

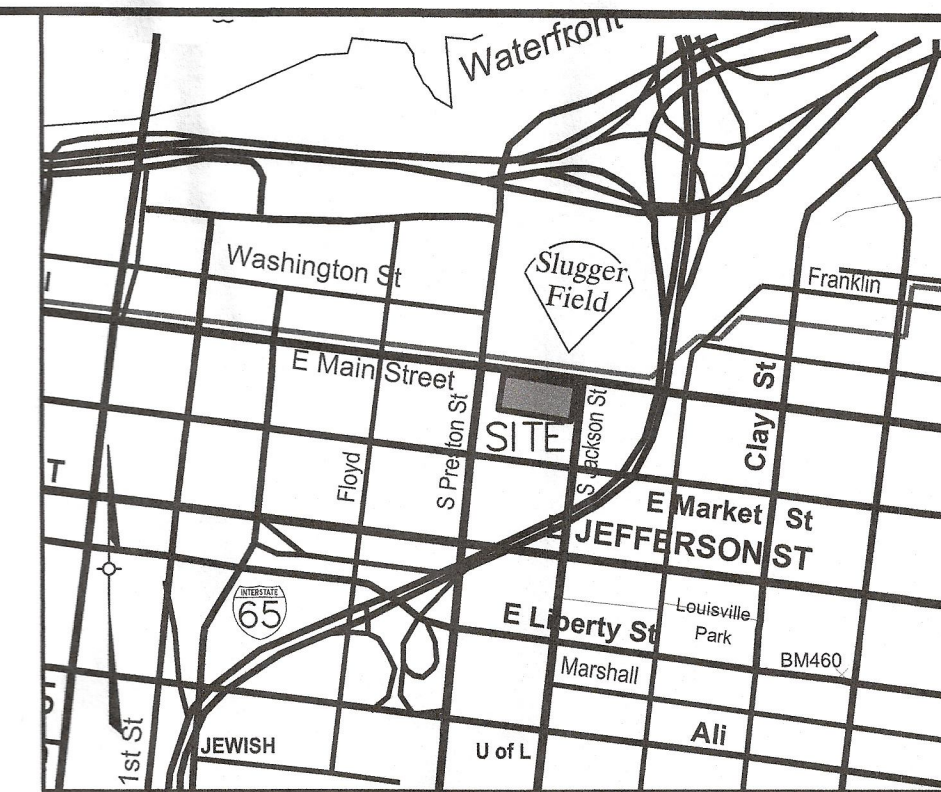
G:\Current Projects\23081\DWG\Planning\23081-DDDP-03-04-24.dwg, 3/20/2024 12:34:5 PM, Richard, \\DDSERV01\dd-inc\local\HP PageWide XL 5000PS MFP, 1:1

# PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Quinn W. Seal*  
DATE: *3/20/24*  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

GREEN ROAD IMPROVEMENTS SHOWN HEREON ARE PER  
KYTC IMPROVEMENT PLANS. TO BE CONSTRUCTED BY  
OTHERS



LOCATION MAP  
NOT TO SCALE

## WAIVERS REQUESTED:

- A Waiver is requested from Section 5.2.1.C.2 & 5.2.1.C.5 of The Louisville Metro Land Development Code to waive the at least 3 story tall street wall along Main & Jackson Street.
- A Waiver is requested from Section 5.9.2.D.1 of The Louisville Metro Land Development Code to waive the regulation that limits truck access and/or service delivery to be only by alley access, or on-street, or contained within the structure.

## PROJECT DATA

TOTAL SITE AREA = 1.97± Ac. (85,682 SF)  
EXISTING ZONING = C-3 (EAST MAIN MARKET OVERLAY)  
PROPOSED ZONING = E2-1  
FORM DISTRICT = DOWNTOWN  
EXISTING USE = SURFACE PARKING  
PROPOSED USE = BOTTLING AND EVENT CENTER  
PROPOSED BUILDING FOOTPRINT = 49,158 SF  
PROPOSED BUILDING AREA = 147,474 SF  
BUILDING HEIGHT = 60 FT-3 STORY  
F.A.R. = 1.72 (5.0 MAX. ALLOWED)

## PARKING REQUIRED

\*PARKING MIN/MAX ARE NOT REQUIRED IN THE DOWNTOWN FORM DISTRICT BY TABLE 9.1.3.A OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.

BIKE PARKING REQUIRED/PROVIDED = 3 BIKE SPACES

VEHICULAR USE AREA = 29,453 SF  
INTERIOR LANDSCAPE AREA REQUIRED = 1,473 SF (5%)  
INTERIOR LANDSCAPE AREA PROVIDED = 1,473 SF

EXISTING IMPERVIOUS = 85,232 SF  
PROPOSED IMPERVIOUS = 79,473 SF (6.76% DECREASE)

## GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Topographical information shown hereon were derived from Lajic data. Boundary information was taken from deeds.
- Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
- The Jackson Street proposed pedways are required to provide a minimum 16 ft. of clearance and will require a Metro Public Works licensure agreement.
- The ADA ramps on both sides of Billy Goat Strut alley will be improved per Metro Public Works in conjunction with construction plan approval.
- The design of the Billy Goat Strut alley / Jackson Street vehicular entrance pedestrian crossing will be coordinated with Metro Public Works in conjunction with construction plan approval.

## MSD NOTES:

- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0026F dated February 26, 2021.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. 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.
- Erosion & Silt Control: Prior to any construction activities on the site an Erosion & Silt Control Plan shall be provided to MSD for approval.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- A Downstream Facilities Capacity Request was approved by MSD on January 4, 2024.
- Post development 100 year flows have been limited to predevelopment 10-year flows in existing underground detention basin. Verification of capacity in the existing basin prior to MSD plan approval.
- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
- Existing PSC to be used if possible, field verification will be required.
- A storm water connection detail to be provided by the engineer and approved by MSD prior to construction plan approval.
- Approval from MSD IWD sanitary sewer department prior to construction plan approval.

RECEIVED  
MAR 21 2024  
PLANNING & DESIGN  
SERVICES

SITE ADDRESS:  
418 E MAIN STREET  
LOUISVILLE, KY 40202  
TAX BLOCK 017C, LOT 0111  
D.B. 12560, PG. 658

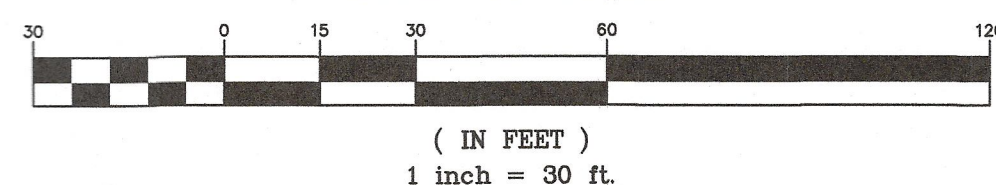
CASE # 24-ZONE-0012  
RELATED CASE#  
23-ZONEPA-0164  
23-OVERLAY-0078  
24-ZONE-0012

COUNCIL DISTRICT - 4  
FIRE PROTECTION DISTRICT - LOUISVILLE #2  
MUNICIPALITY - LOUISVILLE

WM #9766

PRELIMINARY APPROVAL  
Condition of Approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
*Quinn W. Seal* 3-25-24  
Development Review Date  
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

## GRAPHIC SCALE



## LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED DRAINAGE SWALE

NO.	DATE	DESCRIPTION	
		AGENCY COMMENTS	AGENCY COMMENTS
1	02.20.24		
2	03.04.24		

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA	
FILE NAME	23081-DDDP
DATE	01/26/24
CHECKED BY	ADR
SCALE	AS SHOWN
DESIGNED BY	JW/ZS

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
1000 S. MAIN STREET, SUITE 100  
LOUISVILLE, KY 40202  
PHONE: 502.440.9714  
WEB SITE: WWW.LD-D.COM

**ANGEL'S ENVY**  
OWNER/DEVELOPER  
LDC NEW MAIN LDC  
500 E MAIN STREET  
LOUISVILLE, KY 40202

DD RELATED CASE #12192

JOB NO. 23081

SHEET 1 OF 1

24-ZONE-0012