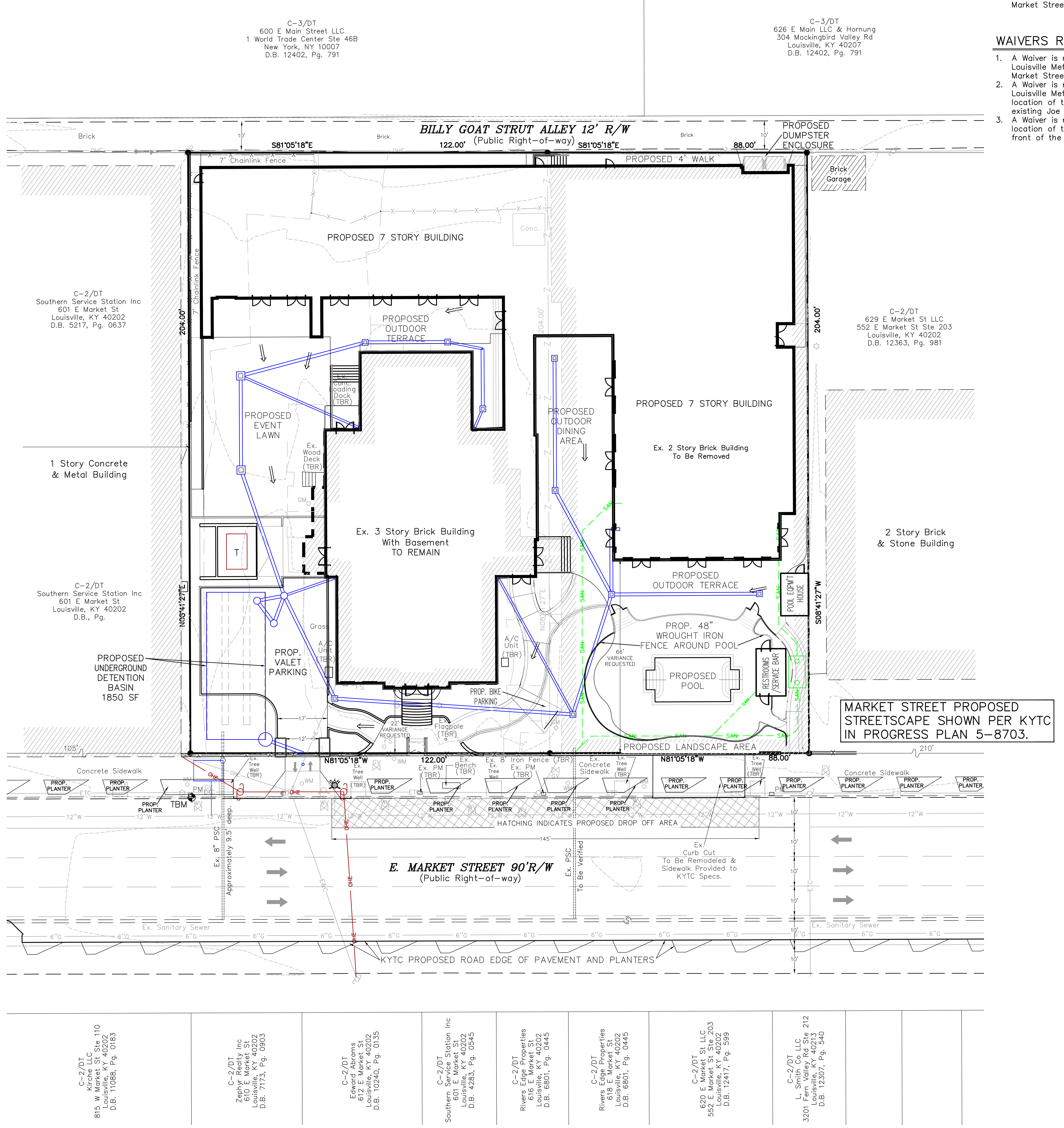


GRAPHIC SCALE

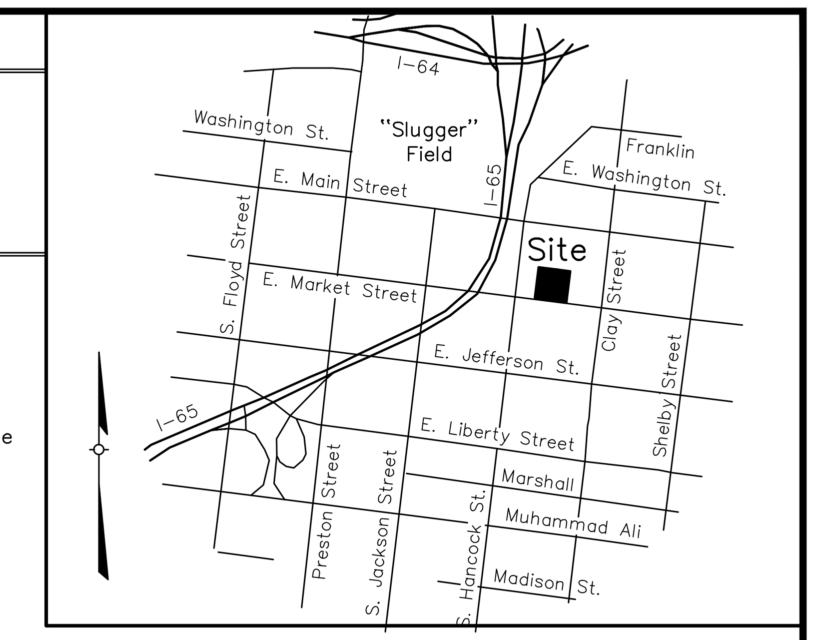
(IN FEET)
1 inch = 20 ft.

VARIANCE REQUESTED

1. A Variance is requested from Section 5.2.1.C.3 of the Louisville Metro Land Development Code to vary the E. Market Street building setback as shown.

WAIVERS REQUESTED

1. A Waiver is requested from Section 5.2.1.C.2 of the Louisville Metro Land Development Code to waive the E. Market Street street wall.
2. A Waiver is requested from Section 5.5.1.B.1.a.ii of the Louisville Metro Land Development Code to waive the location of the parking area to be at the side of the existing Joe Ley building.
3. A Waiver is requested from Section 5.5.5.B.1 to waive the location of the swimming pool and pool house to be in front of the principal structure.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 0.98± Ac. (42,840 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= DOWNTOWN
EXISTING USE	= RETAIL (VACANT)
PROPOSED USE	= HOTEL & RESTAURANT
PROPOSED # OF HOTEL ROOMS	= 191 ROOMS
BUILDING HEIGHT	
EXISTING JOE LEY BUILDING	= 3 FLOORS – 63'
PROPOSED BUILDING	= 7 FLOORS – 83'
MECHANICAL PENTHOUSE	= 91'
BUILDING AREA	
EXISTING JOE LEY BUILDING TO REMAIN	= 18,171 SF
PROPOSED HOTEL BUILDING	= 92,435 SF
PROPOSED POOL EQUIPMENT HOUSE	= 136 SF
PROPOSED RESTROOM/SERVICE BAR	= 162 SF
TOTAL BUILDING AREA	= 110,904 SF
EXISTING JOE LEY BUILDING FOOTPRINT	= 6,057 SF
PROPOSED HOTEL FOOTPRINT	= 16,146 SF
PROPOSED POOL EQUIPMENT HOUSE FOOTPRINT	= 136 SF
PROPOSED RESTROOM/SERVICE BAR FOOTPRINT	= 162 SF
TOTAL BUILDING FOOTPRINT	= 22,501 SF
F.A.R.	= 2.58 (5.0 MAX. ALLOWED)
BIKE PARKING REQ'D & PRV'D	= 3 BIKE PARKING SPACES

PARKING REQUIRED
*THE DOWNTOWN FORM DISTRICT IS EXEMPT FROM THE LDC MINIMUM AND MAXIMUM PARKING REQUIREMENTS BY TABLE 9.1.3A LDC.

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the right-of-way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. Benchmark and topographical information shown hereon were derived from survey data. Boundary information was taken from survey.
10. 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.
11. Street trees to be provided in all adjacent rights of way in accordance with Land Development Code section 10.2.8. Final location and type to be shown on the approved landscape plan.
12. Construction plans, bond, and permit are required by Metro Public Works prior to constriction approval.
13. The private swimming pool shall be enclosed by a continuous barrier such as a building wall or by a fence at least 48 inches in height, with a self closing, self latching gate.

MSD NOTES:

1. MSD drainage bond required prior to construction plan approval.
2. All retail shops must have individual connections per MSD's fats, oils and grease policy.
3. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
4. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request was approved by MSD on 03-23-2023.
5. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0026 F dated February 26, 2021.
6. Drainage pattern depicted by arrows (⟹) is for conceptual purposes.
7. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
8. Site discharge into the combined sanitary sewer system & shall be limit the 100-year post-developed discharge to the 10-year pre-developed discharge. Detention shall comply with the MSD Design manual.
9. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
10. This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 42,840 S.F.
11. All water from roof to be directed internally to underground detention vault. Pre-treatment required per MSD standards.
12. Underground detention basin must meet the requirements of Section 10.3.8.4 of MSD's Drainage Manual.
13. Pool PSC is existing. Field verification will be required.

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
$\Delta C = 0.90$
$A = 0.98$ ACRES
$R = 1.7$ INCHES
$X = (1.7)(0.98)(0.9)/12 = 0.1250$ AC.-FT
REQUIRED X = 5,445 CU.FT.

PROVIDED BASIN = 1,850 SQ.FT.

TOTAL = 1,850 SQ.FT. @ APPROX. 3 FT. DEPTH
= 5,550 CU.FT. > 5,445 CU.FT.

LEGEND

- = Utility Pole
- = Guy Pole
- = Guy Anchor
- = Light Pole
- = Fire Hydrant
- GV = Gas Valve
- GM = Gas Meter
- WV = Water Valve
- WM = Water Meter
- FS = Fire Service Hookup
- PM = Parking Meter
- (S) = Sanitary Sewer Manhole
- A/C = Air Conditioner
- 2"G = Underground Gas Line
- 12"W = Underground Water Line
- OHE = Overhead Electric Line
- E&C = Overhead Electric & Cable Lines
- ETC = Overhead Electric, Telephone & Cable Lines
- = Set 1/2" By 18" Iron Pin With Cap Stamped "WINK 3492" (Unless Otherwise Noted)
- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE

SITE ADDRESS:
615 E MARKET ST
LOUISVILLE, KY 40202
TAX BLOCK 017D, LOT 0108
D.B. 11553, PG. 0416

SITE ADDRESS:
625 E MARKET ST
LOUISVILLE, KY 40202
TAX BLOCK 017D, LOT 0109
D.B. 11553, PG. 0423

CASE #23-CAT3-0007
#23-WAIVER-0022
#23-WAIVER-0026
#23-VARIANCE-0026

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

MSD WM#12587

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	7/31/23	REVISED PER AGENCY COMMENTS	JH
2	09/08/23	REVISED PER AGENCY COMMENTS	JH

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 19175-CUP
DATE: 02/10/23
SCALE: AS SHOWN
CHECKED BY: AR
DRAWN BY: JH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 WASHBURN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40222
FAX: 502.426.9375 PHONE: 502.426.9374
WEB SITE: WWW.LDD-INC.COM

CATEGORY 3 PLAN

JOE LEY
615 AND 625 E. MARKET STREET

OWNER
615 EAST MARKET LLC
833 WEST WASHINGTON BOULEVARD, SECOND FLOOR
CHICAGO, IL 60607

JOB NO. 19175

SHEET 1 OF 1

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Received Sept. 8, 2023

Planning and Design

23-CAT3-0007 & 23-OVERLAY-0012