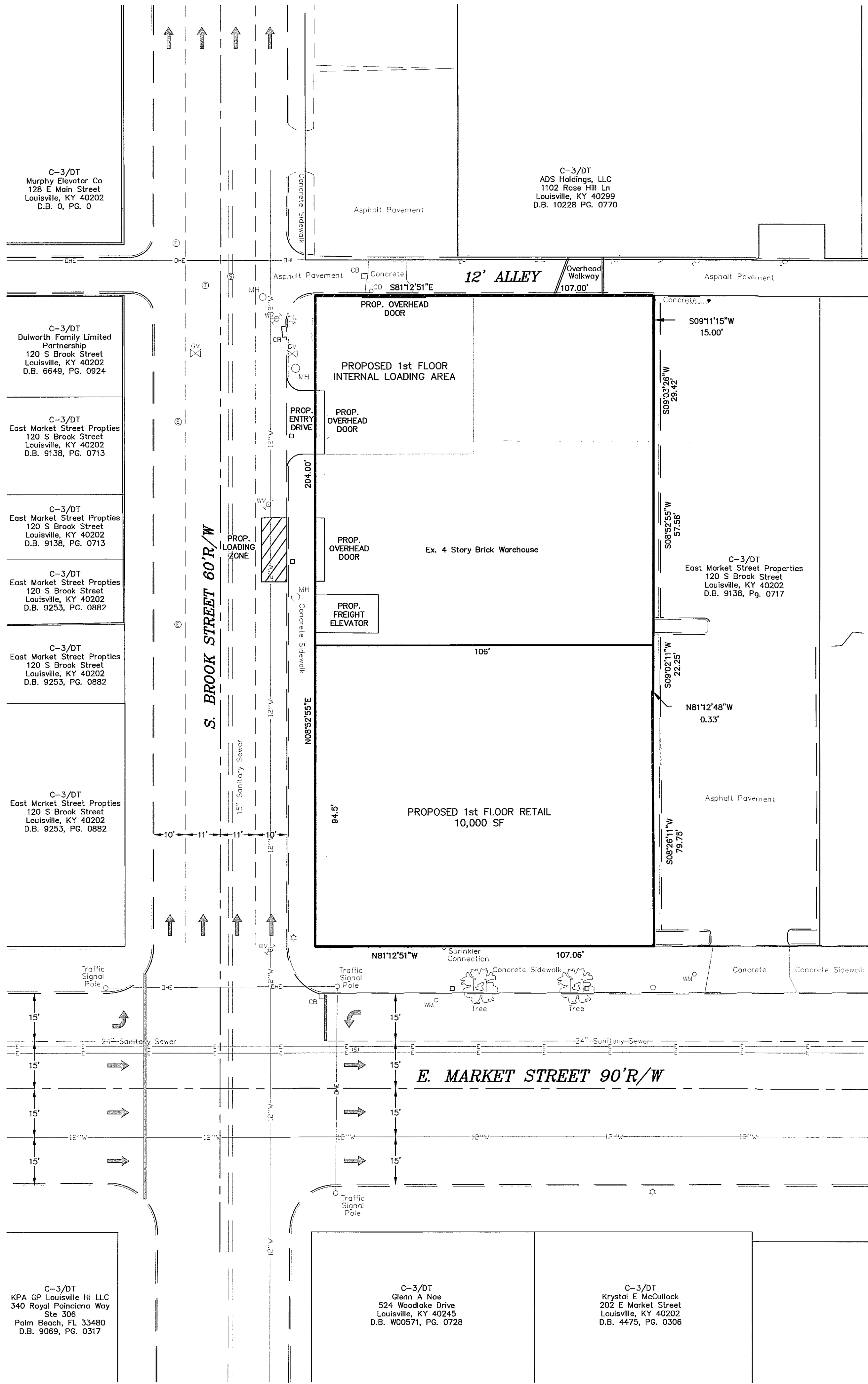


LOCATION MAP
NOT TO SCALE



PROJECT DATA

TOTAL SITE AREA	= 0.5± Ac.
FORM DISTRICT	= DOWNTOWN
EXISTING ZONING	= C-3
PROPOSED ZONING	= EZ-1
EXISTING OVERLAY DISTRICT	= EAST MAIN-MARKET
EXISTING USE	= WAREHOUSE/VACANT
EXISTING BUILDING AREA	= 87,500 SF
PROPOSED USE	
MINI-WAREHOUSE STORAGE	= 77,500 SF
RETAIL	= 10,000 SF
F.A.R.	= 4.0 (5.0 MAXIMUM ALLOWED)
BUILDING HEIGHT	= 4 STORIES
PARKING REQUIRED	= N/A (TABLE 9.1.2)
VEHICULAR USE AREA	= 0 SF

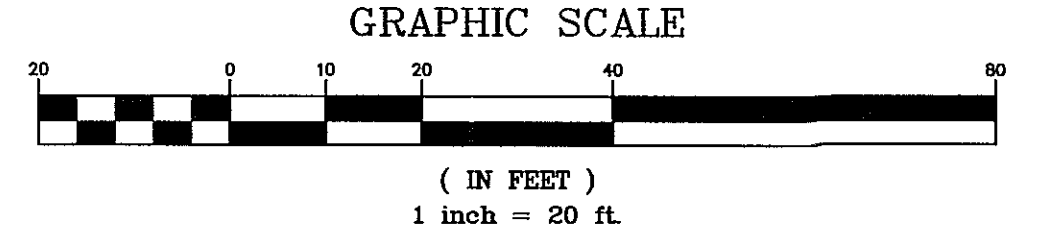
- MSD NOTES:**
- SANITARY SEWER SERVICE ALREADY EXISTS.
 - NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C 0025 E DATED DECEMBER 5, 2006.
 - A DOWNSTREAM CAPACITY WILL BE SUBMITTED TO MSD.

PRELIMINARY APPROVAL
CONDITION OF APPROVAL PLAN
CONDITIONS: Short term bike parking is available within 400'. Long term bike parking will be provided inside the building.
BY: [Signature] 12/31/14
DATE: 12/31/14
LOUISVILLE JEFFERSON COUNTY METROPOLITAN PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval:

[Signature] 12/31/14
Date: 12/31/14
Development Review
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
DEC 22 2014
PLANNING & DESIGN SERVICES



SITE ADDRESS:
201 E MARKET STREET
TAX BLOCK 017B, LOT 0182
D.B. 9769, PG. 0393

COUNCIL DISTRICT - 4
FIRE PROTECTION DISTRICT - LOUISVILLE #2

CASE: 14ZONE1048
MSDM#: 11070

LEGEND

- Ballard
- Utility Pole
- Light Standard
- ⚓ Guy Anchor
- Gas Valve
- Water Valve
- Water Meter
- ⚓ Fire Hydrant
- Catch Basin
- Clean-out
- Sanitary Sewer Manhole
- Electric Manhole
- Telephone Manhole
- Miscellaneous Manhole
- Overhead Utility Line
- Underground Water Line
- Unmarked Property Corner
- Set 1/2" By 18" Iron Pin With Cap Stamped "WINKLER 3492" (Unless Otherwise Noted)

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12-22-14	Added Proposed Overhead Doors	SSS

PROJECT DATA
FILE NAME: 13084-00DP
DATE: 11/21/14
CHECKED BY: AER

SCALE: AS SHOWN
DRAWN BY: JH/SSS
ENGINEER'S SEAL

LAND DESIGN & DEVELOPMENT, INC.
200 WASHINGTON ST. SUITE 200 - LOUISVILLE, KY 40202
TEL: 502.444.9715 FAX: 502.444.9714 WEB SITE: WWW.LD&D-KY.COM

OWNER
ADS HOLDINGS, LLC
322 BARCELONA DRIVE
LOUISVILLE, KY 40245-4196

DETAILED DISTRICT DEVELOPMENT PLAN
201 EAST MARKET STREET

JOB NO. 13084
SHEET 1 OF 1

14ZONE1048