANDSCAPE AREA:	6,612 S.F.
ILA TREES (1/4000 S.F.) REQUIRED/PROVIDED:	11 TREES
EPSC DATA (IN DISTURBED AREA)	
EXISTING IMPERVIOUS AREA:	108,747 S.F.
PROPOSED IMPERVIOUS AREA:	52,545 S.F.
DECREASE IN IMPERVIOUS:	52% (56,202 S.F.)
SENSITIVE FEATURES:	NONE
SOIL TYPE:	URBAN LAND
HYDROLOGIC SOIL GROUP:	ASSUMED C
BUILDING SETBACKS	
EXTERIOR OF STRUCTURE IS NOT BEING MODIFIED THEREFOR COMPLIANCE WITH SETBACKS IS NOT REQUIRED.	
DETENTION CALCULATION	
AC = 0.07	
0.07 x 2.8 x 2.87 acre/12 = 0.047 ACRE-FEET = 2,041 CF	

WAIVERS

5.9.2.C.4 AND 5.5.1.A.3.a TO PERMIT PARKING AND CIRCULATION IN FRONT OF BUILDING
 5.5.1.A.3.b TO NOT PROVIDE ALLEY ACCESS FOR PARKING ON MAGAZINE STREET LOT

AGENCY NOTES

- MSD**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES. SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WWT.
 - ON SITE DETENTION TO BE PROVIDED. POST-DEVELOPED PEAK FLOWS SHALL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - KYTC APPROVAL REQUIRED.
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
 - A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR OR MACHINERY OF ANY NEW STRUCTURE SHALL BE LOCATED AT OR ABOVE 452.74.
 - ANY REQUIRED FILL IN THE COMBINED SEWER OVERFLOW FLOODPLAIN SHALL BE COMPENSATED ONSITE AT 1.5 TO 1. MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - FIELD VERIFY STORM LINE IN MAGAZINE STREET IN REGARDS TO TYPE OF LINE - STORM VS. COMBINED - AND CAPACITY.
- 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**
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
 - ALL SIGNAGE SHALL COMPLY WITH CHAPTER 8 OF THE LDC.
 - STREET TREES TO BE PROVIDED IN ALL RIGHTS-OF-WAY PER LAND DEVELOPMENT CODE SECTION 10.2.8. FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN.
 - LOT CONSOLIDATION OF SOUTHERN PARCELS BETWEEN W BROADWAY AND ESQUIRE ALLEY TO BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - GRANTING OF PUBLIC ACCESS EASEMENT TO BE COMPLETED PRIOR TO RELEASE OF METRO PUBLIC WORKS ENCROACHMENT PERMIT BOND.
- MPW**
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 - COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - KYTC APPROVAL REQUIRED.
 - EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS ARE SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
 - BOLLARDS ON W BROADWAY AT LEFT TURN LANE TO BE EXTENDED FOR LEFT TURN CONTROL.



Seals

RECEIVED
 DEC 13 2022
 PLANNING & DESIGN SERVICES

Gateway on Broadway
 Category 2B Development Plan
 1405 West Broadway
 Louisville, Kentucky 40203
 Owner: THPI Edgewood LLC
 1512 Crums Lane, Suite 402
 Louisville, Kentucky 40216

REV#	DATE	DESCRIPTION
1	11/28/2022	Agency Review

Cat 2B Development Plan
 Job No: 21312.000
 Date: October 31, 2022
 Scale: 1"=30'
 Drawn By: AWB
 Checked By: AWB
 Drawing Title: Gateway to Broadway

Category 2B Development Plan
 Drawing No: 1 of 1

SITE ADDRESS	1403/5 W BROADWAY	1401 W BROADWAY	1421 W BROADWAY	1400 BROADWAY	1404 MAGAZINE ST.
TAX BLOCK & LOT:	TB13G/TL7	TB13G/TL8	TB13G/TL7	TB13G/TL163	TB13G/TL191
EXISTING ZONING DISTRICT:	C2	C2	C2	EZ1	EZ1
EXISTING FORM DISTRICT:	TMC	TMC	TMC	TW	TW
EXISTING USE:	VACANT	VACANT	VACANT	WAREHOUSE	WAREHOUSE
EXISTING PARCEL AREA:	0.815 AC	0.236 AC	0.360 AC	0.186 AC	1.062 AC
DEED BOOK & PAGE:	11308X371	11308X371	11308X371	12434X777	12434X777

LEGEND

○ Sign	—○— Undergroud Electric
○ Bollard	—○— Overhead Electric
○ Fire Hydrant	—○— Overhead Communications
○ Water Valve	—○— Gas
○ Utility Pole	—○— Water
○ Light Pole	—○— Sewer
○ Telephone Pole	—○— Topo
○ Storm Catch Basin	—○— Fence
○ Sewer Manhole	—○— Landscape Buffer Area
○ Electric Manhole	—○— Combined Sewer Flood prone Area

PROPOSED

—○— STORM SEWER
—○— STORM STRUCTURE
—○— DRAINAGE ARROW

22-CAT2-0051, 21-CAT2-0034, WM# 4744/21 1172