EXISTING 4-STORY BUILDING
745 W. MAIN STREET
LOU. & JEFF. CO. METRO GOV.
D.B. 9266 PG. 0332

LEGEND

PM	PARKING METER
MH	MANHOLE
CB	CATCH BASIN
UP	UTILITY POLE
SLP	SIGNAL LIGHT POLE
LT	LIGHT POLE
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE

GENERAL NOTES:
1. THE SUBMITTING PROPERTY AND ALL ADJACENT PROPERTIES ARE IN THE DOWNTOWN (DT) FORM DISTRICT.
2. ALL OF THE LISTED PROPERTIES BELOW ARE ALSO PART OF THE WEST MAIN STREET PRESERVATION DISTRICT AND THE NATIONAL REGISTER DISTRICT.
3. RUNOFF SHALL NOT INCREASE TO THE RIGHT OF WAY BECAUSE THERE IS NO INCREASE IN ROOF AREA TO THIS PROJECT AND IN FACT WILL LIKELY DECREASE DUE TO THE ADDITION OF NEW VEGETATED ROOF AREAS.
4. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED PRIOR TO OBTAINING CONSTRUCTION / RENOVATION PERMITS AND / OR REQUEST FOR CERTIFICATE OF OCCUPANCY (WHICHEVER COMES FIRST).
5. A PERMIT WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ANY LOADING, UNLOADING OR DELIVERY TRUCK MANEUVERING WITHIN THE PUBLIC RIGHT-OF-WAY.

NOTICE

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

VICINITY MAP
NO SCALE

EXIST. TREE
EXIST. SIDEWALK
LANE MARKINGS
EDGE OF CURB / PAVEMENT (TYP.)
PROPERTY REQUESTING ZONING CHANGE
LINE OF ZONING BOUNDRY
8TH STREET
60' R/W
PROPERTY LINE

ZONING BOUNDRY OF:
CITY OWNED PARKING
112 N. 8TH STREET
CITY OF LOUISVILLE
D.B. N/A PG. N/A

M2 TO C3

BIKE PARKING
(2) SPACES MIN. REQ'D
(1) SHORT TERM
(1) LONG TERM

8' PRIVATE ALLEY:
ALLEY AS EXISTING IS NOT ACCESSIBLE AND IS A RAISED PLANTED AREA BEHIND BOTH BUILDINGS. THE INTENT IS TO RETAIN THE ALLEY AS A PLANTED AREA BEHIND THE APPLICABLE BUILDING.

EXISTING 4-STORY
FORTE NELSON BUILDING
801 W. MAIN STREET
FORTE, DEVELOPMENT LLC
D.B. 7023 PG. 0772

PROPERTY LINE
S17°45'24"W 142.42'
S72°12'57"W 0.92'
S17°45'24"W 3.58'

PROPOSED PARKING LOT:
AREA DIRECTLY BEHIND 803 W. MAIN ST. PROPERTY TO BE LEASED FROM THE CITY. THE CITY IS CHANGING THE ZONING FROM M2 TO C3.

IMPERVIOUS AREA:
WILL BE REDUCED BY APPROXIMATELY 10 % DUE TO ADDITIONAL PLANTING AREAS. PERVIOUS CONCRETE PAVEMENT IS ALSO BEING CONSIDERED WHICH WILL DECREASE THE IMPERVIOUS AREA SUBSTANTIALLY.

EXISTING CHAINLINK FENCE
EXISTING STONE RETAINING WALL
NEW LANDSCAPING
NEW LOADING DOCK ADDITION
CONC. RETAINING WALLS
S17°45'25"W 64.00'
S72°12'57"E 26.00'
LOADING RAMP
EDGE OF CURB / PAVEMENT (TYP.)
PROPERTY LINE
N17°45'25"E 210.00'
S72°12'73.49"E 173.46'
N72°12'57"W 100.41'
FROM M2 TO C3

WASHINGTON STREET
30' R/W
FLOOD WALL
EXIST. SIDEWALK
(PROPOSED) NEW SIDEWALK
EXISTING DRAINAGE SHEETS DIRECTLY TO STREET
5'-0" 20'-0" 5'-0"
7'-8"
15'-0"
36'-4"
26.0'

GROSS FLOOR AREA OF BUILDING: 41,000 SF
TOTAL SITE AREA: 15,172.6 SF
TOTAL NET ACREAGE: 0.37
TOTAL GROSS ACREAGE: 0.37
EXISTING USE:
FURNITURE FOR RAIL SCALE AUTO PARTS (NOW EMPTY)
PROPOSED USE AND OWNER:
THE CENTER FOR ADVANCING AMERICA'S HERITAGE, LLLP
1000 SOUTH FOURTH STREET
LOUISVILLE, KY 40203
THE CENTER WILL HOUSE THE CENTER FOR ADVANCING AMERICA'S HERITAGE AND THE NATIONAL HEADQUARTERS FOR THE SONS OF THE AMERICAN REVOLUTION. THIS WILL INCLUDE A MUSEUM, GENEALOGICAL LIBRARY, EDUCATION CENTER, RETAIL SHOP AND OFFICES.

FULTON COMMERCE BUILDING
805-809 W. MAIN STREET
TAX BLOCK: 0132
LOT NO: 0012
GROSS BUILDING FOOTPRINT AREA: 2,000 SF
GROSS FLOOR AREA: 10,000 SF
NET ACRES: 0.34
GROSS ACRES: 0.34

M2

EXISTING 1-STORY BUILDING
809 W. MAIN STREET
TAX BLOCK: 0132
LOT NO: 0012
GROSS BUILDING FOOTPRINT AREA: 2,000 SF
GROSS FLOOR AREA: 10,000 SF
NET ACRES: 0.13
GROSS ACRES: 0.13

EXISTING 1-STORY BUILDING
809 W. MAIN STREET
TAX BLOCK: 0132
LOT NO: 0012

811 W. MAIN STREET
EXISTING 4-STORY
BRICK BUILDING
FORTE, DEVELOPMENT LLC
D.B. 7184 PG. 0125

EXISTING SCULPTURE
BENCH
EXIST. TREE
CB
19'-6" 9'-1" 32'-7"
460'
W. MAIN STREET
90' R/W

HILLERICH AND BRADSBY CO.
(LOUISVILLE SLUGGERBAT MUSEUM)
800 W. MAIN STREET
EXISTING 2-STORY
CITY OF LOUISVILLE
D.B. 0140 PG. 0228

PRELIMINARY APPROVAL
Conditions of Approval:
Development Review 3/18/09 Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

LANE MARKINGS
EDGE OF CURB / PAVEMENT (TYP.)

METRO LOUISVILLE PLANNING COMMISSION
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 11047
APPROVAL DATE May 7, 2009
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY:
DATE: 3/18/09
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

NORTH

DETAILED DISTRICT DEVELOPMENT PLAN

1" = 10'

RECEIVED
FEB 27 2009
PLANNING & DESIGN SERVICES

MILLER • WIHRY
MWGLLC OCT 9, 2008
Land Planners • Engineers • Surveyors
1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501 Fax (502)638-9538

M.S.D. : WM# 10003

architection
425 West Market Street - Louisville, Kentucky 40202
phone (502) 587-1104 - fax (502) 587-1105

SEAL/SIGNATURE:

DATE: 04-08-08

REVISIONS:
11-25-08
01-06-09
02-13-09

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PROJECT:
Headquarters of
The National Society of the Sons of the American Revolution
805 - 809 West Main Street
Louisville, Kentucky

SHEET NUMBER:
DP-1

11047