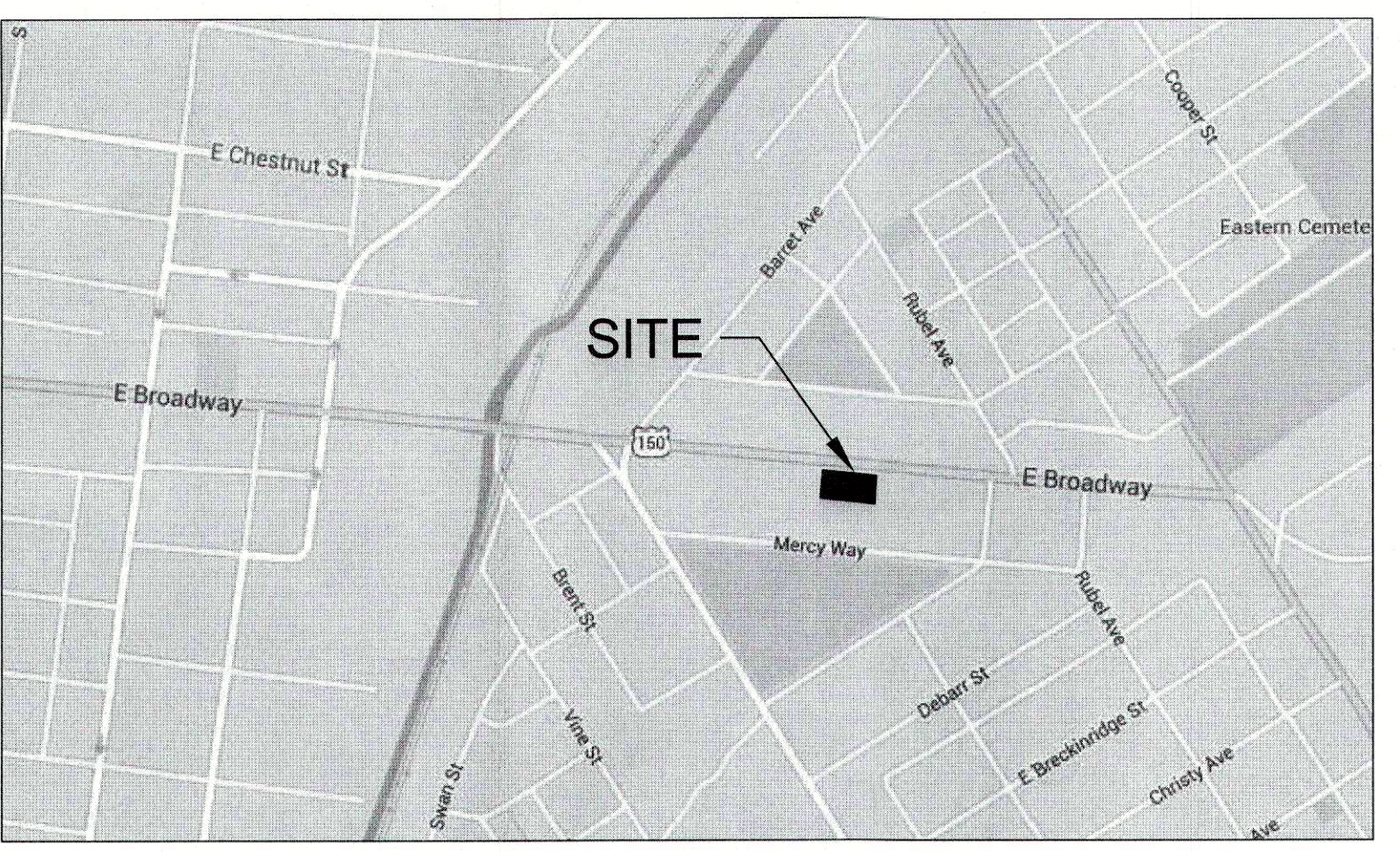
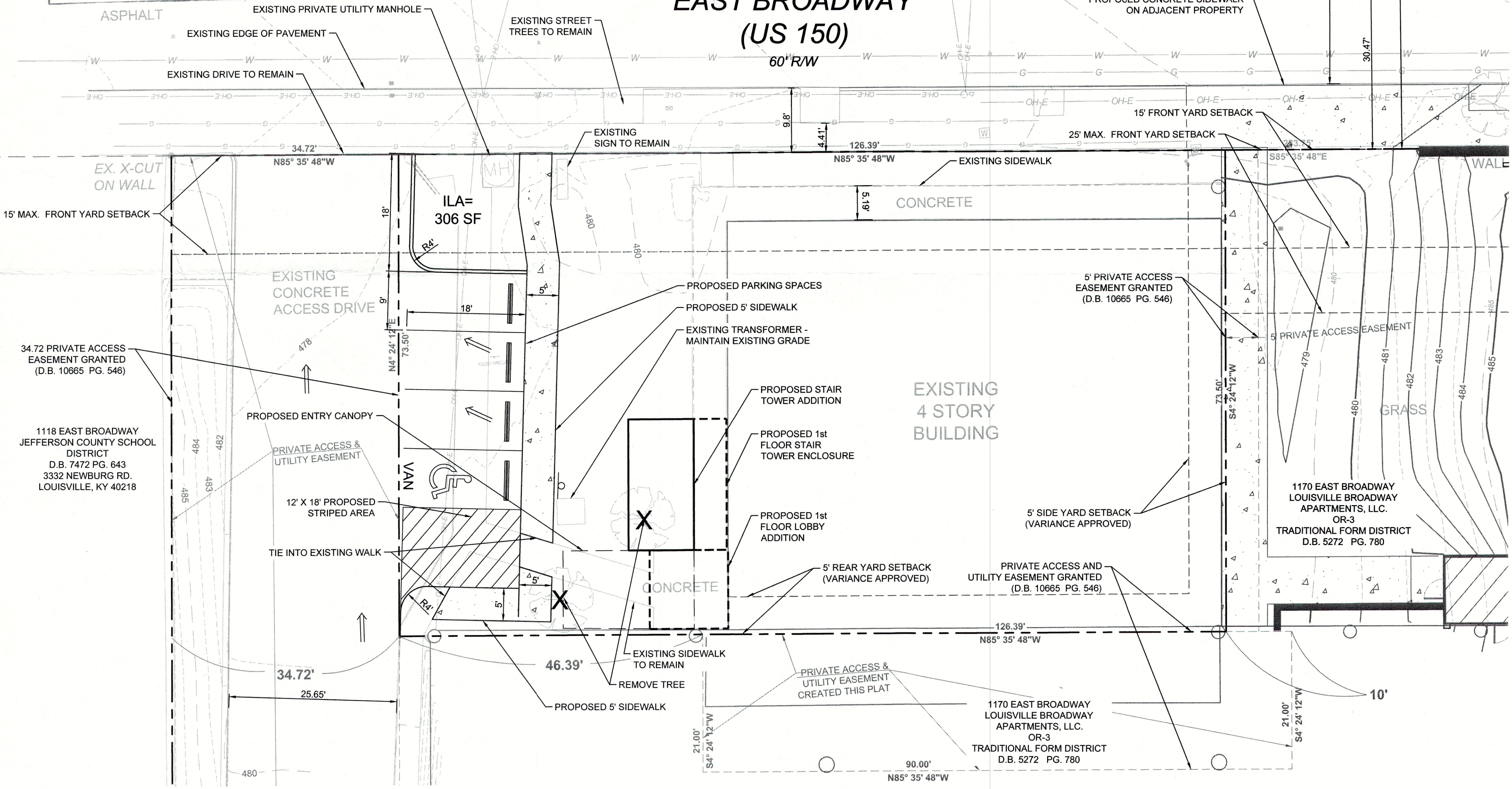


PRELIMINARY APPROVAL
 Condition of Approval:
 Tony Kelly 12-21-16
 Louisville & Jefferson County
 Metropolitan Sewer District



- 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, 2006.
 - 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 TMOFD 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 SIDEWALK 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 (LA) INTERIOR LANDSCAPE AREA
- CONCRETE PAVEMENT
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- 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 (INCLUDING 400 SF OF OFFICE SPACE)	1,100 SF +/-	258 SF/FLOOR
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/2500 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	75% 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

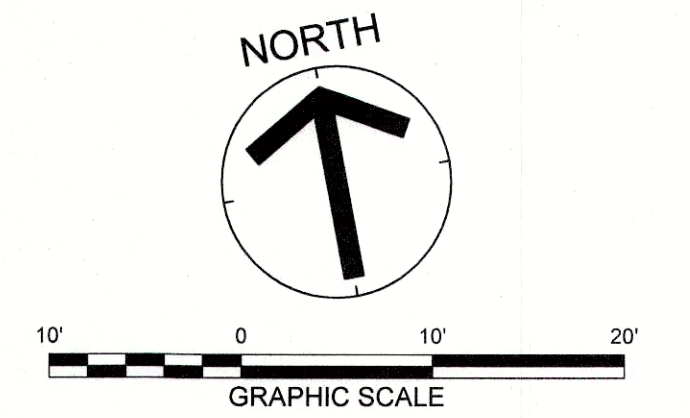
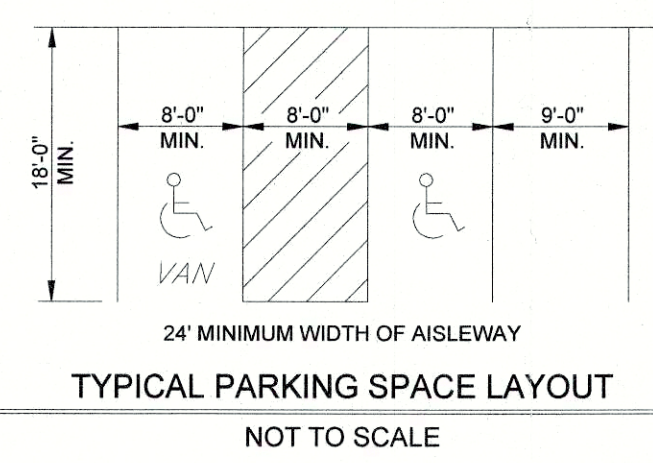
TOTAL SITE DISTURBANCE: 0.049 AC
 EXISTING IMPERVIOUS: 0.141 AC
 PROPOSED IMPERVIOUS: 0.164 AC
 NET IMPERVIOUS: +0.023 AC

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS:

BY: *Jonny Markert*
 DATE: 12-21-16
 LOUISVILLE/JEFFERSON COUNTY
 METRO PUBLIC WORKS

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



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GRESHAM SMITH AND PARTNERS
 101 South Fifth Street
 Suite 1400
 Louisville, KY 40202
 502.627.8900
 WWW.GSPNET.COM

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

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