

#### SITE DATA:

DEVELOPER:	LUCKETT & FARLEY DEVELOPMENT LLC 737 S. THIRD STREET LOUISVILLE, KY 40202
OWNER:	SECOND AND BROADWAY, LLC CONTACT: JARRED COOK 737 S. THIRD ST. LOUISVILLE, KY 40202
SITE ADDRESS:	200 & 212 W. BROADWAY LOUISVILLE, KY 40202
D.B., PG.	DB10767 PG 165-170
PARCEL ID:	030A00570000
TAX BLOCK & LOT NO.	TAX BLOCK: 030A LOT NO. 0057
GROSS ACREAGE:	65.327 SF, 1.5 ACRES
NET ACREAGE:	65.327 SF, 1.5 ACRES
EXISTING ZONING:	PD
PROPOSED ZONING:	PD
ADJACENT ZONING:	PD, C2, C3
FORM DISTRICT:	DOWNTOWN, SOBRO PDD
EXISTING USE:	OFFICE/ INSTITUTIONAL (COLLEGE)
PROPOSED USE:	OFFICE/ INSTITUTIONAL (COLLEGE) RETAIL (STUDENT BOOKSTORE) RESTAURANT (BOOKSTORE COFFEE SHOP) RU-2 - STUDENT HOUSING APARTMENTS
EXISTING GROSS BUILDING FOOTPRINT AREA:	APPROX. 33,740 SF
PROPOSED GROSS BUILDING FOOTPRINT AREA:	APPROX. 33,640 SF (subtracted 150sf demolished vestibule, + added 50 sf for new egress stair.)
EXISTING GROSS BUILDING FLOOR AREA:	APPROX. 128,209 SF
PROPOSED GROSS BUILDING FLOOR AREA:	APPROX. 128,759 SF (added 700sf for new fire corridor, subtracted 150sf for demolished vestibule.)
EXISTING FAR:	1.96
PROPOSED FAR:	1.97
BUILDING HEIGHT:	ESTIMATED TO BE APPROXIMATELY 105'
COUNCIL DISTRICT:	4
FIRE DISTRICT:	LOUISVILLE #2
EXISTING PARKING:	79 SPACES- SURFACE PARKING LOT 170 SPACES- PARKING GARAGE TOTAL: 249 SPACES ADDITIONAL PARKING IS AVAILABLE THROUGH THE MONTHLY PAY LOT LOCATED ON THE ADJACENT PROPERTY.
PROPOSED PARKING:	74 SPACES- SURFACE PARKING LOT 162 SPACES- PARKING GARAGE TOTAL SPACES: 236 SPACES ADDITIONAL PARKING IS AVAILABLE THROUGH THE MONTHLY PAY LOT LOCATED ON THE ADJACENT PROPERTY.
NOTE:	THERE ARE NOT PARKING REQUIREMENTS IN THE DOWNTOWN FORM DISTRICT.

#### DWELLING UNITS

EXISTING:	0
PROPOSED:	44 - 2 BEDROOM APARTMENTS FOR 4 STUDENTS 8 - 1 BEDROOM APARTMENTS FOR 2 STUDENTS
TOTALING:	52 APARTMENTS FOR 192 STUDENTS
DENSITY:	52 UNITS/ 1.5 ACRES = 34.67 DU/ACRE

#### TREATMENT PLANT:

MORRIS FORMAN WATER QUALITY TREATMENT CENTER

#### RELATED CASES:

16ZONE1038: TEXT AMENDMENT TO SOBRO PDD TO ALLOW RU-2 HOUSING AS A CONDITIONAL USE IN THE BROADWAY SUB-AREA.
16CERT1528
PLAN CERTAIN 15635 (SOBRO)

#### AIR POLLUTION NOTE

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

#### EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

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.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM THE CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED AND ADEQUATELY CONTAINED THROUGHOUT WITH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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.

#### PUBLIC WORKS:

CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL. A DAMAGE BOND MAY BE REQUIRED FOR ANY ALLEY DAMAGES OCCURRING DURING CONSTRUCTION.

RECEIVED  
JUL 21 2017

WM# 11433  
16CUP1063

DESIGN SERVICES SCALE SHOWN TO ENSURE REPRODUCTION ACCURACY

COMMONWEALTH OF KENTUCKY

ZONE PD  
DOWNTOWN  
DB 9704 PG 0029

Existing Impervious Area 63,251.7 SF = 1.452 ACRES  
Proposed Impervious Area = No Change  
Area of Disturbance 2370 SF = 0.054 Acres

#### FLOOD NOTE:

FLOOD PLAIN DETERMINATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS LATEST REVISIONS AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS LOCATED IN FEMA ZONE X WHICH HAS BEEN DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD ZONE AS INDICATED BY F.E.M.A. MAP NO. 21111C0041E, DATED DECEMBER 5, 2006.

#### CAUTION EXISTING UTILITIES

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION, SIZE AND MATERIAL FOR ALL EXISTING UTILITIES IN PROJECT AREA. KENTUCKY ONE-CALL CENTER MUST BE NOTIFIED 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION, FOR VERIFICATION OF LOCATION, SIZE AND MATERIAL. CALL 811, 502-266-5123 OR 1-800-752-6007.



#### LEGEND

	PROPERTY LINE MARKER
	PROPERTY BOUNDARY
	EXISTING CONTOUR
	DRAINAGE ARROW
	EXISTING TREE
	Existing Sanitary and/or Storm Pipe (Combination Sewers)
	Existing Light Pole
	BUILDING WALL
	WATER LINE
	EXISTING WATER METER

#### TREE CANOPY - NOT REQUIRED

DWELLING UNITS PER ACRE IS GREATER THAN 22.01 DU/ ACRE, THEREFORE RECEIVES 100% TREE CANOPY REDUCTION PER LDC 10.1.4.B.2B (52 UNITS/ 1.5 ACRES= 34.67 DU/ACRE)

#### ILA/ VUA - NOT REQUIRED

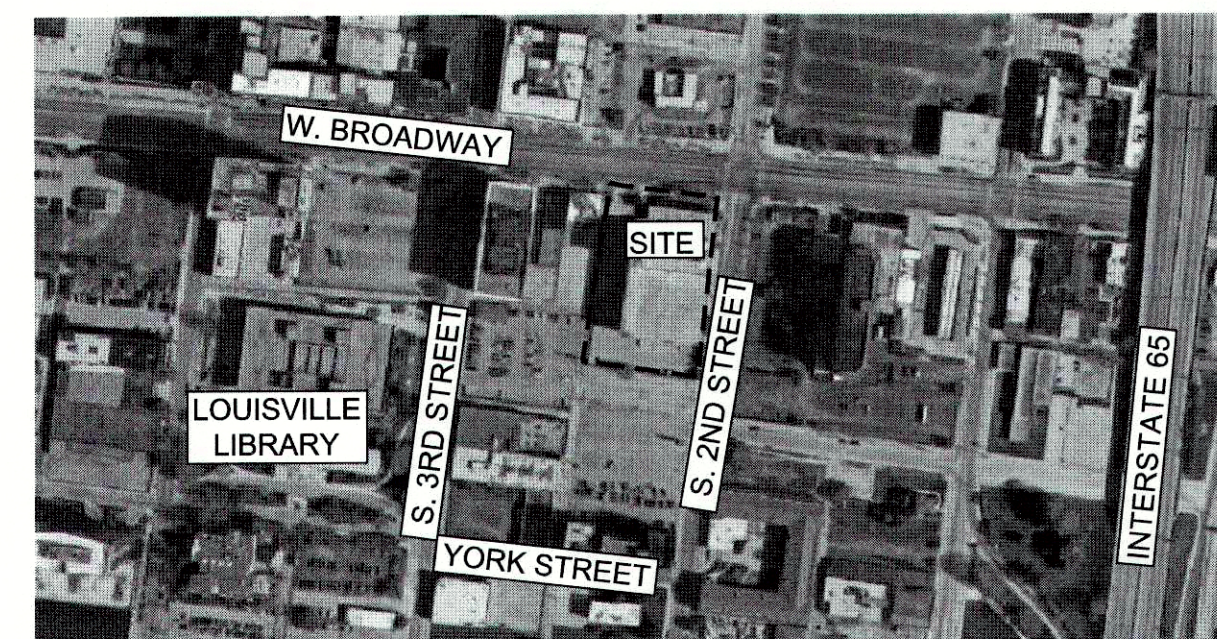
NOT REQUIRED PER LDC 10.2.2.A.3, EXISTING BUILDING SQUARE FOOTAGE AND IMPERVIOUS AREA DOES NOT MEET THRESHOLD OF 20% INCREASE TO REQUIRE VUA ILA.

#### LANDSCAPE BUFFERS - NOT REQUIRED

NOT REQUIRED PER LDC 10.2.2.A.3, EXISTING BUILDING SQUARE FOOTAGE AND IMPERVIOUS AREA DOES NOT MEET THRESHOLD OF 20% INCREASE TO REQUIRE VUA ILA.

#### VUA SCREENING - NOT REQUIRED

SOBRO PDD, CHAPTER IV, PART B.3.1a, PG. 51, HEADING STATES SCREENING REQUIREMENTS APPLY ONLY TO NEW OR EXPANDED PARKING. ALL PARKING IS EXISTING, PRE-DATING THE SOBRO PDD. EAST SIDE OF PARKING LOT IS SCREENED BY EXISTING BRICK WALL, WITH MINIMUM HEIGHT OF 47 INCHES.



#### VICINITY MAP

NO SCALE

COMMONWEALTH OF KENTUCKY  
ZONE C2  
DOWNTOWN  
NO DB PG LISTED BY PVA

737 South Third Street  
Louisville, KY 40202  
502-585-4181  
www.luckett-farley.com

[smart design]<sup>SM</sup>  
**Luckett & Farley**  
Architecture | Engineering | Interior Design

200 & 212 W. BROADWAY  
LOUISVILLE, KY

DATE	
REVISIONS	
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COMM. NO.	2010.1150.01
MADE BY	KAP
CHECKED	
DATE	06/20/17
SITE PLAN	
DRAWING NO.	CUP
BID PKG.	