

SETBACK DATA

PROJ.	MIN. FRONT YARD	MIN. SIDE STREET YARD	MAX. FRONT YARD	MIN. SIDE YARD (EACH)	MIN. REAR YARD	MAX. BUILDING HEIGHT
KCA	0'	0'	15'	0'	5'	50' OR 4 STORIES
PKG LOT	15'	3'	25'	10'	15'	45' OR 3 STORIES

TREE CANOPY DATA

PROJ.	SITE AREA	TREE CANOPY CLASS	PRESERVED	REQUIRED TREE CANOPY	FAR REDUCTION	TOTAL PROVIDED
KCA	46,065 SF	B	0SF	10% 4,607 SF	33%	4,607 SF
PKG LOT	93,561 SF	A	0SF	10% 9,356 SF	0%	9,356 SF

LANDSCAPE DATA

REQUIREMENT	KCA	PARKING LOT
TOTAL VEHICLE USE AREA (VUA)	0SF	62,572 SF
ILA REQUIRED	0SF	4,493 SF
ILA PROVIDED	0SF	5,943 SF

MSD CALCULATION

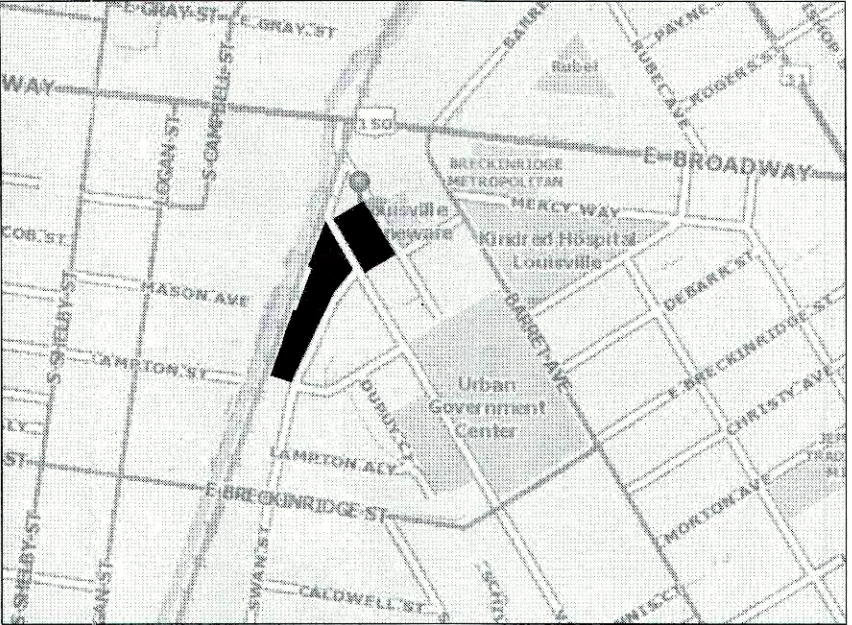
REQUIREMENT	KCA	PARKING LOT
TOTAL SITE AREA	±46,064.7 SF	±93,561 SF
PRE-IMPERVIOUS AREA	56,676 SF (%)	74,228.86 SF (89.10%)
POST-IMPERVIOUS AREA	29,790.7 SF (64.67%)	62,572 SF (66.88%)

KENTUCKY CENTER FOR THE PERFORMING ARTS

OWNER
KENTUCKY CERAMICS, LLC
333 EAST MAIN STREET, SUITE 401
LOUISVILLE, KY 40202

PARKING LOT OWNER

PPDP, LLC
4938 BROWNSBORO RD
SUITE 200
LOUISVILLE, KY 40222



LOCATION MAP

NTS

PARISTOWN

KENTUCKY CENTER FOR THE PERFORMING ARTS AND PARKING LOT FACILITY

720 Brent Street
Louisville, KY 40204

KCA Owner
Kentucky Ceramics, LLC
333 East Main Street, Suite 401
Louisville, KY 40202

Parking Owner
PPDP, LLC
4938 Brownsboro Road
Louisville, KY 40222

Developer
PPDP, LLC
d.b.a. Paristown Pointe Development
Partnership
731 Brent Street
Louisville, KY 40204

Design Architect
wHY Architecture
473 West Broadway, Unit 3
New York, NY 10012

Architect of Record
KNBA
611 West Main Street
Louisville, KY 40202

Landscape Architect
Booker Design Collaborative
815 West Market Street
Louisville, KY 40202

Historic Preservation
CHARLES CASH, AIA URBAN 1, LLC
815 West Market Street
Louisville, KY 40202

Structural Engineer
Brown + Kubican, PSC
2224 Young Drive,
Lexington, KY 45005

MEP Engineer
NTS Development Company
600 N. Hurstbourne Parkway
Louisville, KY 40222

Civil Engineer
SABAK WILSON & LINGO, INC.
608 South Third Street
Louisville, KY 40202

SITE DATA

PROJ.	ADDRESS	PARCEL ID	DEED BOOK PAGE	TAX BLOCK LOT	EX. ZONING	FORM DISTRICT	ACREAGE	EX. LAND USE	FR. LAND USE	EX. BUILDING	PR. BUILDING (REMOVED)	PR. BUILDING (ADDITION)	TOTAL BUILDING
KCA	720 BRENT STREET LOUISVILLE, KY 40204	021D01210000	D.B. 10223, P. 0900	021D, 121	EZ-1	TMC	1.0575 AC	STORAGE/ WAREHOUSE	AUDITORIUM& PLAZA	±63,059.60 SF	±63,059.60 SF	0 SF	20,890 SF
	VINE STREET LOUISVILLE, KY 40204	021D01520000	D.B. 10223, P. 0900	021D, 152	EZ-1	TN	0.0645 AC	OUTSIDE MATERIAL STORAGE	PARKING	0 SF	0 SF	0 SF	0 SF
	704 SWAN STREET LOUISVILLE, KY 40204	021D00720000	D.B. 10223, P. 0900	021D, 72	EZ-1	TN	0.1974 AC	OUTSIDE MATERIAL STORAGE	PARKING	0 SF	0 SF	0 SF	0 SF
	712 SWAN STREET LOUISVILLE, KY 40204	021D00710000	D.B. 10223, P. 0900	021D, 71	EZ-1	TN	0.0805 AC	OUTSIDE MATERIAL STORAGE	PARKING	0 SF	0 SF	0 SF	0 SF
	714 SWAN STREET LOUISVILLE, KY 40204	021D00690000	D.B. 10223, P. 0900	021D, 69	EZ-1	TN	0.0778 AC	OUTSIDE MATERIAL STORAGE	PARKING	±6930.65 SF	±6930.65 SF	0 SF	0 SF
	716 SWAN STREET LOUISVILLE, KY 40204	021D00680000 021D00670000 021D00660000	D.B. 10326, P. 0570	021D LOT 88 LOT 87 LOT 86	EZ-1	TN	0.0696 AC 0.0751 AC 0.137 AC	STORAGE WAREHOUSE	PARKING				
	732 SWAN STREET LOUISVILLE, KY 40204	021D00130000	D.B. 10326, P. 0570	021D, 130	EZ-1	TN	0.4061 AC	MATERIAL STORAGE	PARKING	±1718.4993 SF	±1718.4993 SF	0 SF	0 SF
	730 SWAN STREET LOUISVILLE, KY 40204	021D00630000	D.B. 10326, P. 0570	021D, 63	EZ-1	TN	0.2927 AC	OUTSIDE STORAGE	PARKING	0 SF	0 SF	0 SF	0 SF
	TOTAL: 1.4007 AC WITHOUT CSX EASEMENT 2.147 AC WITH CSX EASEMENT												

BUILDING AND PARKING SUMMARY

PROJ.	USE	EX. BUILDING AREA	BUILDING DEMO AREA	BUILDING ADDITIONS	GROSS BUILDING FOOTPRINT AREA	GROSS BUILDING FLOOR AREA	MIN. PARKING REQUIRED	MIN. PARKING (WITH 10% TRANSIT PROXIMITY & 20% GREEN DESIGN ELIGIBILITY)	MAX. PARKING ALLOWED	PARKING PROVIDED	BIKE PARKING REQUIRED / PROVIDED	NOTE
KCA	ASSEMBLY / AUDITORIUM		NEW CONSTRUCTION		15,632 SF	20,890 SF	235 SPACES (1 SP/50 SF)	165 SPACES	294 SPACES (125% MIN.)	165 SPACES	2 LONG TERM AND 6 SHORT TERM REQUIRED / 6 LONG TERM AND 24 SHORT TERM PROVIDED	PARKING FOR KCA FACILITY TO BE ACCOMMODATED VIA JOINT PARKING AGREEMENTS.
	TERRACE OFF BRENT		NEW CONSTRUCTION		1,450 SF	NA	6 SPACES (1 SP/250 SF)	7 SPACES (125% MIN.)	7 SPACES (125% MIN.)	6 SPACES		
	PUBLIC PLAZA		NEW CONSTRUCTION		14,000 SF	N/A	66 SPACES (1 SP/250 SF)	39 SPACES	112 SPACES (1 SP/125 SF)	39 SPACES		
	EX. BUILDING TO BE DEMOLISHED	63,059 SF	63,059 SF	N/A								
PKG LOT	PARKING LOT		NEW CONSTRUCTION		N/A	N/A	NA	NA	NA	163 SPACES + 5 ADA SPACES = 191 TOTAL		MINOR PLAT IN PROGRESS TO SEPARATE PARKING LOT FROM AUTO FACILITY
	AUTO SERVICE	15,720 SF	11,851 SF	N/A	3869 SF	3869 SF	4 SPACES (1 SPACE / EMPLOYEE + 2 PER BAY)	NA	7 SPACES (1 SPACE / EMPLOYEE + 5 PER BAY)	4 SPACES		

MSD NOTES

1. SANITARY SEWERS AVAILABLE BY CONNECTION TO EXISTING SEWER. NO CAPACITY CHARGES APPLY.
2. DRAINAGE/STORM WATER DETENTION: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. INCREASED RUNOFF TO BE MITIGATED ON SITE PER MSD SPECIFICATIONS.
4. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
5. FLOODPLAIN FILL MITIGATION SHALL BE ACHIEVED BY PROVIDING EXCESS FLOODPLAIN VOLUME IN THE NEW PARKING LOT PARALLEL TO SWAN STREET AT A 1:1 RATIO.
6. STORMWATER FOR THE PARKING LOT AND THE KCA BUILDING WILL BE SEPARATED FROM THE COMBINED SEWER SYSTEM BY UTILIZING AN EXISTING ABANDONED STORM SEWER CONFIRMED BY THE METROPOLITAN SEWER DISTRICT (MSD) TO BE A VIABLE STORMWATER OUTFALL INTO BEARGASS CREEK. THE STORM WATER WILL BE TREATED BY A MANUFACTURED WATER QUALITY UNIT OR SIMILAR BEST MANAGEMENT PRACTICE PRIOR TO THE STORM SYSTEM OUTLET AT THE CREEK.
7. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
8. ALL FINISHED FLOOR MUST BE AT OR ABOVE 452.7.
9. ALL PROPOSED PARKING AREAS BELOW FLOODPLAIN TO HAVE SIGNS PER FLOODPLAIN ORDINANCE.
10. SITE IS SUBJECT TO REGIONAL FACILITY FEES.

PUBLIC WORKS NOTES

1. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
2. THERE SHALL BE NO LANDSCAPING WITHIN RIGHT OF WAY WITHOUT ENCROACHMENT PERMIT.
3. CONSTRUCTION PLANS AND BOND ARE REQUIRED BY PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF THE METRO PUBLIC WORKS ENCROACHMENT PERMIT.
4. COORDINATION WITH PARC AND METRO TRAFFIC ENGINEERING IS REQUIRED TO RELOCATE OR REPLACE ON-STREET PARKING SPACES AFFECTED BY CURB CUT RELOCATIONS AND PLACEMENT.
5. COMPACT CAR ISLE SHALL BE MARKED AS REQUIRED BY PUBLIC WORKS.
6. ALL WALKS ARE MINIMUM 5 FOOT.
7. ALL ACCESSORY STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
8. A LIGHTING PLAN WILL BE SUBMITTED TO DDOR STAFF FOR FINAL REVIEW AND APPROVAL AND SHALL CONFORM TO THE REGULATION AS DESCRIBED IN CHAPTER 4.1.3 OF THE LAND DEVELOPMENT CODE.
9. SIDEWALKS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED.
10. ALL SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE LDC.
11. LONG TERM BICYCLE PARKING TO BE PROVIDED WITHIN THE KCA FACILITY.
12. ALL CONSTRUCTION TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
13. REQUIRED PARKING FOR THE KCA FACILITY WILL BE PROVIDED VIA JOINT PARKING AGREEMENT IN TWO LOCATIONS: 814 VINE STREET EXISTING PARKING LOT FACILITY AND 700 VINE STREET PROPOSED PARKING FACILITY.
14. LONG TERM BICYCLE PARKING TO BE PROVIDED WITHIN THE KCA FACILITY.
15. ALL SIDEWALKS SHALL BE A MINIMUM OF 6' IN WIDTH.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN ON THIS DOCUMENT HAVE NOT BEEN PRECISELY LOCATED BY EXCAVATION METHODS. SUB-SURFACE UTILITIES HAVE BEEN MAPPED FROM APPARENT SURFACE FEATURES AND INFORMATION FROM EXISTING PUBLIC RECORD DRAWINGS. FEATURES NOT IDENTIFIABLE UPON THE GROUND OR WITHIN CLOSE PROXIMITY OF THE PUBLIC UTILITY OF RECORD ARE NOT TO BE CONSIDERED ACCURATE FOR CONSTRUCTION PURPOSES. EVEN THOUGH BEST POSITIONS MAY BE SCALED CLOSELY UPON THE MAP, THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. (KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123)

GENERAL NOTES

1. THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0042E, DECEMBER 2006)
2. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM SURVEY BY HDR.
3. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT OF WAY.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
5. NO EXISTING TREES ARE TO REMAIN ON SITE.
6. THE DEVELOPMENT LIES IN LOUISVILLE #4 FIRE DISTRICT. CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE LOUISVILLE #4 FIRE DISTRICT. A STATEMENT ON THE ADEQUACY OF ACCESS TO THE PROPERTIES SHALL BE OBTAINED FROM THE FIRE DISTRICT.
7. ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
8. ALL PARKING ISLANDS SHALL BE OUTLINED WITH CONCRETE MEDIAN CURB UNLESS NOTED OTHERWISE.
9. CONCRETE WALKS AND PAVING ARE TO HAVE LIGHT BROOM FINISH.
10. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
11. PARKING LOT FACILITY - INDIVIDUAL PARCELS AND CSX PROPERTY WILL BE CONSOLIDATED INTO ONE PARCEL VIA DEED OF CONSOLIDATION PRIOR TO CERTIFICATE OF OCCUPANCY. SHOULD CSX PROPERTY NOT BE ATTAINED, THE PARKING LAYOUT WILL BE REVISED TO BE WITHIN THE LIMITS OF THE PROPERTY AREA OWNED BY PPDP AS OUTLINED ON THE PLAN. A MINOR PLAT WILL BE CREATED TO SEPARATE THE EXISTING AUTO SERVICE FACILITY PRIOR TO CERTIFICATE OF OCCUPANCY.

EPSC NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS 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.

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

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SVALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. 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 SITE 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.

EPSC CONCEPT PLAN

1. INSTALL INLET PROTECTION FOR ALL SURROUNDING CURB INLETS.
2. INSTALL CONSTRUCTION ENTRANCES.
3. INSTALL SILT FENCE ALONG BACK OF CURB.
4. INSTALL SEDIMENT TRAPS/BASIN IN NEW PARKING LOT AREA.



BOOKER DESIGN COLLABORATIVE
815 West Market Street, Suite 302
Louisville, Kentucky 40202
502-795-7788

PROJECT NUMBER: 114-16
DRAWN BY: CSN
APPROVED BY: KB
DATE: 11-29-2016

Date	Revisions
12/07/15	AGENCY COMMENTS ADDRESSED
11/04/16	AGENCY COMMENTS ADDRESSED
11/28/16	AGENCY COMMENTS ADDRESSED

COMMUNITY FACILITY REVIEW

CFR-1.0

15DEVPLAN1181 WM # 11311