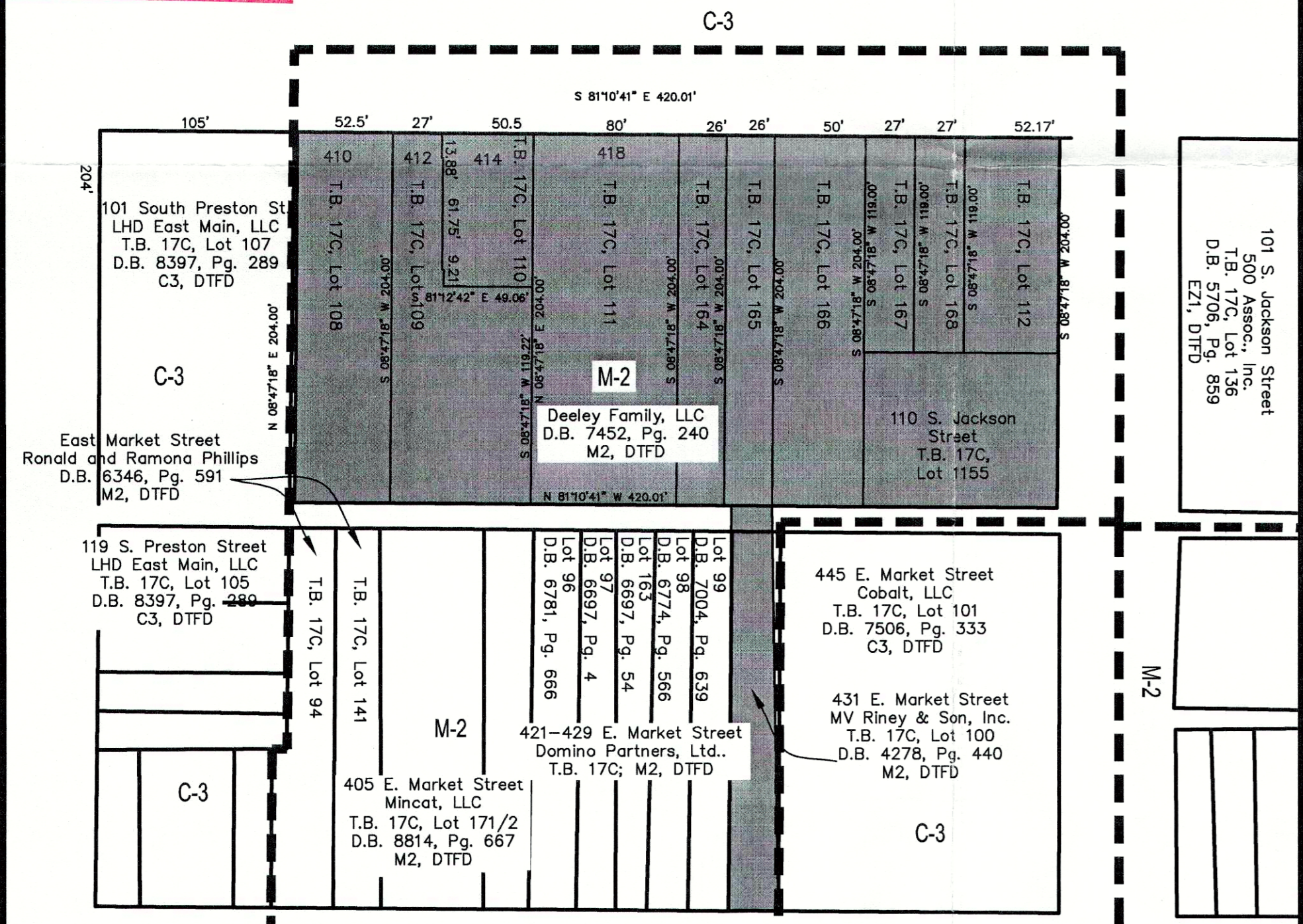


VICINITY MAP
NO SCALE

APPROVAL DATE: 6/11/08
ISSUE DATE: 7/12/08
BY: [Signature]
FOR: [Signature]

401 E. Market Street
City of Louisville
Public Properties Corp.
T.B. 18C, Lot 23
D.B. 7133, Pg. 298
CM, DTFD

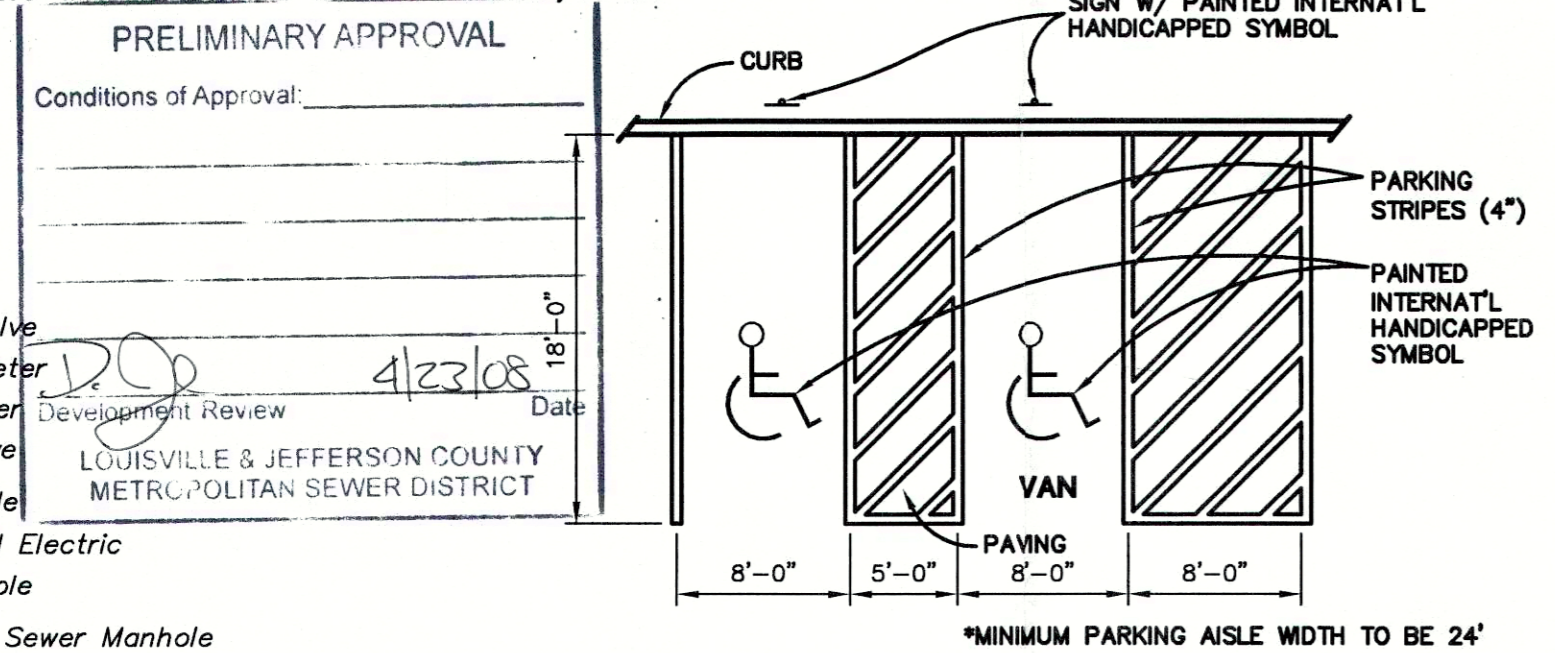
NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.



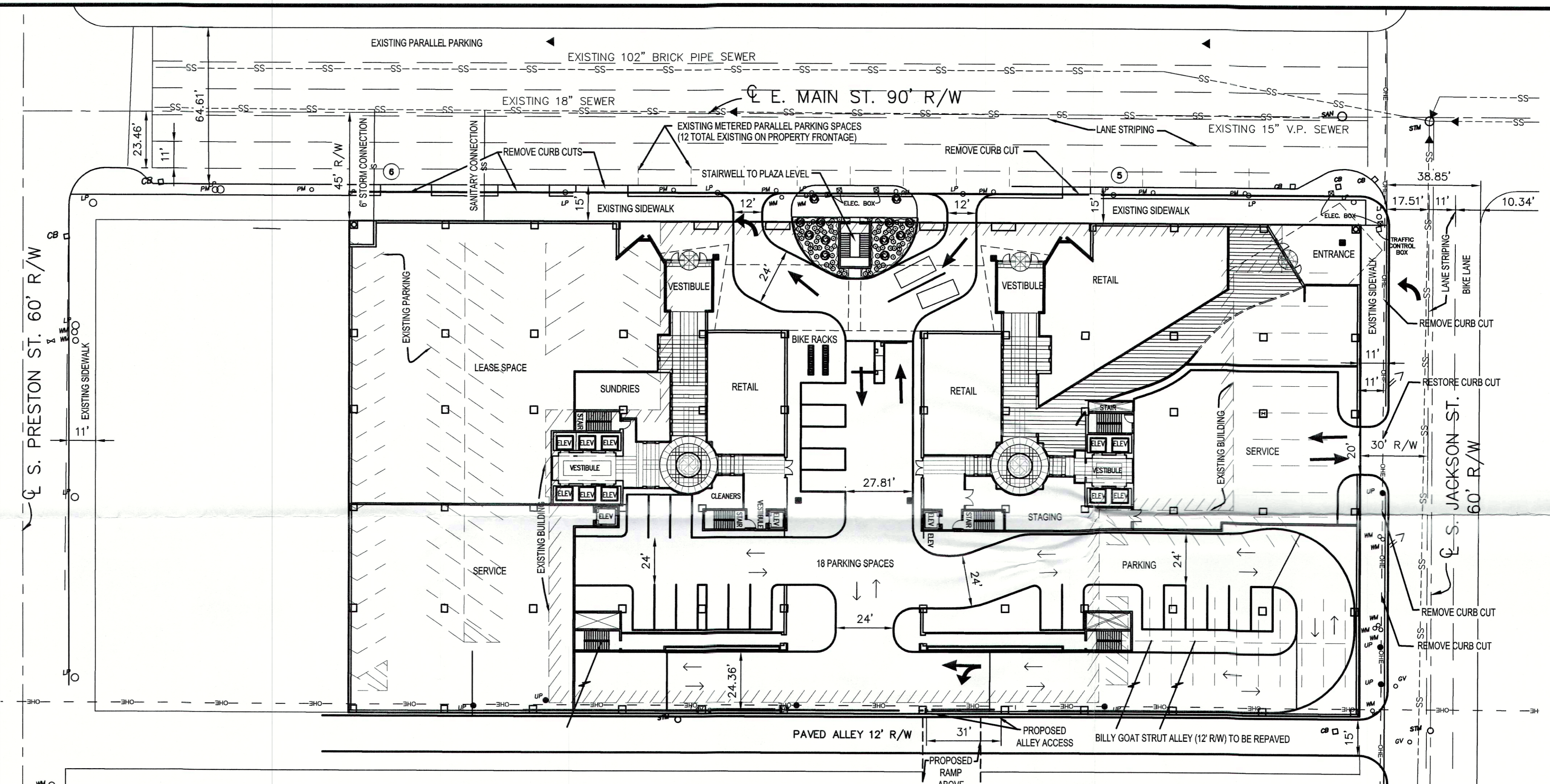
ADJACENT PROPERTY
NO SCALE

- M&D NOTES**
- DRAINAGE OUTLET TO THE COMBINED SEWER WILL BE LIMITED TO A 6" CONNECTION.
- APCD NOTES**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- MPW NOTES**
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 - STREETS, CURBS, AND SIDEWALKS ALONG JACKSON STREET AND MAIN STREET TO BE RESTORED TO CURRENT STREETScape DEVELOPMENT PLAN STANDARDS.
 - LICENSE AGREEMENT WILL BE REQUIRED FOR RAMP ACCESS ACROSS ALLEY PRIOR TO CONSTRUCTION APPROVAL BY MPW.
 - THE FINAL DESIGN OF THE GARAGE SHOULD REFLECT GEOMETRICS THAT WILL OFFER ADEQUATE LINES OF SIGHT FOR TURNING TRAFFIC AND YIELDING TO PEDESTRIANS ON THE SIDEWALKS.
 - FINAL LOCATION OF GARAGE INGRESS/EGRESS TO BE DETERMINED AT CONSTRUCTION PLAN PHASE.
- DDO NOTES**
- PROJECT SUBJECT TO CONDITIONS AND RESTRICTIONS OF DDRO OVERLAY PERMIT, CASE #10216-MMD APPROVED ON FEBRUARY 6, 2008.

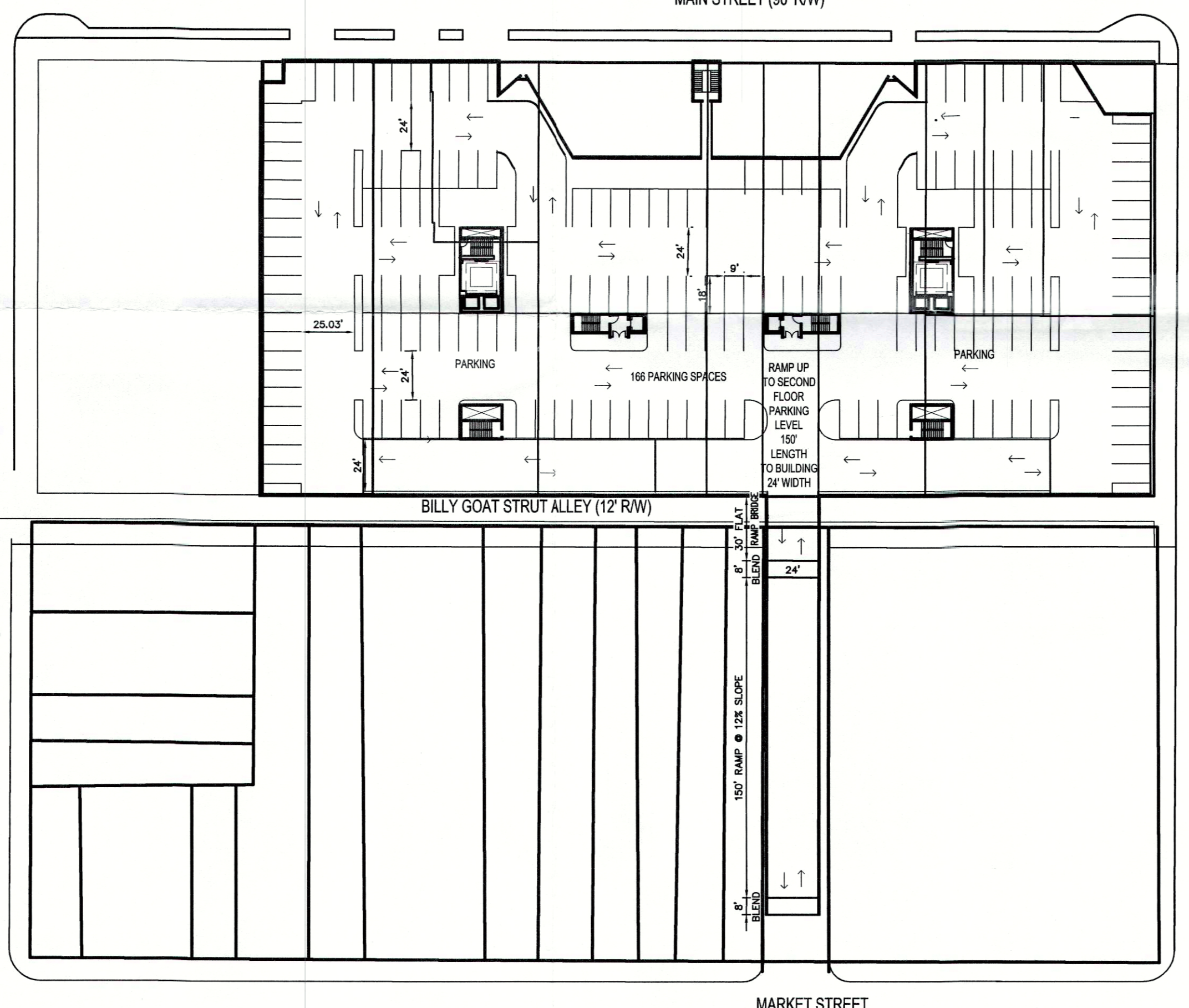
TRANSPORTATION APPROVAL
PRELIMINARY DEVELOPMENT PLAN
CATEGORY: 2 3 4
CONDITIONS:
BY: [Signature]
DATE: 4/24/08



PARKING STALL DIMENSIONS DETAIL
SCALE: NONE



Ground Level
SCALE: 1" = 30'



Second Level - Parking
SCALE: 1" = 50'

SITE DATA

EXISTING ZONING: M-2
PROPOSED ZONING: C-3
FORM DISTRICT: DOWNTOWN
EXISTING USE: OFFICE, RETAIL
PROPOSED USE: MANUFACTURING
TOTAL SITE AREA: 2.09 ACRES
SITE ADDRESS: 410 - 418 EAST MAIN STREET
TAX BLOCK & LOT: T.B. 17C, T.L. 100, 108-112, 115, 164-168
DEED BOOK & PAGE: D.B. 7452, 4278 PG. 240, 440
SOIL TYPE: UNCLASSIFIED

PARKING CALCULATIONS

MINIMUM REQUIRED:
NO MINIMUM PARKING REQUIRED FOR DTFD PER TABLE 9.1.1
(LDC REQUIRES FOR OFFICE 1/350 MIN. = 1942)
(LDC REQUIRES FOR RETAIL 1/250 MIN. = 88)

MAXIMUM ALLOWED:
NO MAXIMUM PARKING PERMITTED FOR DTFD PER TABLE 9.1.1
(LDC REQUIRES FOR OFFICE 1/200 MAX. = 3399)
(LDC REQUIRES FOR RETAIL 1/100 MAX. = 219)

PROVIDED: 1169 SPACES
(OF WHICH 22 ARE H/C ACCESSIBLE (3 VAN).
(LDC REQUIRES 2030 MIN. & 3618 MAX.)

NOTE: PORTIONS OF GARAGE TO BE OPEN TO PUBLIC ON LIMITED BASIS.

BUILDING DATA

BUILDING HEIGHT: 277'-6"
FOOTPRINT: 85,645 S.F.
GROSS FLOOR AREA: 1,258,073 S.F.
FLOOR TO AREA RATIO: 13.82

LEVEL	SQUARE FOOTAGE	USE
LL 1	85,645 S.F.	PARKING - 232 SPACES
1	69,585 S.F.	PARKING - 18 SPACES, RETAIL, LEASE, SERVICE
2	78,312 S.F.	PARKING - 166 SPACES
3	82,164 S.F.	PARKING - 181 SPACES
4	82,164 S.F.	PARKING - 181 SPACES
5	85,645 S.F.	PARKING - 201 SPACES
6	85,645 S.F.	PARKING - 190 SPACES
7	74,416 S.F.	OFFICE
PLAZA	9,057 S.F.	PLAZA
8	60,544 S.F.	OFFICE
9	60,544 S.F.	OFFICE
10	60,544 S.F.	OFFICE
11	60,544 S.F.	OFFICE
12	60,544 S.F.	OFFICE
13	60,544 S.F.	OFFICE
14	60,544 S.F.	OFFICE
15	60,544 S.F.	OFFICE
16	60,544 S.F.	OFFICE
17	30,272 S.F.	OFFICE
18	30,272 S.F.	OFFICE
1,258,073 S.F.		OFFICE = 679,856 S.F. RETAIL = 21,917 S.F. PARKING = 1169 SPACES

Q4
Architecture
Engineering
Construction

815 West Market Street
Suite 300
Louisville, Kentucky
40202
Ph. 502-585-2222
Fx. 502-992-0605
E. www.qk4.com

418 EAST MAIN STREET
410 - 418 EAST MAIN STREET, LOUISVILLE KY 40202
DETAILED DISTRICT DEVELOPMENT PLAN

OWNER INFO: Deeley Family, LLC 418 East Main Street Louisville, Kentucky 40202	DEVELOPER INFO: Jefferson Development Group 1708 Bardonia Road Louisville, Kentucky 40205 502.886.2686
DATE: 03/10/2008	AGENCY COMMENTS: 04/17/2008
PROJECT NUMBER: 08302000	
DRAWN BY: AWB	CHECKED BY: AWB/DJR
HORIZ. SCALE: VARIES	VERT. SCALE: -
DATE: 02-18-2008	
DETAILED DISTRICT DEVELOPMENT PLAN	
SHEET NUMBER: 1 of 1	

Apr 11, 2008 - 1:54pm
C:\US02.000 - 418 E. Main\SITE\Draws\Pre\m\US02.000 - DDOP-04-11-08.dwg (DDOP)

9987 4887