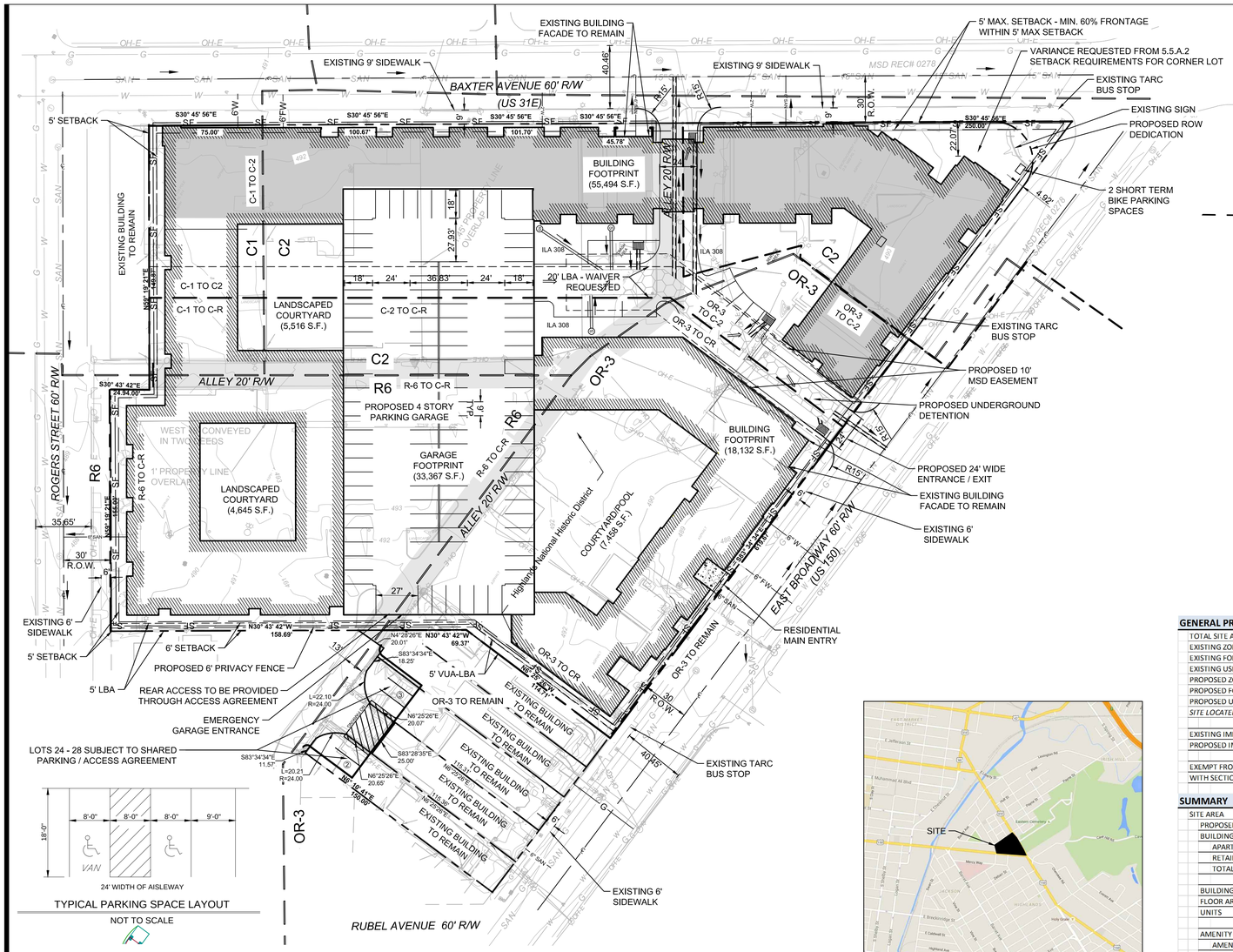

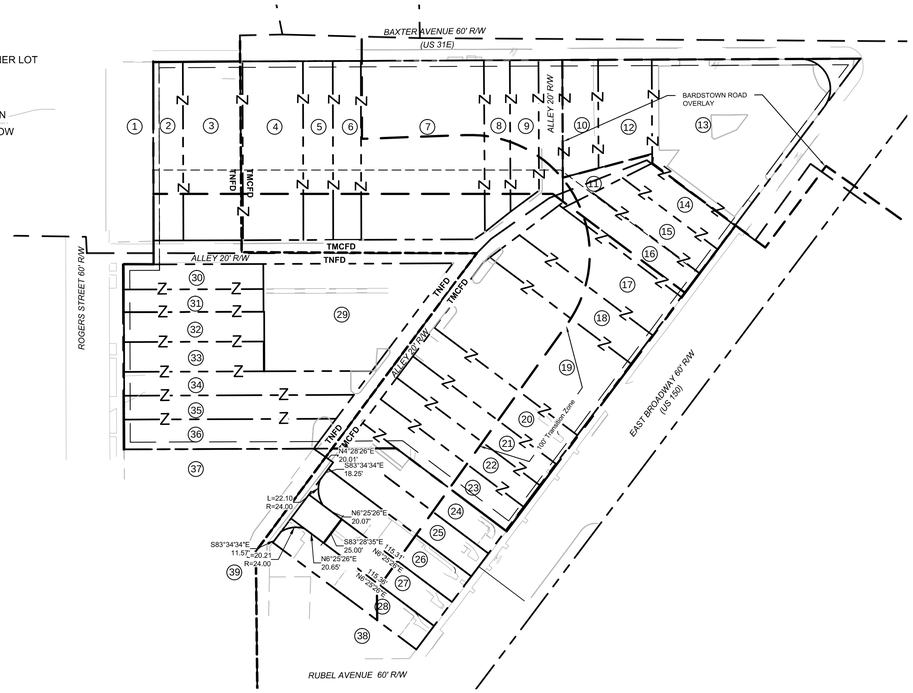

TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE

LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1 NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C 0042 E DATED DECEMBER 5, 2006.
2 THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
3 ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
4 THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
5 DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL THE LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
6 ALL WALKS ARE MINIMUM 5' WIDE WITH HANDICAP RAMPS AS REQUIRED AND BUILT TO ADA CURRENT STANDARDS.
7 A REQUEST FOR SANITARY SEWER CAPACITY WILL BE SUBMITTED AND APPROVED BY MSD.
8 KYTC APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
9 NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
10 KYTC WILL NOT PERMIT INCREASE IN SURFACE DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY. DRAINAGE CALCULATIONS WILL BE REQUIRED FOR ALL DRAINAGE TO THE RIGHT OF WAY.
11 KYTC WILL REQUIRE AN ENCROACHMENT PERMIT FOR ANY WORK IN STATE RIGHT OF WAY.
12 CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED FOR ALL WORK PRIOR TO CONSTRUCTION APPROVAL.
13 ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
14 MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
15 MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
16 AN MSD DRAINAGE BOND WILL BE REQUIRED.
17 THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT OF WAY.
18 THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
19 SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
20 AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
21 OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND FROM RESIDENTIAL USES.
22 FENCES OR WALLS (MINIMUM 80% OPACITY) MAY BE SUBSTITUTED FOR THE REQUIRED PROPERTY PERIMETER BUFFER YARD TO PROMOTE A MORE COMPACT PATTERN OF DEVELOPMENT IN ACCORDANCE WITH SECTION 5.5.4
23 DEVELOPMENT WITHIN THE TMCFD SHALL BE DESIGNED TO INCORPORATE ENHANCED PROTECTION AND NOISE REDUCTION MEASURES NEXT TO RESIDENTIAL USES
24 THERE SHALL BE NO BLANK WALLS FACING PUBLIC STREETS, SIDEWALKS, AND ADJACENT FRONT YARDS OF RESIDENTIAL USES. GROUND FLOOR FACADES AT THESE LOCATIONS SHALL BE ARTICULATED TO PROVIDE VISUAL INTEREST AND A HUMAN SCALE THAT ARE REPRESENTATIVE OF THE FORM DISTRICT. SUCH FACADES SHALL EMPLOY THE USE OF WINDOWS, COLUMNS, PILASTERS, PIERS, VARIATION OF MATERIAL, ENTRANCES, STOREFRONT WINDOWS, AND OTHER ANIMATING FEATURES ALONG NO LESS THAN 75 PERCENT OF THEIR LENGTH
25 COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
26 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.
27 UNDERGROUND DETENTION BASINS MUST MEET ALL THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
28 SITE SHALL LIMIT THE 100-YEAR POST-DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE.
29 EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
30 LOCATION OF UNDERGROUND DETENTION ACCESS TO BE DETERMINED DURING DESIGN DEVELOPMENT AND CD'S. UNDERGROUND ACCESS LOCATION AND DESIGN TO BE COORDINATED WITH MSD.
31 ALL SIDEWALKS NEED TO MEET ADA MAX. CROSS SLOPE OF 2%.
32 DEVELOPER TO COORDINATE WITH METRO PUBLIC WORKS DURING CONSTRUCTION PLAN APPROVAL TO REMOVE AND RESTORE ALL EXISTING CURB CUTS AS NECESSARY.

LEGEND

- = CONCEPTUAL STORM SEWER, CATCH BASIN (WITH EASEMENTS AS REQUIRED)
- 6" SAN = CONCEPTUAL SEWER (WITH EASEMENTS AS REQUIRED)
- 2" W = CONCEPTUAL WATER
- 6" FW = CONCEPTUAL FIRE LINE
- G = CONCEPTUAL GAS LINE
- = CONCEPTUAL SCREENING/PRIVACY FENCE
- SF = CONCEPTUAL SILT FENCE
- = CONCEPTUAL DRAINAGE PATTERN (SURFACE)
- = SANITARY SEWER AND STORM PIPE FLOW DIRECTION
- = CONCEPTUAL CATCH BASIN
- = CONCEPTUAL STORM ROOF DRAINS
- = SETBACK LINES
- = PROPERTY LINES
- = EXISTIN ZONING LINES
- = PROPOSED ZONING LINES
- = FORM DISTRICT LINES
- ILA = CONCEPTUAL (ILA) INTERIOR LANDSCAPE AREA
- = BUILDING OUTLINE/FOOTPRINT
- = PROPOSED UNDERGROUND DETENTION
- = ALLEY'S TO BE CLOSED
- = PROPOSED FIRST FLOOR RETAIL

STORMWATER CALCULATIONS

-GREEN INFRASTRUCTURE

DISTURBED SITE AREA: 3.69 AC
SITE IMPERVIOUS: 95%

RE (WQV): 0.60 INCH
WQV: $(\frac{1}{12})(0.60)[0.05+0.009(95\%)](3.69*43,560)$= 7273 CF

UTILIZE UNDERGROUND DETENTION PIPING SUPPLEMENTED WITH PLANTERS, OVER SIZING OF PROPOSED SYSTEM, OR PROPRIETARY UNDERGROUND UNITS

-DETENTION

Q10 (PRE): 19.47 CFS
Q100(POST): 27.31 CFS
Vol 100 (POST): 80,721 CF

Q10 / Q100 = 0.71
Req. STORAGE VOL = 0.2 * Vol 100 (POST) =
0.2 * 80,721 = 16,144 CF

GENERAL PROJECT SUMMARY

TOTAL SITE AREA		178,596 SF (OR)	4.10 ACRES
EXISTING ZONING		OR-3/C-1/C-2/R-6	
EXISTING FORM DISTRICT		TMCFD/TNFD	
EXISTING USE		VACANT BLDGS.	
PROPOSED ZONING		C-2/CR	
PROPOSED FORM DISTRICT		SAME	
PROPOSED USE		APARTMENTS/RETAIL/PARKING GARAGE	
SITE LOCATED IN HIGHLANDS NATIONAL REGISTER DISTRICT			
EXISTING IMPERVIOUS (95%)		3.895 AC	
PROPOSED IMPERVIOUS (85%)		3.500 AC	
EXEMPT FROM OPEN SPACE STANDARDS IN ACCORDANCE WITH SECTION 5.11.4.A.3 OF THE LAND DEVELOPMENT CODE.			

SUMMARY

SITE AREA		178,596 SF (OR)	4.10 ACRES
PROPOSED USE		APARTMENTS/RETAIL/PARKING GARAGE	
BUILDING AREA			
APARTMENTS		197,545 SF	
RETAIL		33,000 SF	
TOTAL		230,545 SF	
BUILDING HEIGHT		4 STORY (60' MAX.)	
FLOOR AREA RATIO		1.29 F.A.R.	
UNITS		281 DU	
AMENITY AREAS			
AMENITY AREA REQUIRED	10% OF BLDG. FOOTPRINT	7,363 S.F.	(73,626 S.F. X 10%)
AMENITY AREA PROVIDED		17,619 S.F.	
CHAPTER 9, BICYCLE AND PARKING SUMMARY			
RETAIL PARKING (33,000 SF)			
MINIMUM PARKING REQUIRED	1 SPACE/300 S.F.	110 SPACES	
MAXIMUM PARKING ALLOWED	1 SPACE/200 S.F.	165 SPACES	
PARKING PROVIDED		150 SPACES - GARAGE	
		(INCLUDING 4 HANDICAP SPACES IN GARAGE)	
APARTMENT PARKING (197,545 SF)			
MINIMUM PARKING REQUIRED	1.5 SPACE /DU	281 DU 422 SPACES	
MAXIMUM PARKING ALLOWED	3 SPACES /DU	281 DU 843 SPACES	
PARKING PROVIDED		399 SPACES - GARAGE	
		(INCLUDING 8 HANDICAP SPACES)	
		8 SPACES - SURFACE PARKING	
TOTAL PARKING PROVIDED		557 SPACES	
		(INCLUDING 12 HANDICAP SPACES)	
BICYCLE PARKING REQUIRED		2 SHORT TERM; 2 LONG TERM	
BICYCLE PARKING PROVIDED		2 SHORT TERM; 2 LONG TERM	
CHAPTER 10 - PART 1, TREE CANOPY REQUIREMENTS			
CANOPY COVERAGE CLASS		CLASS "A"	
PERCENTAGE OF TREE CANOPY PRESERVED	0%	0 SF (OR)	0.00 ACRES
TOTAL TREE CANOPY REQUIRED*	0%	0 SF (OR)	0.00 ACRES
*IN ACCORDANCE WITH SECTION 10.1.4.B.2.b OF THE LAND DEVELOPMENT CODE.			
CHAPTER 10 - PART 2, VEHICLE USE AREA / INTERIOR LANDSCAPE AREA			
TOTAL VUA		7,435 SF	
ILA REQUIRED	5.0% SF	372 SF	
ILA PROVIDED	5.0% SF	926 SF	

VARIANCE AND WAIVER REQUESTED

1. A VARIANCE FROM SECTION 5.5.1.A.2 REQUIRING BUILDINGS ON CORNER LOT TO BE BUILT TO R.O.W. LINE.
2. A VARIANCE FROM SECTION 5.7.1.B.1, TABLE 5.2.2 OF THE LAND DEVELOPMENT CODE TO ALLOW THE BUILDING HEIGHT TO EXCEED THE MAX. ALLOWABLE OF 3 STORIES/45' AND ALLOW A MAX. OF 60/4-STORIES.
3. A WAIVER FROM SECTION 10.2.4.A FOR PROPERTY PERIMETER LANDSCAPE BUFFER BETWEEN PROPOSED CR AND C2 ZONING.

LOTS 2-36 TO BE CONSOLIDATED

	PROPERTY OWNERS	ADDRESS	DEED BOOK & PAGE	TAX BLOCK & LOT
1	Downing, Timothy C & Donna	624 Baxter Ave.	D.B. 5765 PG. 576	068C 0089
2	Baxter Avenue Realty, LLC.	626 Baxter Ave.	D.B. 8886 PG. 104	068C 0090
3	Baxter Avenue Realty, LLC.	628 Baxter Ave.	D.B. 8886 PG. 104	068C 0091
4	Roppel Industries	632 Baxter Ave.	D.B. 5107 PG. 323	068C 0092
5	Roppel Industries	636 Baxter Ave.	D.B. 5107 PG. 323	068C 0093
6	Roppel Industries	Baxter Ave.	D.B. 5107 PG. 323	068C 0094
7	Baxter Avenue Realty, LLC.	644 Baxter Ave.	D.B. 8886 PG. 104	068C 0095
8	Riche Properties, LLC.	648 Baxter Ave.	D.B. 8032 PG 475	068C 0096
9	Riche Properties, LLC.	650 Baxter Ave.	D.B. 8032 PG 475	068C 0097
10	Triangle Realty, LLC.	652 Baxter Ave.	D.B. 8886 PG. 101	068C 0098
11	Baxter Avenue Realty, LLC.	1231 R E Broadway	D.B. 9220 PG. 50	068C 0099
12	Triangle Realty, LLC.	656 Baxter Ave.	D.B. 8886 PG. 101	068C 0100
13	Baxter Avenue Realty, LLC.	1249 E Broadway	D.B. 8886 PG 104	068C 0119
14	Baxter Avenue Realty, LLC.	1235 E Broadway	D.B. 8886 PG 104	068C 0117
15	Baxter Avenue Realty, LLC.	1233 E Broadway	D.B. 8886 PG 104	068C 0116
16	Baxter Avenue Realty, LLC.	1231 E Broadway	D.B. 8886 PG 104	068C 0115
17	Triangle Realty, LLC.	1229 E Broadway	D.B. 8886 PG. 101	068C 0114
18	Baxter Avenue Realty, LLC.	1227 E Broadway	D.B. 8886 PG. 104	068C 0113
19	Baxter Avenue Realty, LLC.	1223 E Broadway	D.B. 8886 PG. 104	068C 0112
20	Baxter Avenue Realty, LLC.	1219 E Broadway	D.B. 8886 PG. 104	068C 0110
21	Baxter Avenue Realty, LLC.	1217 E Broadway	D.B. 8886 PG. 104	068C 0109
22	Baxter Avenue Realty, LLC.	1215 E Broadway	D.B. 8886 PG. 104	068C 0108
23	Baxter Avenue Realty, LLC.	1213 E Broadway	D.B. 8886 PG. 104	068C 0107
24	Triangle Realty, LLC.	1211 E Broadway	D.B. 8886 PG. 101	068C 0106
25	Triangle Realty, LLC.	1209 E Broadway	D.B. 8886 PG. 101	068C 0105
26	Triangle Realty, LLC.	1207 E Broadway	D.B. 8886 PG. 101	068C 0104
27	Triangle Realty, LLC.	1205 E Broadway	D.B. 8886 PG. 101	068C 0103
28	Triangle Realty, LLC.	1203 E Broadway	D.B. 8886 PG. 89	068C 0102
29	Baxter Avenue Realty, LLC.	1022 R Rogers St.	D.B. 9220 PG. 50	068C 0087
30	Triangle Realty, LLC.	1026 Rogers St.	D.B. 8886 PG. 101	068C 0130
31	Triangle Realty, LLC.	1024 Rogers St.	D.B. 8886 PG. 101	068C 0133
32	Triangle Realty, LLC.	1022 Rogers St.	D.B. 8886 PG. 101	068C 0127
33	Baxter Avenue Realty, LLC.	1020 Rogers St.	D.B. 8886 PG. 104	068C 0126
34	Baxter Avenue Realty, LLC.	1018 Rogers St.	D.B. 8886 PG. 104	068C 0086
35	Baxter Avenue Realty, LLC.	Rogers St.	D.B. 9220 PG. 50	068C 0085
36	Baxter Avenue Realty, LLC.	1014 Rogers St.	D.B. 8886 PG. 104	068C 0084
37	Priest, Mitchell & Jaclyn	1012 Rogers St.	D.B. 10294 PG. 218	068C 0089
38	Miller, Randy	1201 E Broadway	D.B. 8514 PG. 191	068C 0101
39	Skiles, Emily	649 Rubel Ave.	D.B. 8492 PG. 48	068C 0122

DEVELOPER:
EDWARDS COMMUNITIES DEVELOPMENT COMPANY
495 S. HIGH STREET
SUITE 150
COLUMBUS, OHIO 43215

NORTH

40' 0 40' 80'
GRAPHIC SCALE

GS&P

Design Services For The Built Environment

Atlanta
Birmingham
Cincinnati
Columbus
Dallas
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Jacksonville
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GRESHAM SMITH AND PARTNERS
101 South Fifth Street
Suite 1400
Louisville, KY 40202
502.627.8900
WWW.GSPNET.COM

Category 3
Detailed District Development Plan

Baxter/Broadway Apartments

Louisville, Kentucky 40204

Revision		
No.	Date	Description
1	2/9/16	Agency Comments

CATEGORY 3 - DETAILED DISTRICT DEVELOPMENT PLAN
15ZONE1068

PROJECT: 41213.00
DATE: NOVEMBER 30, 2015

P:\41213\00\Development Plan\41213_DDDP.dwg - Cindy, Amin - 3/18/2016 9:36:38 AM

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