

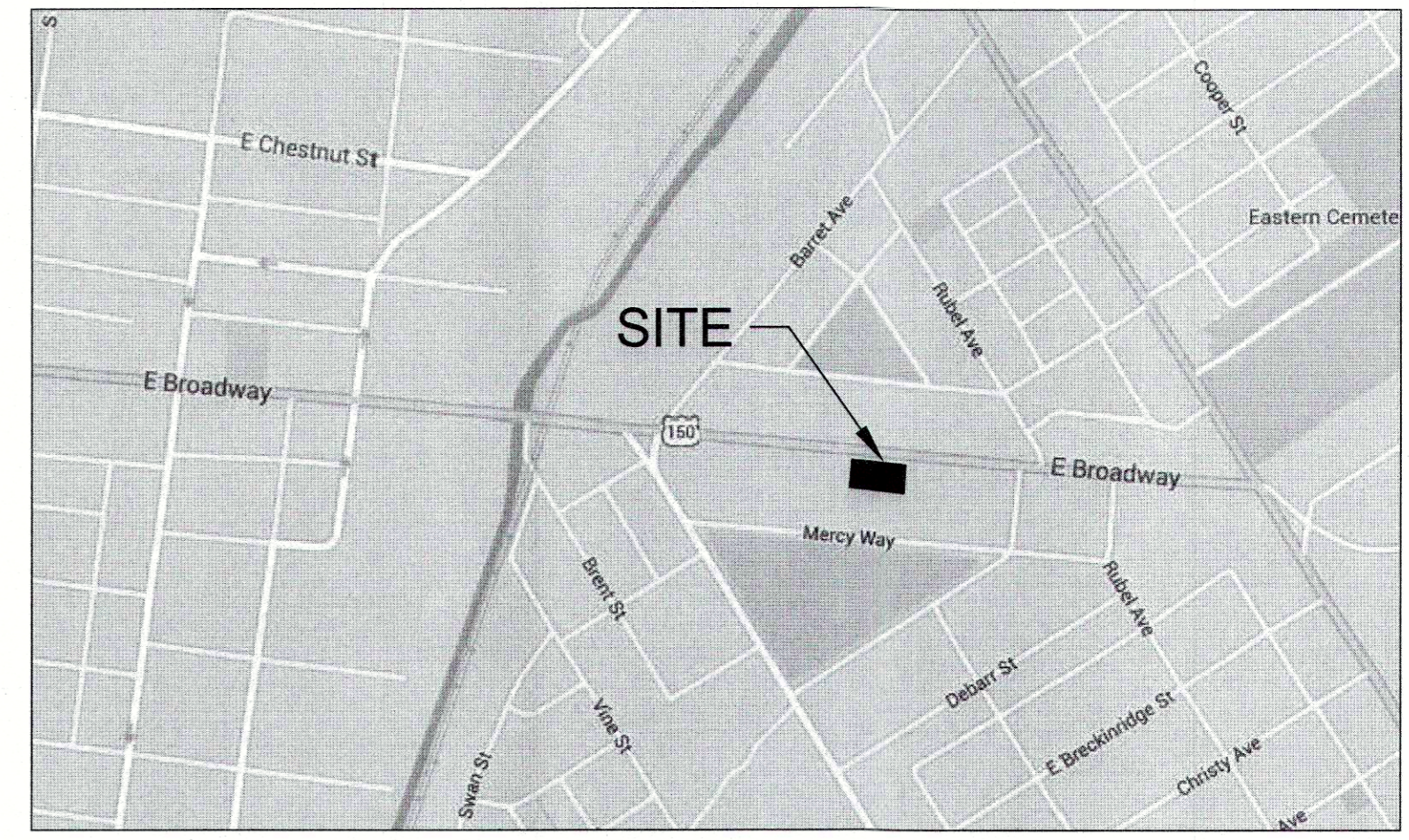


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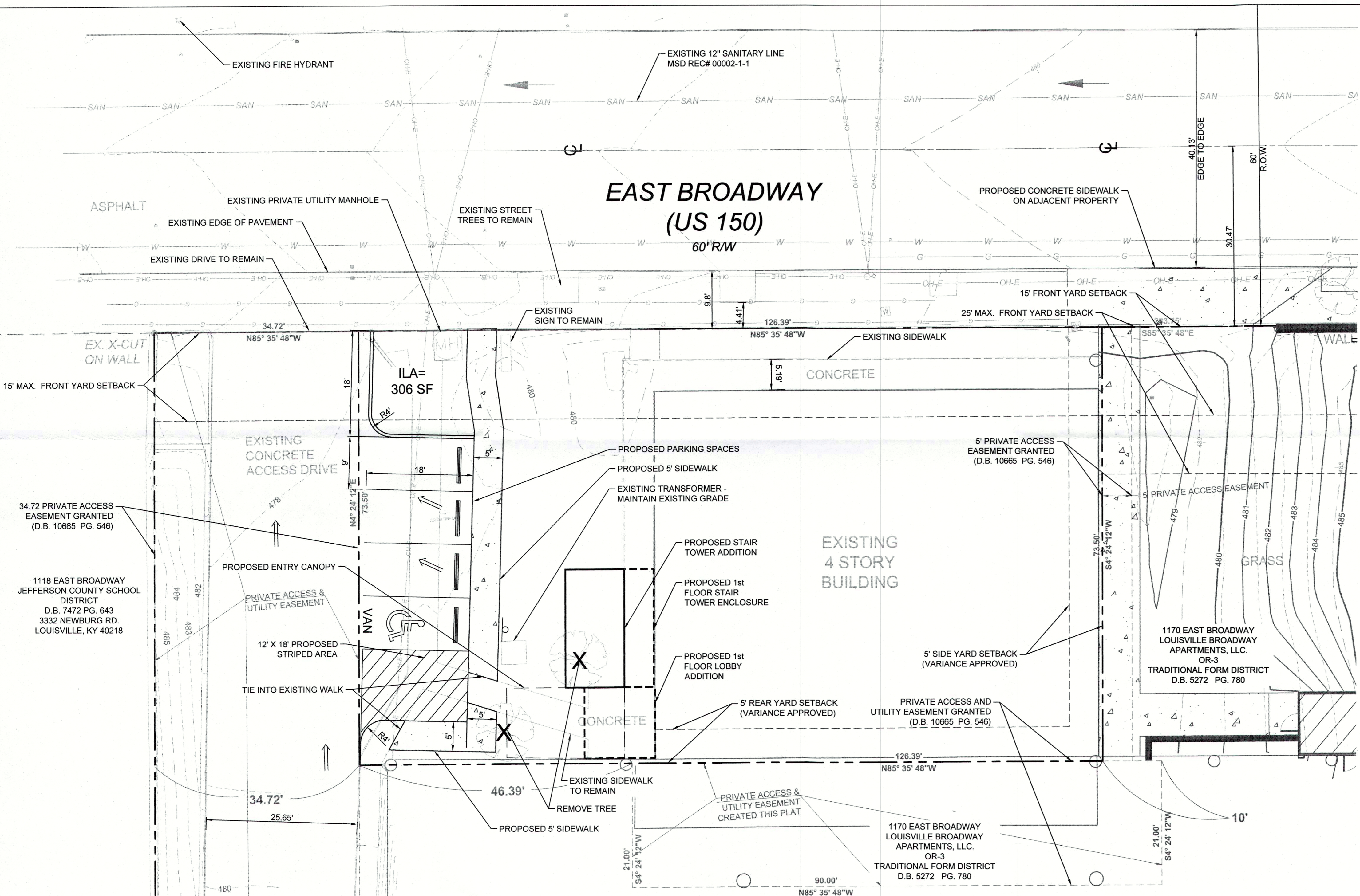
Zoning Map Amendment and
Detailed District Development Plan
Tri-Village Storage
1170/1172 East Broadway
Tax Block: 021E Lot: 0081
Louisville, Kentucky 40204



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C 0042 E DATED DECEMBER 5, 2008.
- 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.
- ALL WALKS ARE MINIMUM 5' WIDE WITH HANDICAP RAMPS AS REQUIRED.
- KYTC APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- ALL SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF LDC CHAPTER 8. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
- 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.
- KYTC WILL REQUIRE AN ENCROACHMENT PERMIT FOR ANY WORK IN STATE RIGHT OF WAY.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- SHARED ACCESS/CROSSOVER AGREEMENT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- 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.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- AN MSD DRAINAGE BOND WILL BE REQUIRED.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- ALL LIGHTING, INCLUDING SIGNS, SHALL CONFORM TO THE REQUIREMENTS OF LDC 4.1.3.
- ALL NEW SIDEWALKS SHALL BE BUILT TO ADA CURRENT STANDARDS.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER CHAPTER 10.
- DEVELOPMENT WITHIN THE TMCFD SHALL BE DESIGNED TO INCORPORATE ENHANCED PROTECTION AND NOISE REDUCTION MEASURES NEXT TO RESIDENTIAL USES.
- THERE SHALL BE NO NEW BUILDINGS CONSTRUCTED.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 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.
- SITE SHALL LIMIT THE 100-YEAR POST-DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE.
- EXISTING BUILDING RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.



LEGEND

- CONCEPTUAL DRAINAGE PATTERN (SURFACE)
- ← SANITARY SEWER FLOW DIRECTION
- ILA CONCEPTUAL (ILA) INTERIOR LANDSCAPE AREA
- CONCRETE PAVEMENT
- 481 PROPOSED MINOR CONTOUR
- 480 PROPOSED MAJOR CONTOUR
- 481 EXISTING MINOR CONTOUR
- 480 EXISTING MAJOR CONTOUR
- X TREE REMOVAL
- PROPERTY LINE
- SETBACK LINE
- UTILITY EASEMENT
- PROPOSED CURB
- CONCRETE WHEEL STOP

GENERAL PROJECT SUMMARY

SITE AREA	9,278 SF (OR)	0.213 ACRES
EXISTING ZONING	OR-3	
EXISTING FORM DISTRICT	TRADITIONAL MARKETPLACE CORRIDOR	
EXISTING USE	MEDICAL OFFICE	
PROPOSED ZONING	C-M	
PROPOSED FORM DISTRICT	SAME	
SITE LOCATED IN HIGHLANDS NATIONAL REGISTER DISTRICT		
PROPOSED USE	STORAGE UNITS	
BUILDING AREA (EXISTING)	24,100 SF +/- 6018 SF/FLOOR	
BUILDING AREA (PROPOSED)	25,200 SF +/- 6276 SF/FLOOR	
PROPOSED STAIR TOWER	1,100 SF +/- 258 SF/FLOOR	
(INCLUDING 400 SF OF OFFICE SPACE)		
BUILDING HEIGHT	4 STORY (+/- 50') EXISTING	
PROPOSED FLOOR AREA RATIO	2.72 F.A.R.	
CHAPTER 9, BICYCLE AND PARKING SUMMARY		
MINIMUM PARKING REQUIRED	1 SPACE/1.5 EMPLOYEES	1 SPACES
MAXIMUM PARKING ALLOWED	1 SPACE/1 EMPLOYEE	2 SPACES
OFFICE MINIMUM PARKING REQUIRED	1 SPACE/500 SF	1 SPACES
OFFICE MAXIMUM PARKING ALLOWED	1 SPACE/200 SF	2 SPACES
PARKING PROVIDED		4 SPACES
		(INCLUDING 1 HANDICAP SPACE)
BICYCLE PARKING REQUIRED		0 SPACES
BICYCLE PARKING PROVIDED		0 SPACES
CHAPTER 10 - PART 1, TREE CANOPY REQUIREMENTS		
CANOPY COVERAGE CLASS		CLASS "A"
PERCENTAGE OF TREE CANOPY PRESERVED	N/A	
PERCENTAGE OF TREE CANOPY PLANTED	N/A	
TOTAL TREE CANOPY REQUIRED	N/A	
TOTAL TREE CANOPY TO BE PROVIDED	N/A	
CHAPTER 10 - PART 2, VEHICLE USE AREA / INTERIOR LANDSCAPE AREA		
TOTAL VUA		952 SF
ILA REQUIRED	7.5% SF	71 SF
ILA PROVIDED		306 SF

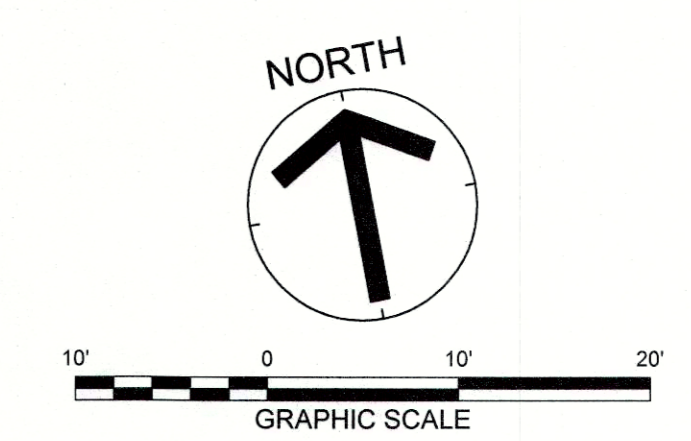
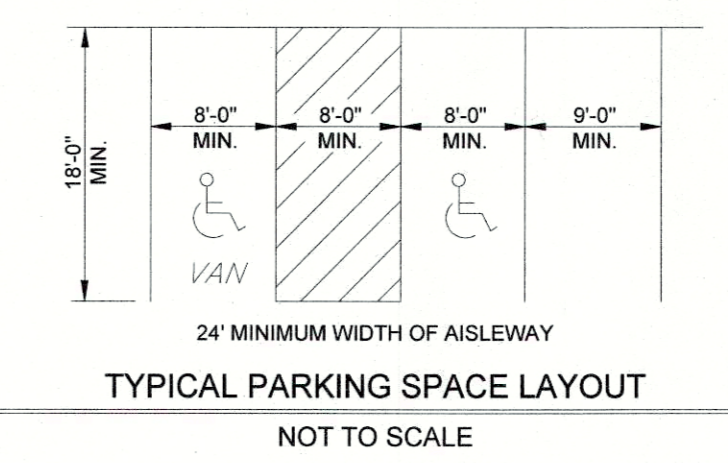
VARIANCE APPROVED PER PREVIOUS / RELATED CASE 15DEVPLAN1134

- A VARIANCE FROM SECTION 5.2.2, TABLE 5.2.2 OF THE LAND DEVELOPMENT CODE TO ALLOW THE BUILDING HEIGHT OF 60/4 STORIES
- A VARIANCE FROM SECTION 5.2.3.D.B OF THE LAND DEVELOPMENT CODE TO REDUCE THE SIDE YARD REQUIREMENT FROM 5' TO 0' FOR LOT 1, MEDICAL OFFICE BUILDING ON THE EAST SIDE
- A VARIANCE FROM SECTION 5.2.3.D.C.II OF THE LAND DEVELOPMENT CODE TO REDUCE THE REAR YARD REQUIREMENT FROM 5' TO 0' FOR LOT 1, MEDICAL OFFICE BUILDING

TOTAL SITE DISTURBANCE: 0.049 AC
EXISTING IMPERVIOUS: 0.141 AC
PROPOSED IMPERVIOUS: 0.164 AC
NET IMPERVIOUS: +0.023 AC

DEVELOPER:
TVSS BROADWAY LOUISVILLE, LLC.
815 GRANDVIEW AVENUE
SUITE 300
COLUMBUS, OHIO 43215
TAX BLOCK 021E, LOT 0088

OWNERS:
LOUISVILLE BROADWAY APARTMENTS, LLC.
495 S. HIGH STREET, SUITE 100
COLUMBUS, OHIO 43215



Revision		
No.	Date	Description
1	09.26.16	AGENCY COMMENTS
2	10.31.16	AGENCY COMMENTS
3	11.15.16	AGENCY COMMENTS
4	12.12.16	AGENCY COMMENTS

DETAILED DISTRICT
DEVELOPMENT PLAN
16ZONE1057

1620N1057