

PRELIMINARY APPROVAL

Condition of Approval:

P. Davis 2/19/13

Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

BLOCK	AREA (SQ. FT.)	NO. OF LOTS	NO. OF UNITS	NO. OF BLDGS
BLOCK A	1858.8	868.4	1736.8	1
BLOCK B	931.09	50.1	100.2	1
BLOCK C	1191.04	1470.0	2940.0	1
BLOCK D	1000.00	1800.0	3600.0	1
BLOCK E	597.00	1895.00	3790.00	1
BLOCK F	1489.00	2978.00	5956.00	1
BLOCK G	1529.14	2900.00	5800.00	1
BLOCK H	2613.52	7338.00	14676.00	1
BLOCK I	418.49	1110.00	2220.00	1
BLOCK J	11347.00	33270.00	66540.00	1
BLOCK K	1397.20	4170.00	8340.00	1
BLOCK L	895.00	1561.00	3122.00	1
BLOCK M	1450.00	2900.00	5800.00	1
BLOCK N	895.00	1561.00	3122.00	1

BUILDING TYPE	GROSS BUILDING FOOTPRINT AREA	GROSS BUILDING FLOOR AREA	HEIGHT (W/D POINT OF ROOF)
A	944.04	1470.00	28'-10"
B	784.01	1570.00	28'-10"
C	1191.04	1470.00	28'-10"
D	1000.00	1800.00	28'-10"
E	597.00	1895.00	31'-1"
F	1489.00	2978.00	32'-0"
G	1529.14	2900.00	28'-10"
H	2613.52	7338.00	37'-2"
I	418.49	1110.00	39'-5"
J	11347.00	33270.00	39'-5"
K	1397.20	4170.00	37'-2"
L	895.00	1561.00	28'-4"
M	1450.00	2900.00	28'-4"
N	895.00	1561.00	28'-10"

PARKING STATISTICS

BLOCK A - REQUIRED: 83 MIN./122 MAX. PROPOSED: 83 SPACES W/ 4 HC (27 ON STREET SPACES, 56 OFF STREET SPACES)

BLOCK B - REQUIRED: 90 MIN./150 MAX. PROPOSED: 109 SPACES W/ 4 HC (39 ON STREET SPACES AND 8 GARAGE SPACES)

BLOCK C - REQUIRED: 66 MIN./143 MAX. PROPOSED: 103 SPACES W/ 4 HC (37 ON STREET SPACES, 59 OFF STREET SPACES AND 7 GARAGE SPACES)

BLOCK D - REQUIRED: 87 MIN./162 MAX. PROPOSED: 94 SPACES W/ 3 HC (27 ON STREET SPACES, 60 OFF STREET SPACES)

BLOCK E - REQUIRED: 38 MIN./85 MAX. PROPOSED: 60 SPACES W/ 4 HC (18 ON STREET SPACES, 28 OFF STREET SPACES AND 16 GARAGE SPACES)

BLOCK F - REQUIRED: 64 MIN./132 MAX. PROPOSED: 60 SPACES W/ 3 HC (24 ON STREET SPACES, 66 OFF STREET SPACES)

BLOCK G - REQUIRED: 0 MIN./0 MAX. PROPOSED: 20 SPACES (20 ON STREET SPACES)

BLOCK H - REQUIRED: 0 MIN./0 MAX. PROPOSED: 12 SPACES (12 ON STREET SPACES)

SITE STATISTICS

ZONE: URBAN NEIGHBORHOOD (UN) OFFICE/RESIDENTIAL (OR-2)

ACREAGE: 21.47 ACRES 15.28 ACRES NET

NUMBER OF UNITS: 310

REQUIRED SETBACKS: MINIMUM FRONT YARD SETBACK IS AT FACE OF PROPOSED BUILDING AND VARIES FROM 0 TO 15'

PROPOSED SETBACKS: (VARIANCE REQUESTED)

TREE CANOPY COVERAGE

GROSS SITE AREA: 935,233.20 SQ.FT. (21.47 AC.)

PERCENTAGE OF TREE CANOPY PRESERVED: 0.00 SQ.FT. (0.00%)

PERCENTAGE OF TREE CANOPY REQUIRED: 140,284.98 SQ.FT. (15%)

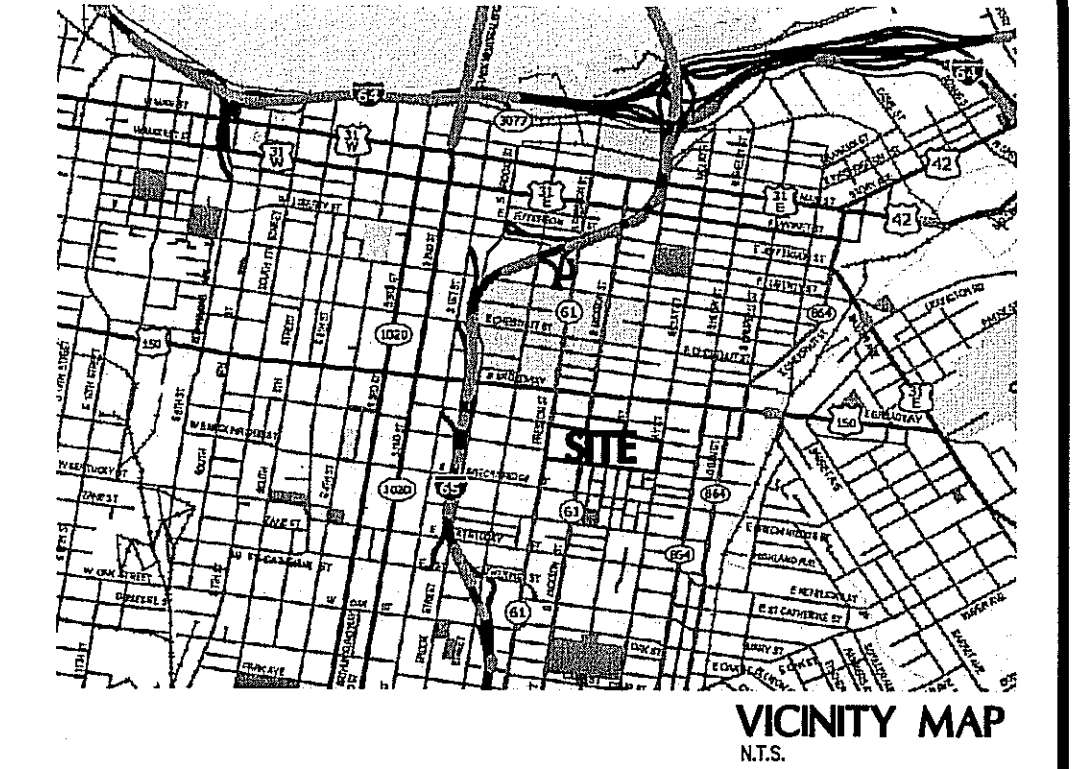
65% REDUCTION: 92,589.09 SQ.FT. (140,284.98 x 65%)

TOTAL TREE CANOPY REQUIRED: 47,696.89 SQ.FT. (140,284.98 - 92,589.08)

TOTAL REQUIRED TREES (720 SQ.FT. / TREE): 67 TREES (47,696.89 / 720)

PLAN NOTES

- THERE IS A SHARED PARKING AND CROSSOVER ACCESS AGREEMENT FOR THE PROPERTY SHOWN HEREON.
- CONSTRUCTION PLANS AND PERMITS ARE REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE ENCROACHMENT BOND REQUIREMENT FOR THE SITE HAS BEEN WAIVED BY PUBLIC WORKS ON THE CONDITION THAT A LETTER FROM THE LOUISVILLE METRO HOUSING AUTHORITY TAKING RESPONSIBILITY FOR THE WORK WITHIN THE RIGHT-OF-WAY IS PROVIDED PRIOR TO CONSTRUCTION APPROVAL.
- ALL ON-STREET PARALLEL PARKING SHALL BE 8' WIDE X 22' LONG.



APPROVED

Louisville Metro Planning Commission

[Signature] 4/11/13 date

Louisville Metro Public Works

[Signature] 4/18/13 date

Metropolitan Sewer District

[Signature] 3/21/13 date

Louisville Metro Planning & Design Services

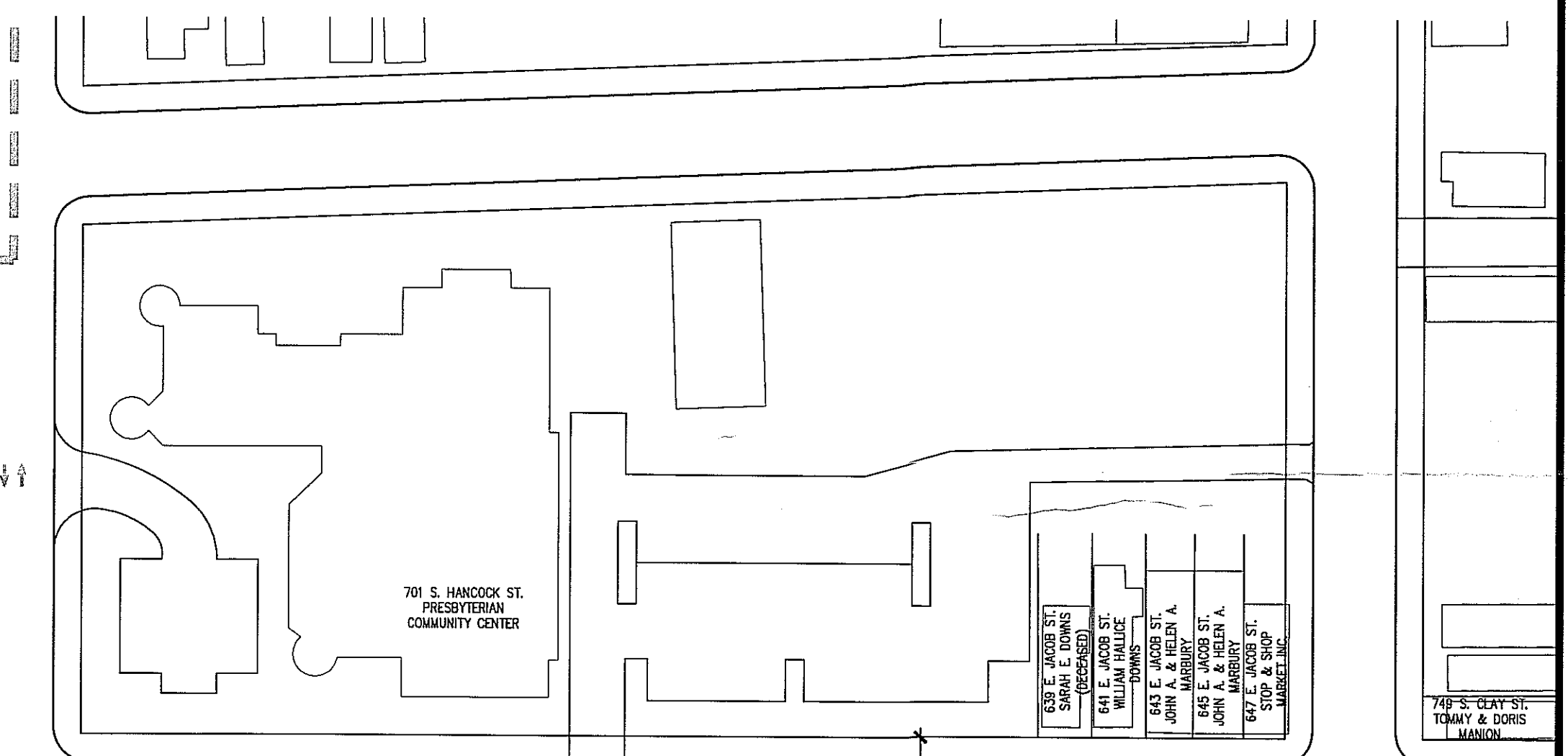
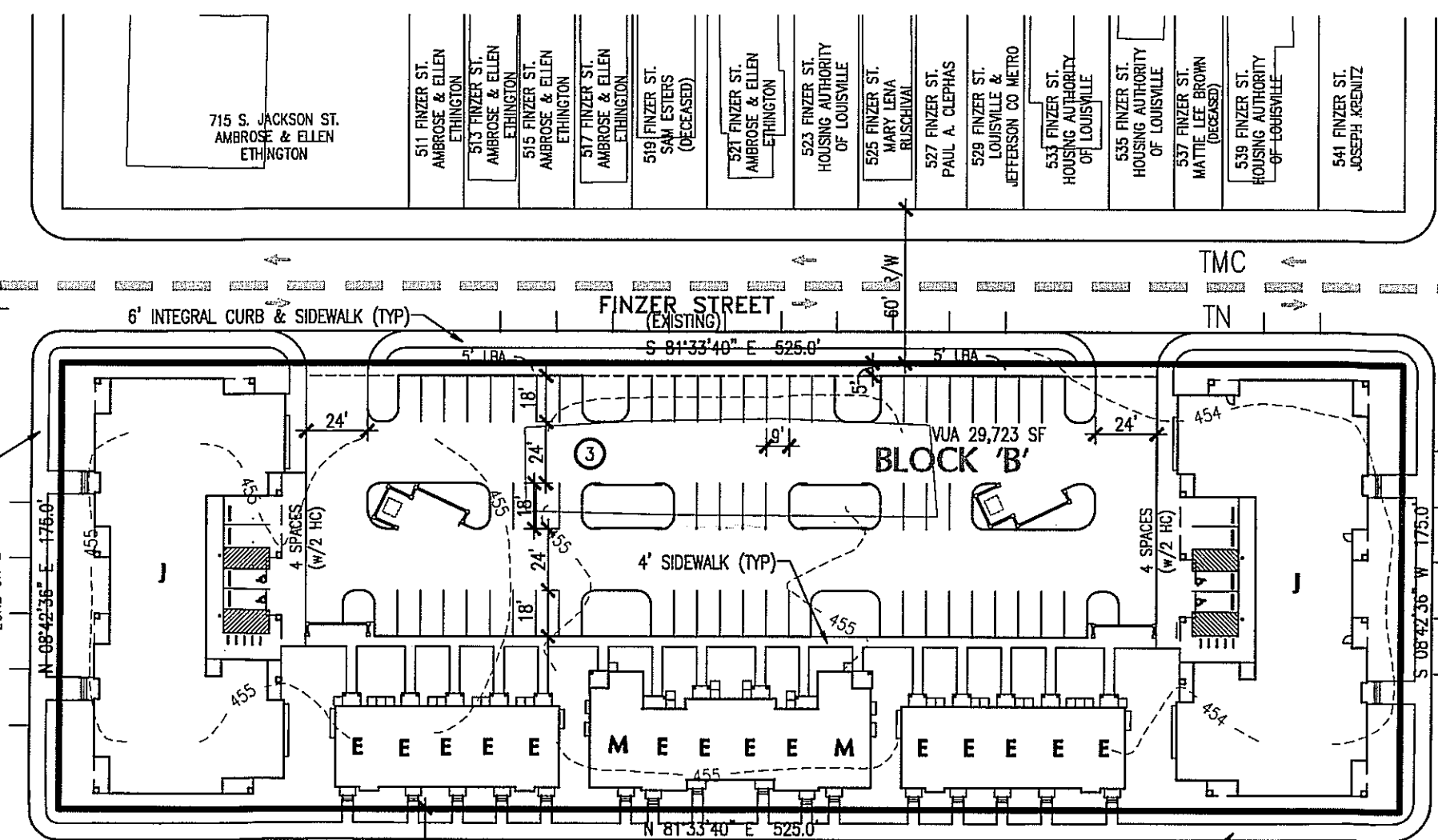
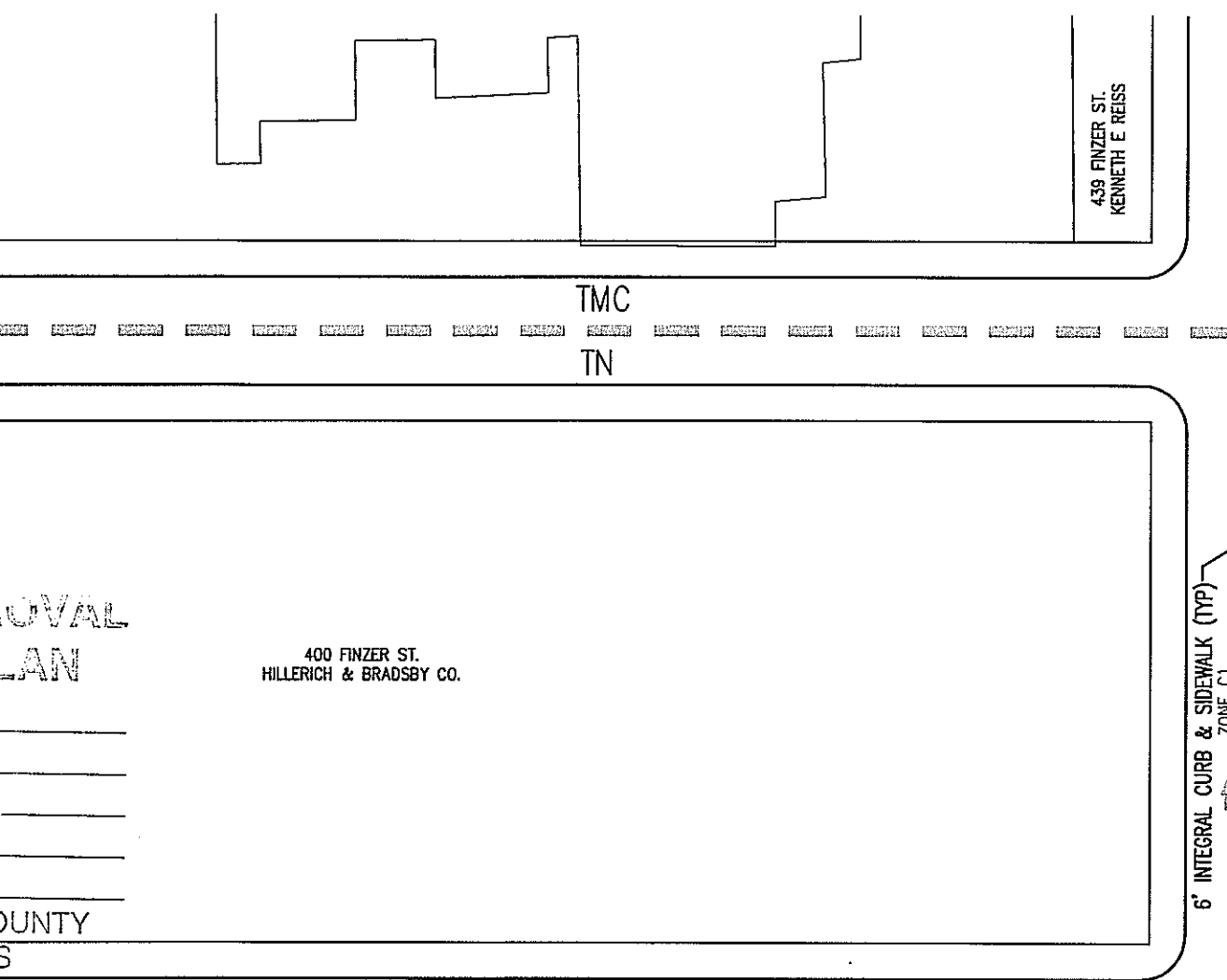
[Signature] for 4/12/13 date

Louisville Metro Planning Commission

Checked if conditional approval

See back of plan for conditions of approval

Expiration date



PROFESSIONAL APPROVAL

DEVELOPMENT PLAN

CONDITIONS:

BY: *[Signature]* 2-17-13

LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

756 S. PRESTON ST. BURT & GETTELFINGER PRESTONBURG LLC

758 S. PRESTON ST. BURT & GETTELFINGER PRESTONBURG LLC

760 S. PRESTON ST. BURT & GETTELFINGER PRESTONBURG LLC

762 S. PRESTON ST. BURT & GETTELFINGER PRESTONBURG LLC

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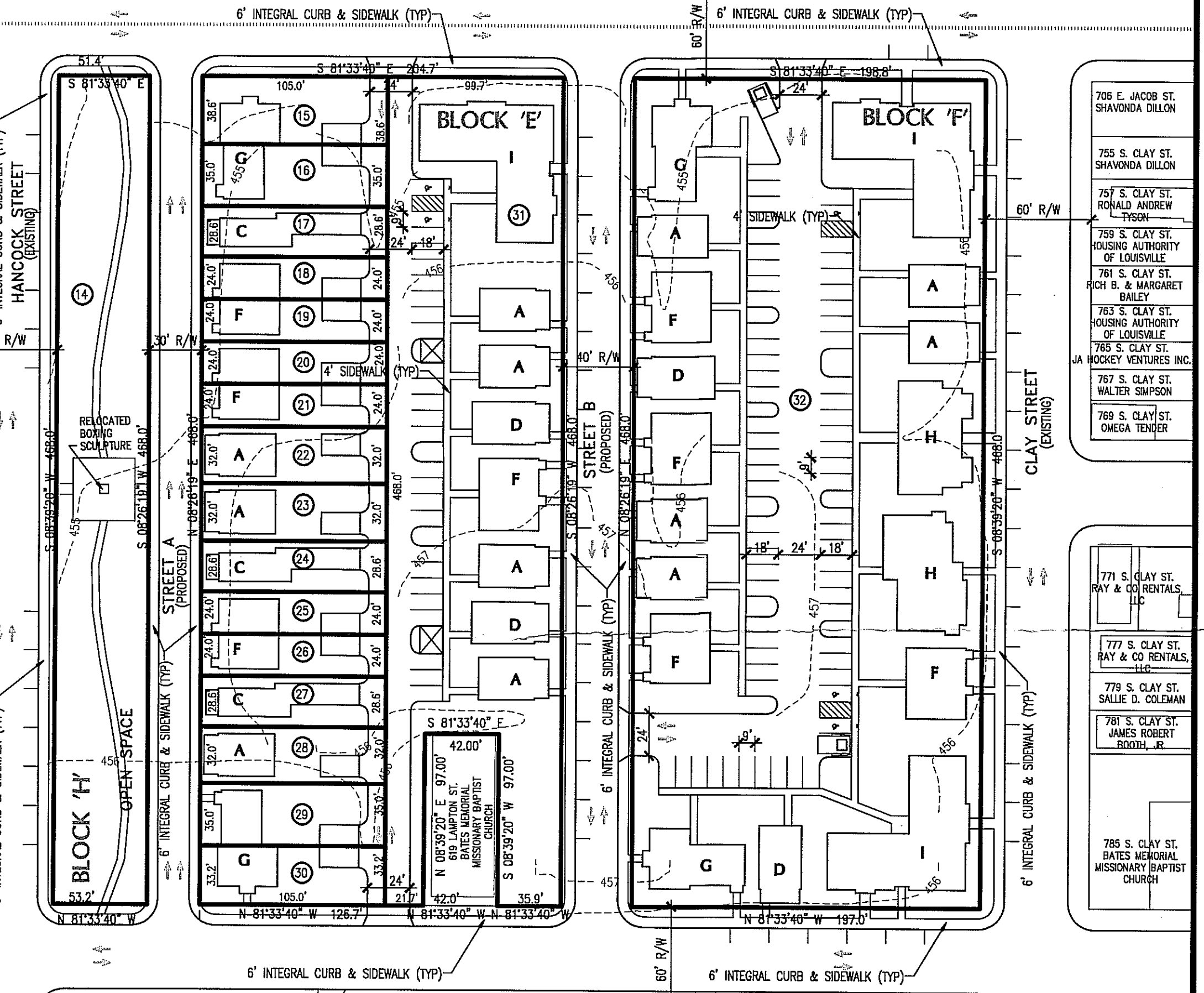
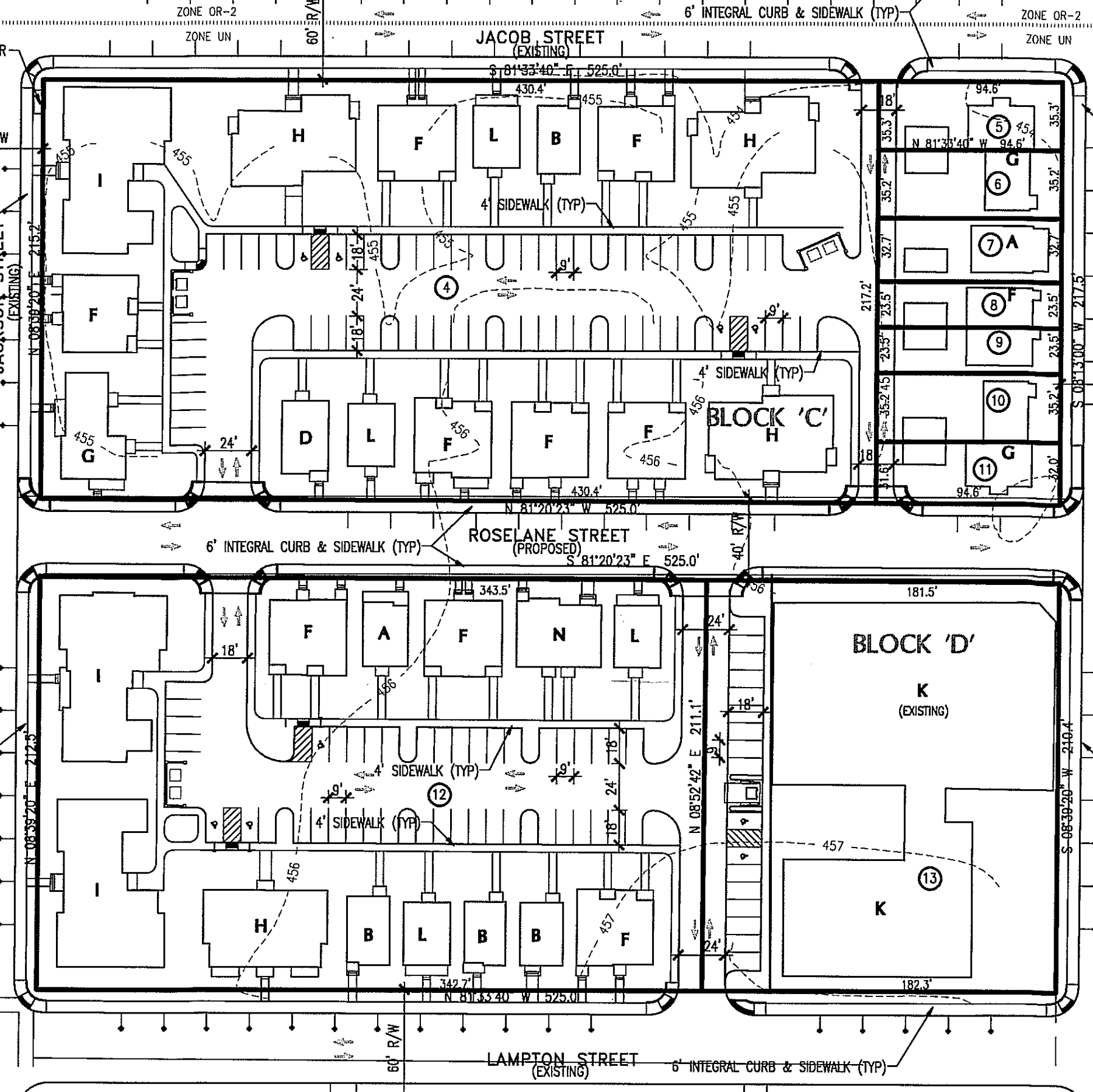
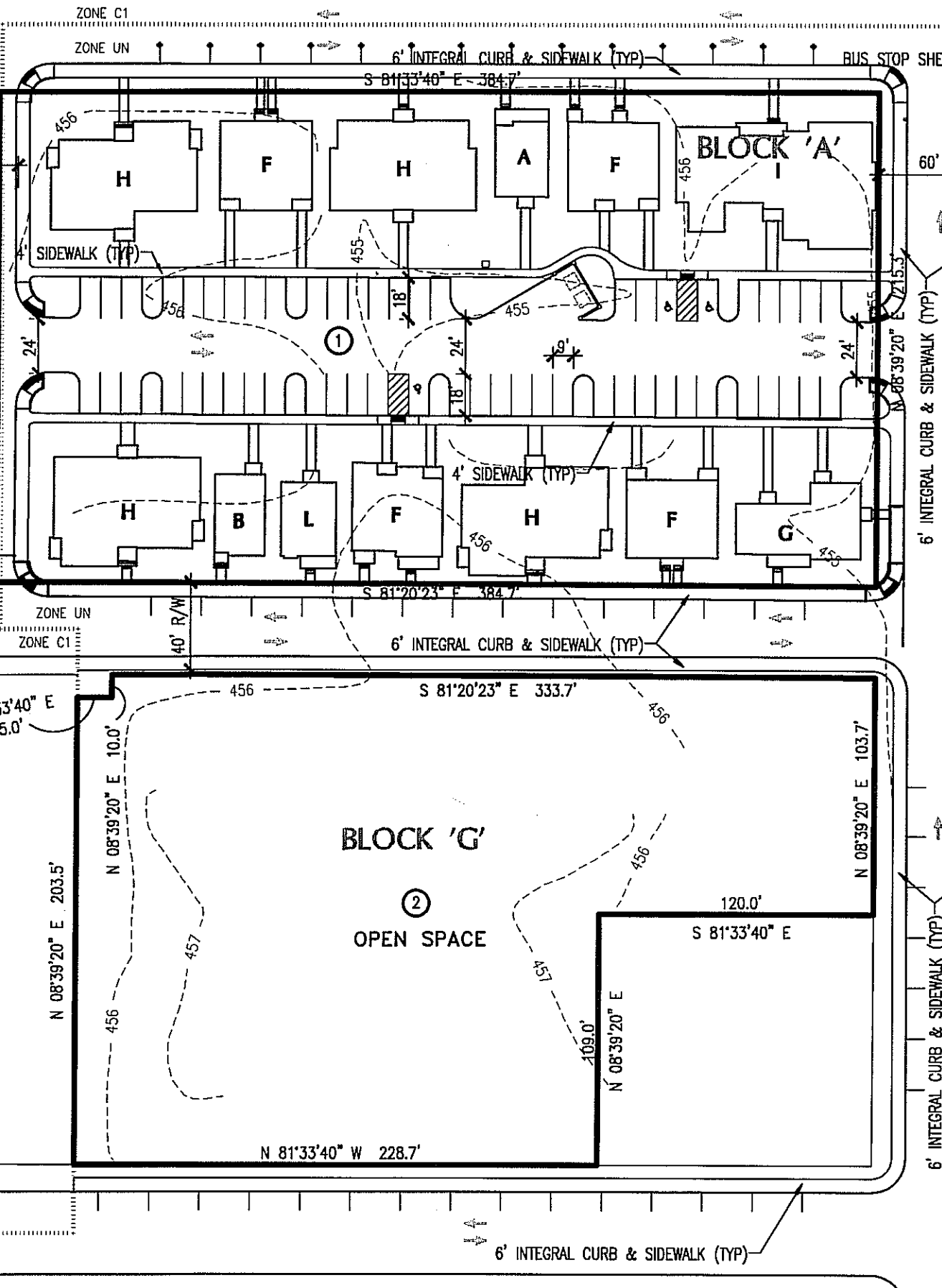
770 S. PRESTON ST. BURT & GETTELFINGER PRESTONBURG LLC

806 S. PRESTON ST. 1213 OUTER LOOP COMPANY LLC

S. PRESTON ST. 1213 OUTER LOOP COMPANY LLC

S. PRESTON ST. 1213 OUTER LOOP COMPANY LLC

S. PRESTON ST. 1213 OUTER LOOP COMPANY LLC



LEGEND

SANITARY SEWER MANHOLE

SANITARY SEWER LINE

EXISTING ZONE LINE

FORM DISTRICT BOUNDARY

EXISTING CONTOUR LINE

STREET CENTERLINE

STREET RIGHT-OF-WAY LINE

PROPERTY LINE

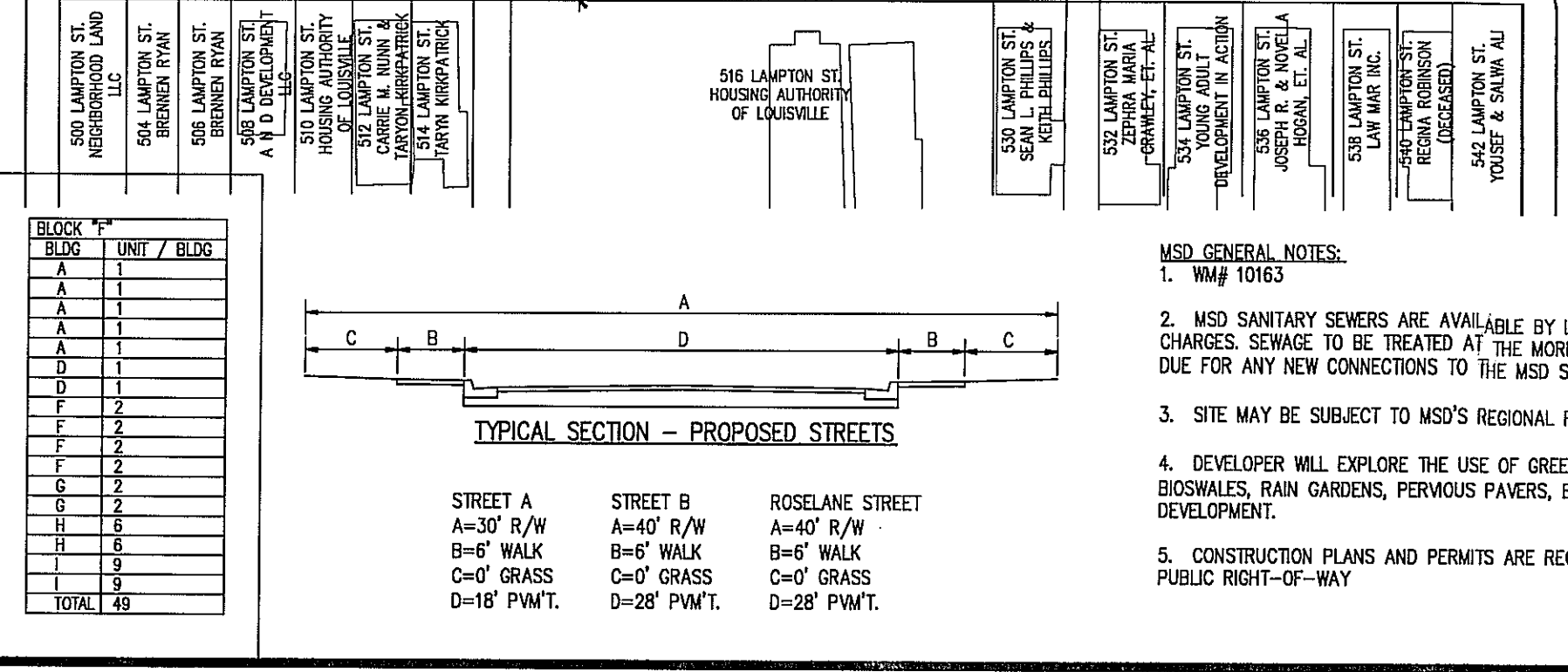
PROPOSED LOT LINE

PROPOSED DUMPSTER ENCLOSURE

PROPOSED HERBIE ENCLOSURE

UNIT MIX CHART

BLOCK	BLDG	UNIT	BLDG	UNIT	BLDG	UNIT	BLDG	UNIT	BLDG	UNIT	BLDG	UNIT
BLOCK A	A	1	A	1	A	1	A	1	A	1	A	1
BLOCK B	B	1	B	1	B	1	B	1	B	1	B	1
BLOCK C	C	1	C	1	C	1	C	1	C	1	C	1
BLOCK D	D	1	D	1	D	1	D	1	D	1	D	1
BLOCK E	E	1	E	1	E	1	E	1	E	1	E	1
BLOCK F	F	1	F	1	F	1	F	1	F	1	F	1
BLOCK G	G	1	G	1	G	1	G	1	G	1	G	1
BLOCK H	H	1	H	1	H	1	H	1	H	1	H	1
BLOCK I	I	1	I	1	I	1	I	1	I	1	I	1
BLOCK J	J	1	J	1	J	1	J	1	J	1	J	1
BLOCK K	K	1	K	1	K	1	K	1	K	1	K	1
BLOCK L	L	1	L	1	L	1	L	1	L	1	L	1
BLOCK M	M	1	M	1	M	1	M	1	M	1	M	1
BLOCK N	N	1	N	1	N	1	N	1	N	1	N	1
TOTAL		46		46		46		46		46		46



MSD GENERAL NOTES:

- MM 10163
- MSD SANITARY SEWERS ARE AVAILABLE BY L.E., SUBJECT TO FEES AND CHARGES. SEWAGE TO BE TREATED AT THE MORGAN FORDMAN WWTG. FEES WILL BE DUE FOR ANY NEW CONNECTIONS TO THE MSD SYSTEMS.
- SITE MAY BE SUBJECT TO MSD'S REGIONAL FACILITY FEE.
- DEVELOPER WILL EXPLORE THE USE OF GREEN INFRASTRUCTURE FEATURES (I.E., BIOSWALES, RAIN GARDENS, PERVIOUS PAVERS, ETC.) WHERE POSSIBLE IN THE DEVELOPMENT.
- CONSTRUCTION PLANS AND PERMITS ARE REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

APCD GENERAL NOTES:

- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

DEPARTMENT OF PUBLIC HEALTH & WELLNESS GENERAL NOTES:

- RDDP 18694
- EACH PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX INCH SANITARY SEWER
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC, WITH A MINIMUM SIX INCH SANITARY SEWER.
- 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.

GRAPHIC SCALE: 1" = 60'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON PLANS PREPARED BY DUKES AND GRAY LAND SURVEYING, INC. DATED 02/10/88 AND DUNAWAY ENGINEERING.

SHEPPARD SQUARE

RDDP & REVISED PRELIMINARY SUBDIVISION PLAN

736 SOUTH JACKSON STREET, 520 EAST JACOB STREET, 519 EAST JACOB STREET, 742 MERCHANT COURT & 760 SOUTH HANCOCK STREET LOUISVILLE, JEFFERSON COUNTY, KENTUCKY

DEVELOPMENT PLAN

Sherman Carter Barnhart PSC

ARCHITECTURE - INTERIORS - LANDSCAPE ARCHITECTURE - CIVIL ENGINEERING

100 MULBERRY CREEK ROAD SUITE 651 - LOUISVILLE, KY 40207 - PHONE: 502-701-9300 - FAX: 502-701-8111

JOB NO. 0327.14

DATE 10/26/09

DRAWN CBS

CHECKED SMM

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REVISIONS

11/23/09

12/18/09

04/11/12 REVISION TO BLOCK B

01/10/13 REVISED LOT LINES

SHEET

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Conditions of Approval

1. The development shall be in accordance with the approved Preliminary Subdivision Plan. No further subdivision of the land into a greater number of lots than originally approved shall occur without approval of the Planning Commission.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any building permits.
 - e. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument. The reciprocal access and crossover easement agreement shall be recorded prior to record plat approval.
 - f. Alley closure approval and private roadway closures shall be approved prior to record plat approval.
4. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All conditions of approval requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
5. A legal instrument providing for the long-term use of the joint-use parking spaces, in accordance with Section 9.1.6 Joint Use Parking, shall be submitted and approved by the Planning Commission legal counsel and recorded in the County Clerk's office. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument. The joint use parking agreement shall be recorded prior to record plat approval.
6. The applicant, developer, or property owner shall provide copies of these conditions of approval to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
7. The applicant shall submit a plan for approval by Planning Commission staff showing trees/tree masses to be preserved prior to beginning any construction procedure (i.e. clearing, grading, demolition). Adjustments to the tree preservation plan which are requested by the applicant may be approved by Planning Commission staff if the revisions are in keeping with the intent of the approved tree preservation plan. The plan shall exhibit the following information:

- a. Proposed site plan (showing buildings, edges of pavement, property/lot lines, easements, existing topography, and other significant site features (LOJIC topographic information is acceptable).
 - b. Preliminary drainage considerations (retention/detention, ditches/large swales, etc.).
 - c. Location of all existing trees/tree masses existing on the site as shown by aerial photo or LOJIC maps.
 - d. Location of construction fencing for each tree/tree mass designated to be preserved.
8. A note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected prior to any grading or construction activities - preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
 9. All street signs shall be installed by the Developer and shall conform to the Manual on Uniform Traffic Control Devices (MUTCD) requirements. Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first residence on the street, and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
 10. Open space lots shall not be further subdivided or developed for any other use and shall remain as open space in perpetuity. A note to this effect shall be placed on the record plat.
 11. Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission.
 - a. Articles of Incorporation in a form approved by Counsel for the Planning Commission and the Certificate of Incorporation of the Homeowners Association.
 - b. A deed of restriction in a form approved by counsel of the Commission outlining responsibilities for the maintenance of open space.
 - c. Bylaws of the Homeowners' Association in a form approved by Counsel for the Planning Commission.
 12. The recreational facilities currently found at Lampton Park (including softball) shall be replaced within the relocated park. The new facilities should be constructed before Lampton Park facilities are demolished to avoid a long period of time with no recreational facilities available to the neighborhood.
 13. The relocated park shall be open for public use at all times during the hours that the current Lampton Park is open.
 14. The Owner/Developer shall work with Metro Parks on the design of the relocated Lampton Park to ensure that the design will accommodate the needs of 'Smoketown Days' and other large community events currently held at Lampton Park.
 15. At the existing transit stop on Jackson at Jacob, the Owner/Developer shall install at the back of the proposed sidewalk, a 6' X 20' concrete pad and place upon it a shelter and trash receptacle. The shelter and trash receptacle will be installed by the applicant.

At the existing transit stop on Jackson at Lampton, the Owner/Developer shall install a trash receptacle and maintain a clear, accessible path from the sidewalk to the curb. The Owner/Developer or Homeowners Association shall maintain the transit stops on an as needed basis.

