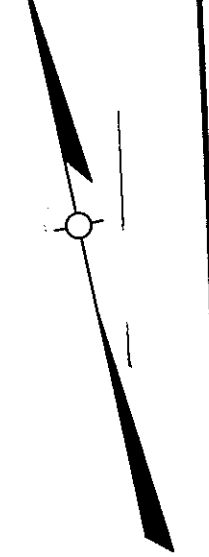


PRELIMINARY APPROVAL  
 Condition of Approval:  
 Development Review  
 Date: 1/4/14  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



Existing MH. Sta. 3+22.36  
 Record No. E-39

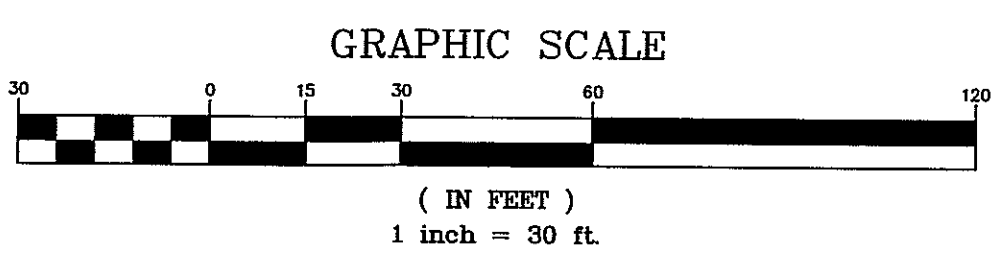
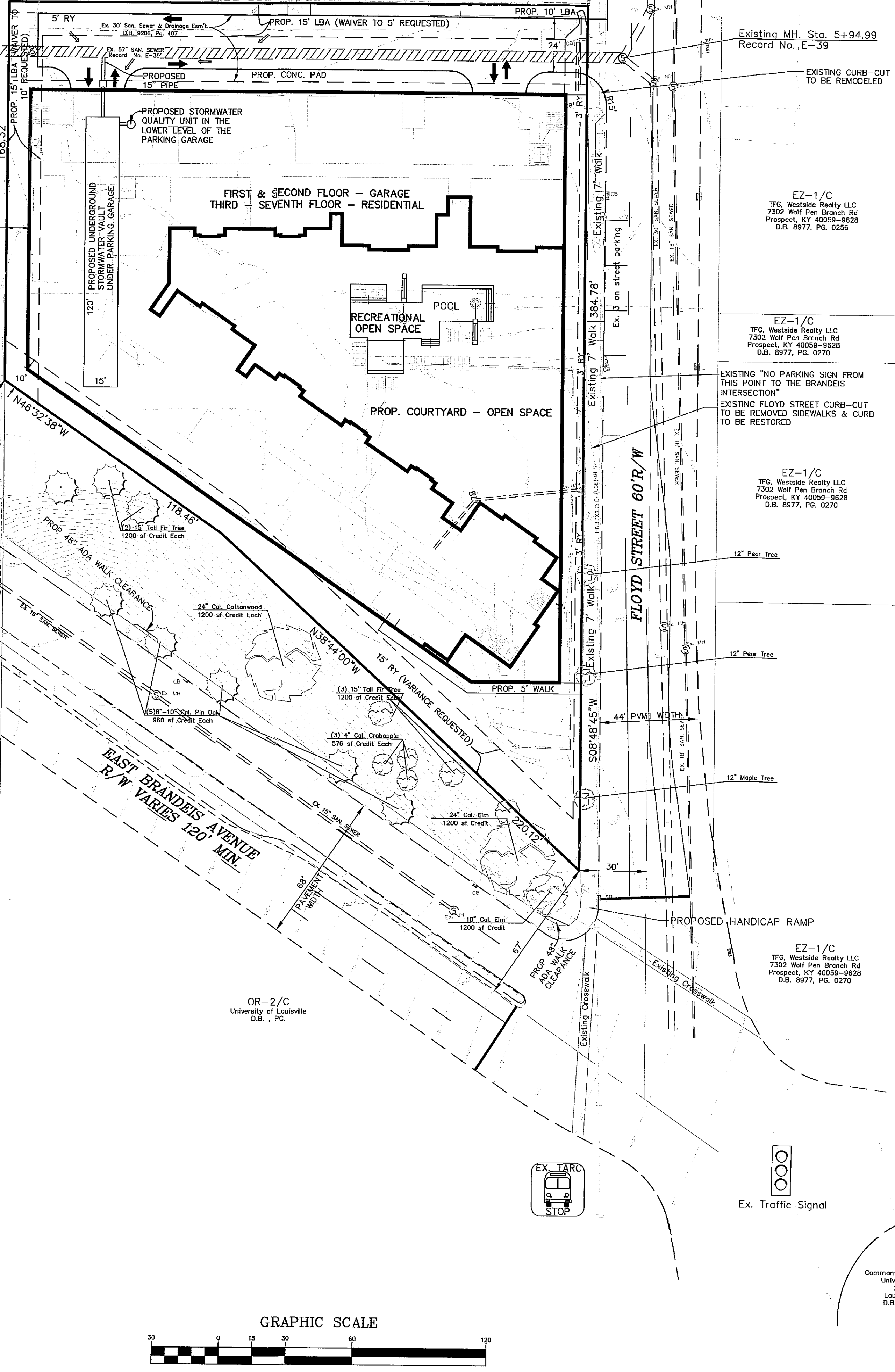
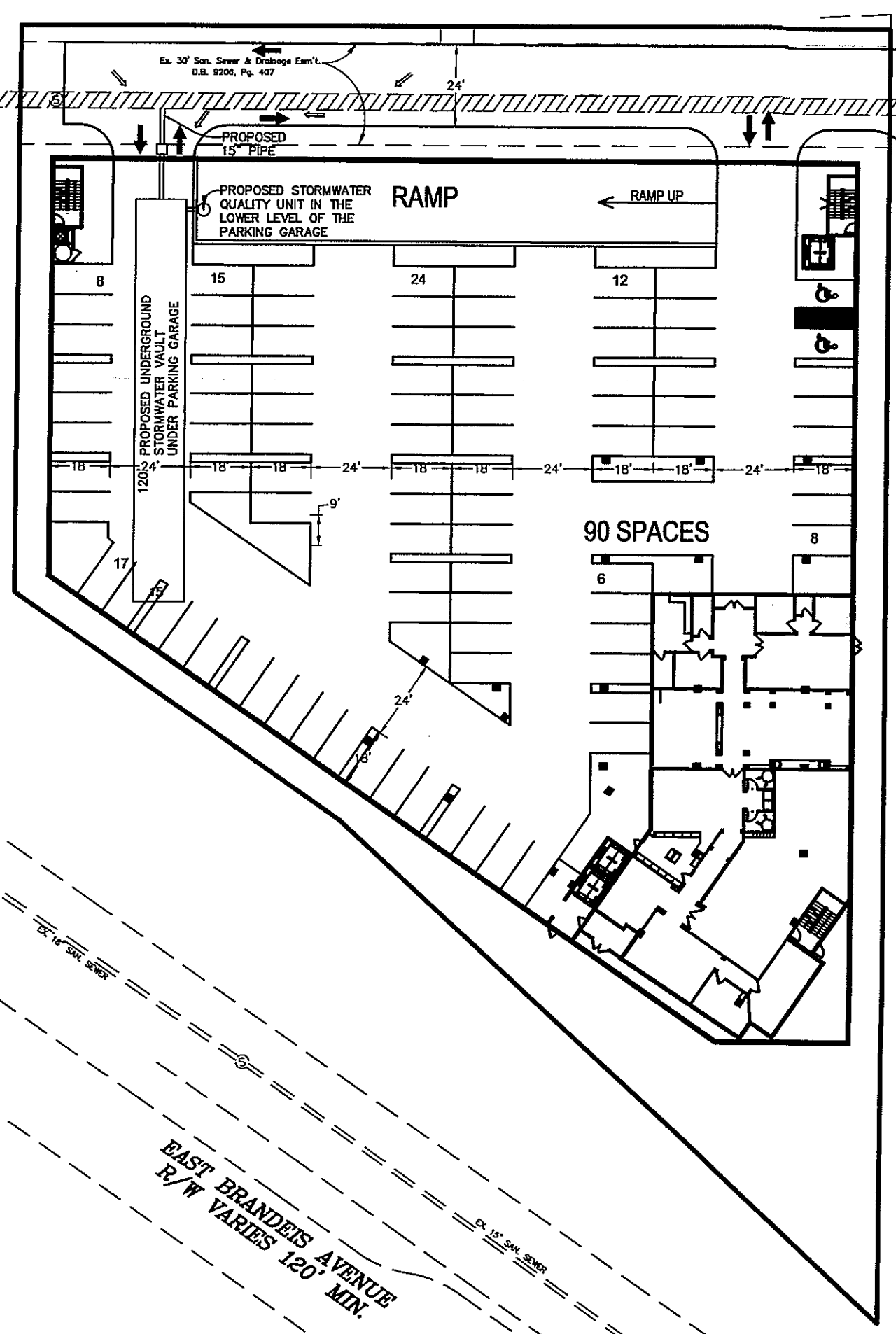
LOUISVILLE & SON CONSTRUCTION OF LOUISVILLE, KENTUCKY LLC  
 13115 ALLEN RD.  
 D.B. 7820, PG. 0205

EZ-1/C  
 Urban Renewal  
 D.B., P.C.

PRELIMINARY APPROVAL  
 DEVELOPMENT PLAN  
 CONDITIONS: *Restamp*  
 BY: *Tommy Mallett*  
 DATE: 1-8-14  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

OR-2/C  
 University of Louisville  
 D.B., P.C.

FIRST & SECOND FLOOR PARKING GARAGE DETAIL  
 SCALE = 1"=40'



TRADITIONAL NEIGHBORHOOD Table 5.2.2 SETBACKS ARE BEING APPLIED

VARIANCES:

- A Variance is requested from Section 5.2.2, Table 5.2.2 of the Louisville Metro Land Development Code to encroach into the required East Brandeis Avenue 15 ft. Front Setback.
- A Variance is requested from Section 5.2.2, Table 5.2.2 of the Louisville Metro Land Development Code to vary the 45 ft maximum building height.

WAIVERS:

- A Landscape Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code to waive the 15 ft. Landscape Buffer Area to 5 ft. adjacent to the north property line.
- A Landscape Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code to waive the 15 ft. Landscape Buffer Area to 10 ft adjacent to the west property line.

PROJECT DATA

TOTAL SITE AREA	= 1.6± Ac.
EXISTING ZONING	= EZ-1
PROPOSED ZONING	= C-2
FORM DISTRICT	= CAMPUS
EXISTING USE	= VACANT
PROPOSED USES	= MULTI-FAMILY RESIDENTIAL
BUILDING AREA	
FIRST & SECOND FLOOR GARAGE (NOT INCLUDED IN F.A.R.)	= 90,400 S.F.
THIRD THRU SEVENTH FLOOR MULTI-FAMILY RESIDENTIAL	= 165,000 S.F.
TOTAL BUILDING AREA	= 255,400 S.F.
UNITS	= 105 UNITS
PROPOSED BUILDING HEIGHT	= 81' FT. (7 FLOORS)(45' MAX. TABLE 5.2.2)
F.A.R.	= 3.6 (5.0 MAX)
DENSITY	= 66 DU/Ac. (145 DU/Ac. MAX.)
PARKING REQUIRED	MINIMUM MAXIMUM
RESIDENTIAL	1.5 SP/105 UNITS MIN., 2.5 SP/105 UNITS MAX.
LESS 10% TARC REDUCTION	= 158 SP MAX DOES NOT APPLY TO GARAGE SP
PARKING PROVIDED	= 143 SP
GARAGE PARKING	= 183 SP (INCLUDES 6 HANDICAP SP)
OPEN SPACE REQUIRED 10%	= 6,970 SF (10%)
OPEN SPACE PROVIDED	= 15,000 SF COURTYARD (21%)
RECREATIONAL OPEN SPACE REQUIRED	= 3,485 SF (50% OF 6,970 SF)
RECREATIONAL OPEN SPACE PROVIDED	= 3,500 SF POOL AREA (50%)
VEHICULAR USE AREA	= 5,870 SF
INTERIOR LANDSCAPE AREA REQUIRED	= NA PER SECTION 10.2.12 VUA BELOW 6,000 S.F AND NO SURFACE SPACES PROVIDED

GENERAL NOTES

- Parking areas and drive lanes to be a hard and durable surface.
- No portion of the site is within the 100 year flood plain per FEMA FIRM Map No. 21111 C 0041 E dated December 5, 2008.
- 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 a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Construction plans, bond and permit are required prior to Metro Public Works construction approval.
- Sanitary sewer service will be provided by connection and subject to applicable fees.
- Post-developed 100 year flows will be limited to pre-developed 10 year flows.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Floyd Street & East Brandeis Avenue sidewalks shall have a 48" ADA clearance. Retaining walls may be necessary in the street right-of-way.
- Existing sidewalk reconstruction & repairs shall be required as necessary to meet current Metro Public Works standards shall be inspected prior to final bond release.
- 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.
- Eight (8) trees will be planted in the Floyd Street right-of-way in keeping with the established street tree patterns.
- Trash collection will be provided inside the parking garage.
- The subject site is in an area of combined sewer flooding. MSD to verify the required elevation for the lowest finished floor of the structure.
- This site must meet MSD's stormwater quality requirements.
- Drainage from the building is to be routed through a water quality unit and an underground stormwater vault under the lower level of the parking garage to meet the detention and post-construction water quality requirements. Details are to be worked out prior to construction plan approval.

TREE CANOPY CALCULATIONS - TO BE MET OFFSITE WITH EAST BRANDEIS AVE STREET TREES

TOTAL SITE AREA	= 70,070 SF
TOTAL TREE CANOPY AREA REQUIRED	= 20% (14,014 SF)
EXISTING EAST BRANDEIS AVENUE TREE CANOPY TO BE PRESERVED	= 23% (16,128 SF)

C-2/C  
 Commonwealth of Kentucky for  
 University of Louisville  
 2301 S 3rd St.  
 Louisville, KY 40252  
 D.B. 6532, PG. 0137

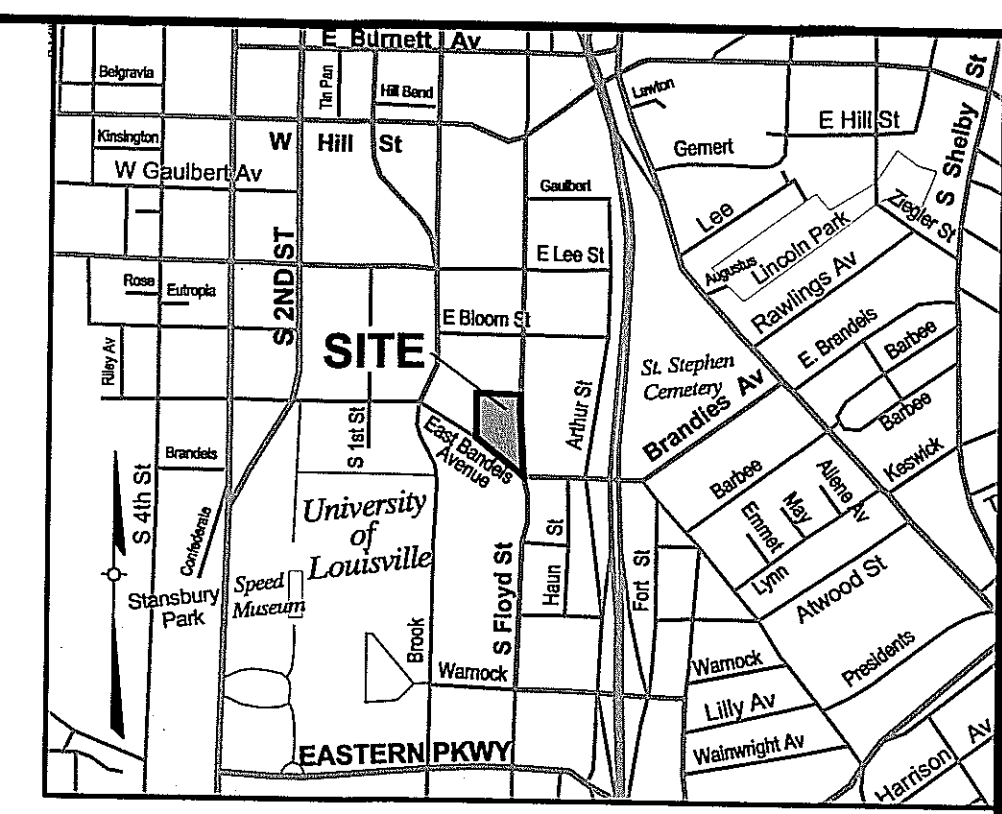
OWNER:  
 CARDINAL LAND DEVELOPMENT  
 8911 GREENWAY COMMONS PL. STE 200  
 LOUISVILLE, KY 40220

SITE ADDRESS:  
 1900 S. FLOYD STREET  
 TAX BLOCK 035C, LOT 0004  
 D.B. 10121, PG. 0718

CURRENT CASE: 13ZONE1018  
 RELATED CASE: CFR 10187  
 RELATED CASE: 9-78-80  
 RELATED CASE: 9868

MSD WM#: 9749

COUNCIL DISTRICT - 6  
 FIRE PROTECTION DISTRICT - LOUISVILLE #3



LOCATION MAP  
 NOT TO SCALE

NO.	DATE	DESCRIPTION	BY
1	12/23/13	CHANGE WALK LOCATION	AER

REVISIONS

PROJECT DATA

FILE NAME: 07012 DDDP NOV 2013.dwg  
 DATE: 11/04/13  
 SCALE: AS SHOWN  
 CHECKED BY: AER  
 DRAWN BY: JH

ENGINEER'S SEAL

SURVEYOR'S SEAL

LD&D  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
 507 WASHINGTON AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40202  
 TEL: 502.241.9975 FAX: 502.241.9974  
 WEB: WWW.LD&DINC.COM

DETAILED DISTRICT DEVELOPMENT PLAN

THE STANDARD AT LOUISVILLE  
 1900 SOUTH FLOYD STREET  
 DEVELOPER  
 908 DEVELOPMENT GROUP  
 2209 EAST 7TH AVENUE STE. C  
 TAMPA, FL 33605

RECEIVED  
 DEC 23 2013  
 Planning & DESIGN SERVICES

JOB NO. 07012  
 SHEET 1 OF 1