

N. BELLAIRE AVE

1947 Frankfort Ave
Louisville, KY 40206
D.B. PG.

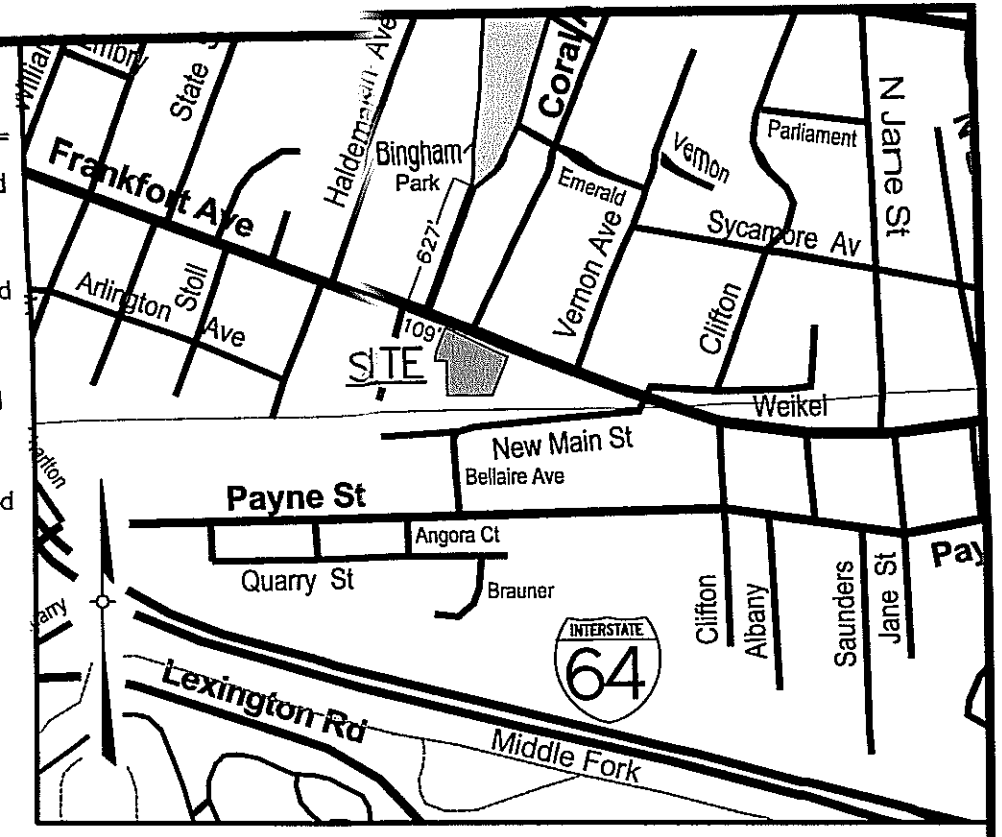
C1/TMC
CLW Family LTD PTR
295 N Hubbards Ln Ste 102
Louisville, KY 40207
D.B. 7342 PG. 0367

VARIANCE REQUESTED:

- 1. A Variance is requested from Section 5.4.1.D.2 of the Louisville Metro Land Development Code to not provide the 30% private yard.

WAIVERS REQUESTED:

- 1. A Waiver is requested from Section 10.2.12 of the Louisville Metro Land Development Code to waive the required maximum 120' distance between Interior Landscape Areas.
- 2. A Waiver is requested from Section 10.2.10 of the Louisville Metro Land Development Code to waive the 5' Landscape Buffer Area & planting materials adjacent to the Johnson & Cox properties.
- 3. A Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code to waive the 10' Landscape Buffer Area & planting materials adjacent to the R-6 zoned property.
- 4. A Waiver is requested from Section 9.1.2.A of the Louisville Metro Land Development Code to provide less than the minimum parking required.
- 5. A Waiver is requested from Section 5.4.1.C.2 of the Louisville Metro Land Development Code to allow the parallel parking on the West side of the building in the principal structure area.



LOCATION MAP NOT TO SCALE

PROJECT DATA

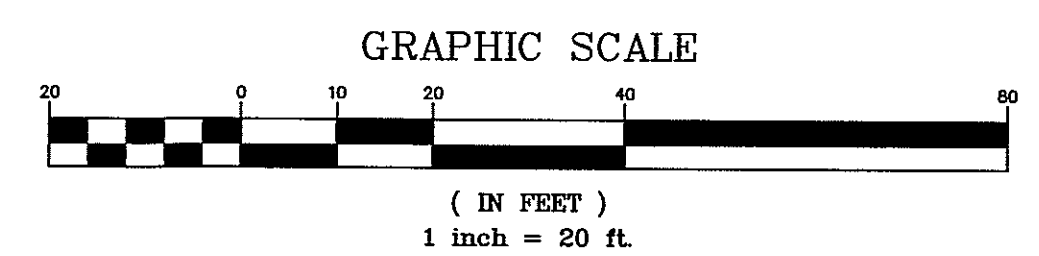
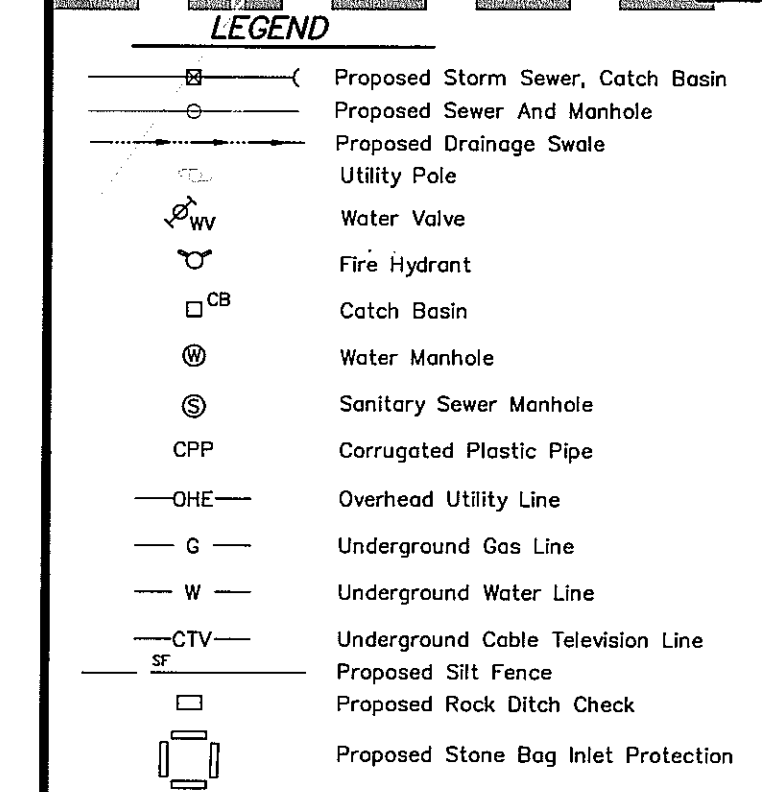
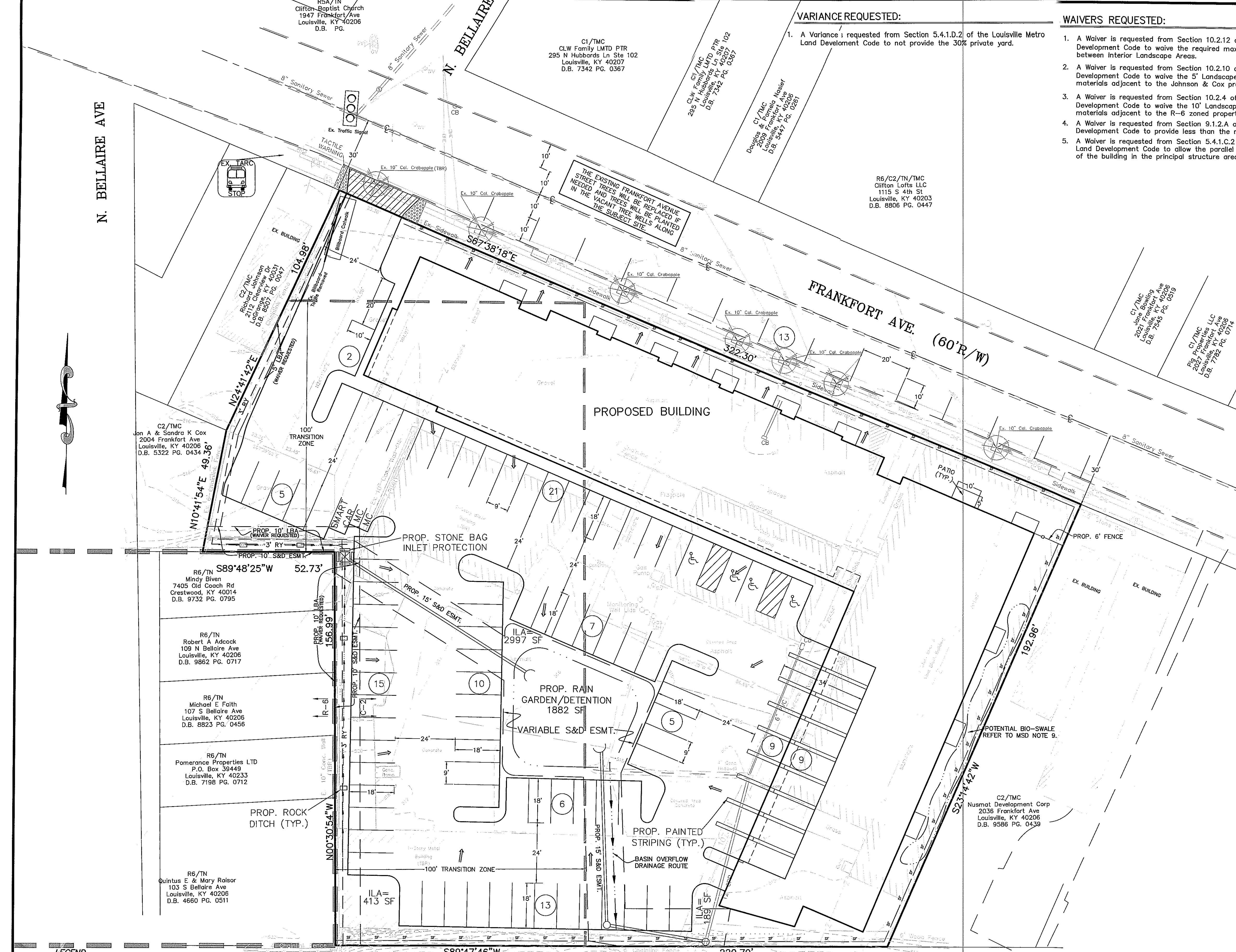
Table with 2 columns: PROJECT DATA and NOT TO SCALE. Rows include: TOTAL SITE AREA (1.6± Ac.), EXISTING ZONING (C-2), FORM DISTRICT (TRADITIONAL MARKETPLACE CORRIDOR), EXISTING USE (COMMERCIAL), PROPOSED USE (MULTI FAMILY RESIDENTIAL), PROPOSED BUILDING AREA (88,000 SF), PROPOSED BUILDING HEIGHT (4 STORY-47' TALL), PROPOSED # OF UNITS (93 UNITS), F.A.R. (1.3 (5.0 MAX.)), PARKING REQUIRED (1.5/93 UNITS MIN., 2.5/93 UNITS MAX.), TOTAL PARKING PROVIDED (115 SPACES), OPEN SPACE (PROVIDED BY BINGHAM PARK), INTERIOR LANDSCAPE AREA PROVIDED (3,599 SF).

GENERAL NOTES:

- 1. Parking areas and drive lanes to be a hard and durable surface.
- 2. A Metro Public Works encroachment permit and bond will be required for all work done in the Frankfort Ave right-of-way.
- 3. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved.
- 4. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- 5. KTC permit will be required prior to construction plan approval.
- 6. Existing structures on site to be removed.
- 7. Existing entrances on Frankfort Ave are to be removed with sidewalk and curb restored.
- 8. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current Metro Public Works standards and shall be inspected prior to final bond release.
- 9. Trash collection will be provided inside the building.
- 10. There is a 100% reduction in the Tree Canopy Regulations by Chapter 10.1.4.B.2.b of the Louisville Metro Land Development Code.
- 11. Calculations will be required for any runoff deemed necessary to be taken to the state right of way. Proposals to alter or significantly increase a drainage area or runoff factors or to change in any way the performance of an existing drainage structure shall be accompanied by a complete drainage survey and hydrologic analysis (upstream and downstream) based on 25-year and 100-year storms. This analysis shall include a comparison of existing and proposed conditions. Requests to alter drainage on a right of way shall result in conditions that are equal or better than the existing facilities.
- 12. All service structures greater than 42" in height and width shall be screened in accordance with Chapter 10, Section 10.2.6 and 10.4.9. Service structures include but are not limited to: propane tanks, dumpster's, HVAC units, electric transformers, and telecom boxes.
- 13. If provided, awnings will not extend greater than 48" into the public realm.

MSD NOTES:

- 1. Sanitary sewer service will be provided by connection and subject to applicable fees. Wastewater to be treated at Morris Foreman WWTP.
- 2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0027 E dated December 5, 2006.
- 3. 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.
- 4. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- 5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- 6. A Downstream Facilities Capacity Request will be filed with MSD on March 17th 2014.
- 7. 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.
- 8. The post-developed 100 year flows must be reduced to, at or below the pre-developed 100 year flows.
- 9. Roof drains shall tie to the existing storm drainage pipe adjacent to south property line.
- 10. An MSD drainage bond will be required.



OWNER:
WINDHORST INVESTMENTS LTD
3300 GILMORE INDUSTRIAL BLVD
LOUISVILLE, KY 40213

SITE ADDRESS:
2008,2010,2012,2018,2026,2032 FRANKFORT AVE
113 NORTH BELLAIRE AVE
TAX BLOCK 069H, LOT 41,45,49,50,51,63,69,72
D.B. 5212 PG. 0705
D.B. 5297 PG. 0483
D.B. 5550 PG. 0965
D.B. 8479, PG. 0145,0147,0149,0151

COUNCIL DISTRICT - 9
FIRE PROTECTION DISTRICT - LOUISVILLE #4

REVISIONS table with columns: NO., DATE, DESCRIPTION, BY.

PROJECT DATA
FILE NAME: 10022-DDDP
DATE: 4/17/14
SCALE: AS SHOWN
DRAWN BY: JH

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LD&D LAND DESIGN & DEVELOPMENT, INC. 530 EAST OHIO STREET SUITE A INDIANAPOLIS, IN 46204

2030 FRANKFORT AVENUE DEVELOPER
MILHAUS DEVELOPMENT LLC
530 EAST OHIO STREET SUITE A
INDIANAPOLIS, IN 46204
317.226.9500

JOB NO. 10022
SHEET 1 OF 1

RECEIVED
APR 17 2014 CASE: 14DEVPLAN1034
PLANNING & WM# 10914
DESIGN SERVICES