

PROJECT SUMMARY

EXISTING FORM DISTRICT	TN
EXISTING ZONE	R-6
EXISTING USE	VACANT/WAREHOUSE
PROPOSED ZONE	OR-3 & C-2
PROPOSED USE	MULTI-FAMILY RESIDENTIAL & RESTAURANT
PROPOSED DWELLING UNITS	144 UNITS
FAR	1.67
DENSITY (144 BR. D.U.)	68.87 D.U./AC.
OR-3 & C-2 AREA	59.26 D.U./AC.
ACREAGE TOTAL SITE	2.43 AC.
PROPOSED OR-3	2.091 AC.
PROPOSED C-2	0.339 AC.
V.U.A.	24,530 S.F.
I.L.A. REQUIRED (5%)	1,227 S.F.
PROVIDED	1,656 S.F.

PARKING SUMMARY

REQUIRED MULTI-FAMILY	144 D.U.
MIN. (1 SPACE/1.5 UNITS)	216 SPACES
RESTAURANT	3,708 SF*
MIN. (1 SPACE/250 S.F.)	15 SPACES
TOTAL MIN. REQUIRED	221 SPACES
*INCLUDES OUTDOOR SEATING	
PARKING REDUCTIONS	
	10% TARC
	20% HISTORIC
	20% GREEN
TOTAL REDUCTION	50%
TOTAL REQUIRED WITH REDUCTION	111 SPACES
PROVIDED	
PROPOSED GARAGE	45 SPACES
PROPOSED ON-SITE (STANDARD)	56 SPACES
PROPOSED ON-SITE (COMPACT/15%)	17 SPACES
PROPOSED ON-SITE (HANDICAP)	5 SPACES
PROPOSED ON-STREET	21 SPACES
TOTAL PARKING PROVIDED	144 SPACES

TREE CANOPY CALCULATIONS

THE FAR IS GREATER THAN 1.0 SO THERE IS 100% REDUCTION.

GENERAL NOTES

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- SANITARY SEWERS AVAILABLE BY CONNECTION AND SUBJECT TO APPLICABLE FEES.
- SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT MORRIS FORMAN SEWAGE TREATMENT PLANT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES (E. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- ALL PARKING SPACES ARE 9 FEET WIDE BY 18 FEET DEEP UNLESS OTHERWISE NOTED.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE AREA.
- ALL DUMPSTERS AND SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- A TREE PRESERVATION PLAN WILL BE SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
- 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.
- THE LOCATION AND TYPE OF ANY TREES OR LANDSCAPING WITHIN THE ROADWAY RIGHT-OF-WAY WILL BE EVALUATED FOR ROADSIDE SAFETY AND SIGHT DISTANCE REQUIREMENTS BY METRO PUBLIC WORKS WHICH RESERVES THE RIGHT TO REMOVE THEM WITHOUT THE APPROVAL OF THE PROPERTY OWNER.
- CAPACITY CHARGES TO BE CALCULATED.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA 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 SURFACE WATER DISCHARGE SUCH THAT THE 100 YEAR STORM POST DEVELOPED FLOW IS LESS THAN THE 10 YEAR PRE DEVELOPED FLOW.
- THE PROPOSED POOL WILL UTILIZE A SAND FILTRATION SYSTEM.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

WAIVERS REQUESTED

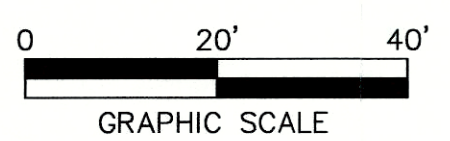
- W1 A WAIVER IS REQUESTED FROM SECTION 5.4.1.G.3 OF THE LDC TO ALLOW PARKING IN FRONT OF THE BUILDING.
- W2 A WAIVER IS REQUESTED FROM TABLE 10.2.6 OF THE LDC TO REDUCE THE REQUIRED 5' LBA TO 3'.
- W3 A WAIVER IS REQUESTED FROM TABLE 5.4.1.G.3 OF THE LDC TO ALLOW THE TOP OF THE GARAGE DOOR TO BE ABOVE THE EXISTING GRADE OF THE ADJACENT ROADWAY.

VARIANCES REQUESTED

- V1 A VARIANCE IS REQUESTED FROM TABLE 5.2.2 OF THE LDC TO ALLOW PARKING TO ENCRoACH INTO THE REQUIRED 10' SIDE YARD 6.5'.
- V2 A VARIANCE IS REQUESTED FROM TABLE 5.2.2 OF THE LDC TO ALLOW PARKING TO ENCRoACH INTO THE REQUIRED 15' REAR YARD 11.52'.

LEGEND

- EX. UTILITY POLE
- EX. CONTOUR
- EX. FIRE HYDRANT
- EX. ELECTRIC MANHOLE
- EX. OVERHEAD ELECTRIC
- EX. TELEPHONE PEDESTAL/VAULT
- EX. WATER VALVE
- EX. LIGHT POST
- EX. SANITARY SEWER
- EX. BUS STOP SIGN
- EX. GAS TRANSMISSION LINE
- PARKING COUNT
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- PROPOSED SILT FENCE
- PROPOSED DRAINAGE INLET
- DIRECTION OF STORM WATER FLOW
- PROPOSED DUMPSTER LOCATION
- BUILDING OVERHANG
- EX. GAS METER
- PROPOSED 42" TALL WALL



CASE #15ZONE1050
DETAILED DISTRICT DEVELOPMENT PLAN
 OF
BRADFORD MILLS LOFTS
 1124, 1130 & 1132 REUTLINGER AVENUE &
 1034 EAST OAK STREET
 LOUISVILLE, KENTUCKY 40204

FOR

OWNER: 1124 REUTLINGER AVENUE BRADFORD MILLS LLC 10531 TIMBERWOOD CIRCLE LOUISVILLE, KENTUCKY 40223 D.B. 10271, Pg. 689 TAX BLOCK 25F, LOT 15	OWNER: 1034 E. OAK STREET BRADFORD MILLS LLC 10531 TIMBERWOOD CIRCLE LOUISVILLE, KENTUCKY 40223 D.B. 10460, Pg. 288 TAX BLOCK 25F, LOT 85
OWNER: 1132 REUTLINGER AVENUE WILLIAM DONAN P.O. BOX 43071 LOUISVILLE, KENTUCKY 40204 D.B. 10143, Pg. 366 TAX BLOCK 25F, LOT 62	OWNER: 1130 REUTLINGER AVENUE JOHN C. GRESTLE P.O. BOX 43071 MIDDLETOWN, KENTUCKY 40253 D.B. 8429, Pg. 305 TAX BLOCK 25F, LOT 61

DEVELOPER:
MARIAN DEVELOPMENT GROUP, LLC
 1122 ROGERS STREET
 LOUISVILLE, KENTUCKY 40204
 (502) 297-8130

WM #11282 14038dev.dwg



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 Suite 300
 Louisville, Ky 40223
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 f: (502) 327-7066

BRADFORD MILLS LOFTS

DATE: 11/5/14
 DRAWN BY: T.D.M.
 CHECKED BY: D.L.E.
 SCALE: 1"=20' (HORZ)
 SCALE: N/A (VERT)

REVISIONS

10/23/15	Pre-App
11/23/15	Agency Comments

DETAILED DISTRICT DEVELOPMENT PLAN

JOB NUMBER 14038

1 OF 1

1520151050