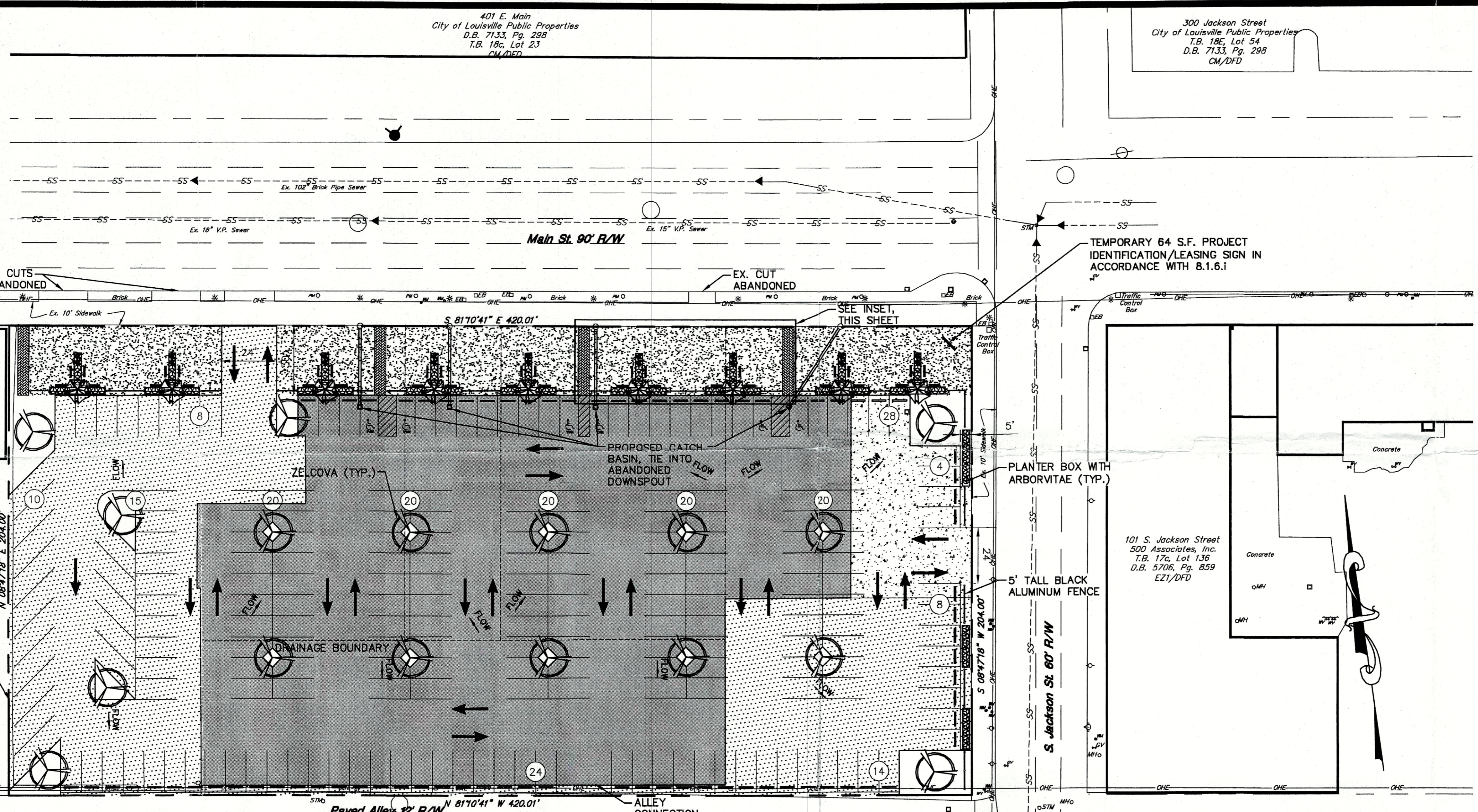
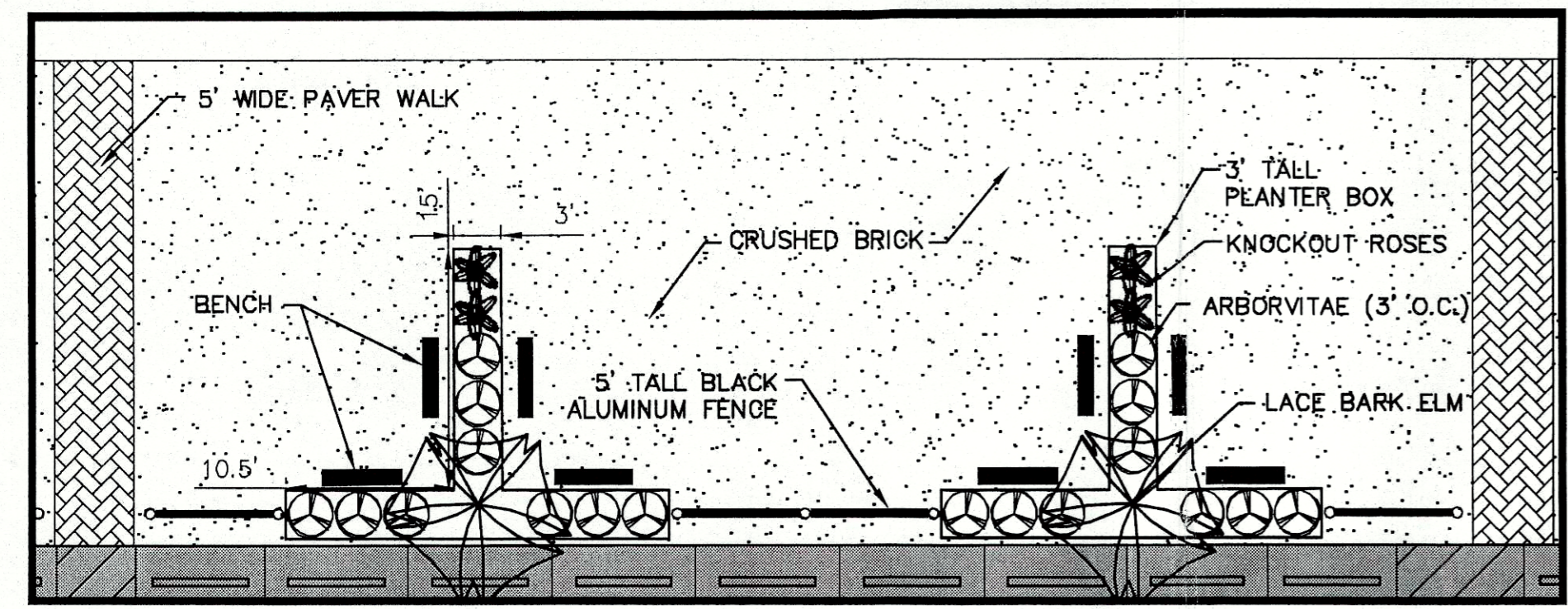


VICINITY MAP

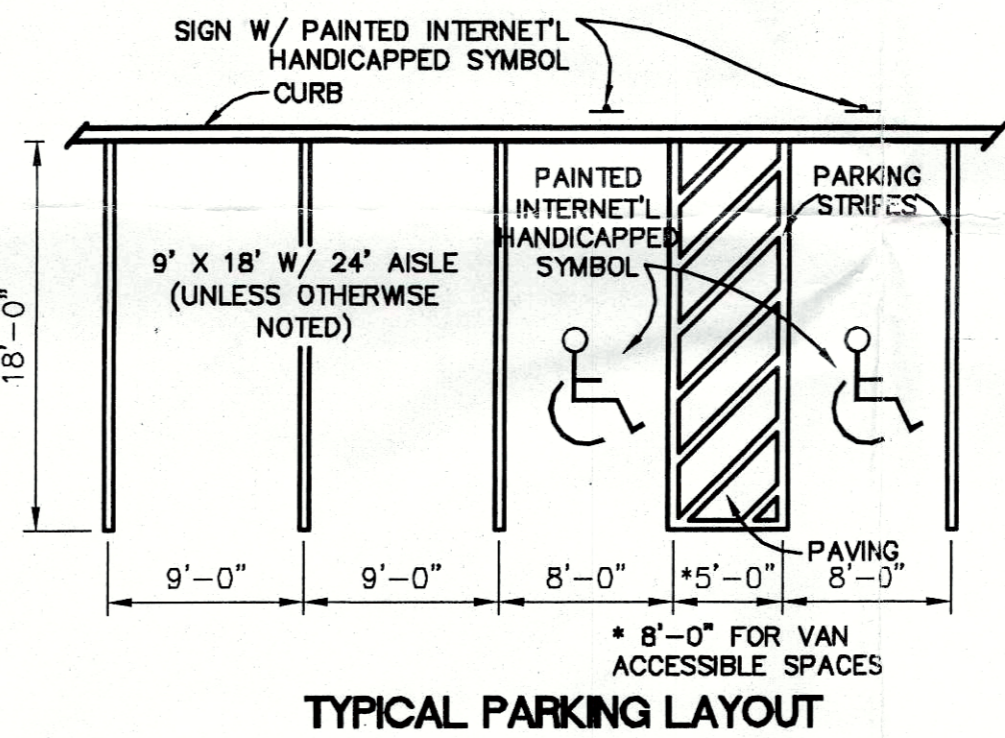
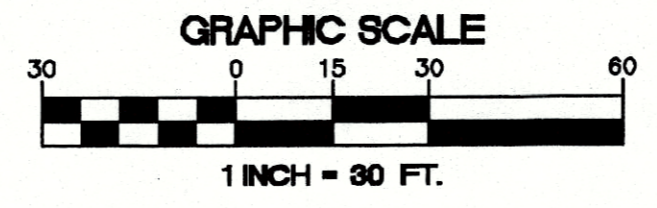
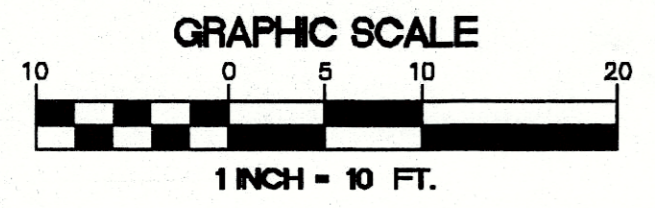


110 PRELIMINARY APPROVAL
 Condition of Approval: _____
 Development Review Date: 4-27-11
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS: _____
 BY: Scott M...
 DATE: 4/27/11
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



INSET - TYPICAL MODULE



TYPICAL PARKING LAYOUT

LOUISVILLE METRO PLANNING COMMISSION
 APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. DP-14173-10
 APPROVAL DATE: 9/22/10
 EXPIRATION DATE: 9/22/12
 SIGNATURE OF PLANNING COMMISSION: [Signature]

NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

SITE DATA
 EXISTING ZONING: C-3
 PROPOSED ZONING: C-3
 FORM DISTRICT: DOWNTOWN
 EXISTING USE: SURFACE PARKING LOT / VACANT LOT
 INTERIM PROPOSED USE: OPEN SPACE, INTERIM PARKING
 ULTIMATE PROPOSED USE: OFFICE, RETAIL, PARKING GARAGE
 TOTAL SITE AREA: 2.09 ACRES
 SITE ADDRESS: 410-418 E. MAIN, 431 E. MARKET, 110 S. JACKSON
 TAX BLOCK & LOT: T.B. 17C, T.L. 100 & 111
 DEED BOOK & PAGE: D.B. 9211, PG. 598 & 800
 SOIL TYPE: UNCLASSIFIED

PROJECT SUMMARY
PARKING PROVIDED
 REGULAR PARKING SPACES: 203
 HANDICAP PARKING SPACES: 8
 TOTAL PARKING SPACES: 211
WAIVERS REQUESTED
 5.2.1.C.2 - 3 STORY STREET WALL ALONG MAIN/JACKSON
 5.11.1.B - OPEN SPACE LOCATED AT LEAST 50 FEET FROM THE CORNER OF TWO INTERSECTING STREETS.
 10.2.9 - 10 FT. VUA LBA ALONG S. JACKSON STREET AND BILLY GOAT STRUT ALLEY.

VUA/LA CALCULATIONS
 VUA: 69,214 S.F.
 ILA REQUIRED (5.0%): 3,461 S.F.
 ILA PROVIDED (5.1%): 3,506 S.F.
 ILA TREE REQUIRED (1/4,000 S.F. VUA): 17
 ILA TREE PROVIDED: 17

TREE CANOPY CALCULATIONS
 SITE AREA: 91,040 S.F.
 TREE CANOPY CLASS: A
 TOTAL TREE CANOPY REQUIRED: (10.0%) 9,104 S.F.
 PROPOSED TREE CANOPY: (17.1%) 15,600 S.F.

LEGEND

EXISTING ASPHALT PAVEMENT GRAND FATHERED FOR PARKING	[Pattern]
EXISTING CONCRETE PAVEMENT GRAND FATHERED FOR PARKING	[Pattern]
NEW ASPHALT PAVEMENT	[Pattern]
BRICK DUST	[Pattern]

- MSD NOTES**
- DRAINAGE OUTLET TO THE COMBINED SEWER WILL BE LIMITED TO A 6" CONNECTION.
 - NO PROPOSED CHANGE TO DRAINAGE ON EXISTING PAVEMENT AT THIS TIME.
 - THE REAR OF THE EXISTING BUILDING'S DOWN SPOUTS SPLASHED ON GRADE IN THE ALLEY. THE FRONT OF THE EXISTING BUILDING'S DOWN SPOUTS TIED INTO THE SYSTEM IN MAIN STREET AT THE SIDEWALK. THE AREA OF DEMOLITION WILL BE PAVED WITH ASPHALT. THE REAR WILL BE SLOPED TO DRAIN TO THE ALLEY. THE FRONT HALF WILL BE SLOPED TO DRAIN TO (4) NEW CATCH BASINS THAT WILL TIE INTO THE ABANDONED DOWN SPOUT CONNECTIONS AT THE SIDEWALK USING 6" HOPE PIPE.
 - CATCH BASINS TO BE TRAPPED PER MSD DETAIL GM-08-02.

- PDS NOTES**
- PROJECT SUBJECT TO CONDITIONS AND RESTRICTIONS OF DDRO OVERLAY PERMIT, CASE #10216-MMD APPROVED ON FEBRUARY 6, 2008 AND AMENDED ON AUGUST 18, 2009.
 - THIS PLAN REPRESENTS PHASE I OF THE PROPOSED DEVELOPMENT. SEE DETAILED DEVELOPMENT PLAN APPROVED UNDER CASE #9987 FOR PHASE 2.
 - SEE DETAILED PLAN APPROVED WITH CASE #9987 FOR ADDITIONAL COMMENTS.
 - NO ADDITIONAL LIGHTING PROPOSED FOR THIS PHASE.
 - SIDEWALKS FRONTING MAIN STREET HAVE BEEN CONSTRUCTED WITH BRICK PLANTERS, STREET TREES AND FURNITURE. NO ADDITIONAL SIDEWALK TREATMENT OR AMENITIES ARE PROPOSED IN THE R/W FOR THIS PHASE.
 - NO DUMPSTERS OR SERVICE STRUCTURES PROPOSED FOR THIS PHASE.
 - DDRO APPROVAL REQUIRED.

- PUBLIC WORKS NOTES**
- PUBLIC WORKS AND DOWNTOWN DEVELOPMENT MAY REMOVE ANY ABANDONED CURB CUTS IF THE SIDEWALKS AND CURB ALONG THIS FRONTAGE ARE RECONSTRUCTED. IF THE SITE IS FURTHER DEVELOPED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN CASE #9987, THE DEVELOPER MAY BE REQUIRED TO RECONSTRUCT CURB AND SIDEWALK TO REMOVE THE ABANDONED ENTRANCES.

- KTC NOTES**
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE MAIN STREET RIGHT OF WAY.

- PUBLIC HEALTH AND WELLNESS NOTES**
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND 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.

RECEIVED
 APR 19 2011
 PLANNING
 MSD-WM #9766E

418 EAST MAIN STREET
Detailed District Development Plan
Phase I

OWNER/DEVELOPER INFO:
 Brian Evans, P.E.
 1706 Bardstown Road, 2nd Floor
 Louisville, Kentucky 40205
 502-896-2888

ENGINEER INFO:
 Brian Evans, P.E.
 1706 Bardstown Road, 2nd Floor
 Louisville, Kentucky 40205
 502-896-2888

NO.	REVISION DESCRIPTION	DATE
1	INITIAL SUBMITTAL	04-28-10
2	REVISION 1	06-08-10
3	REVISION 2	06-17-10
4	REVISION 3	08-02-10
5	REVISION 4	08-22-10
6	REVISION 5	08-30-10

DP-14173