

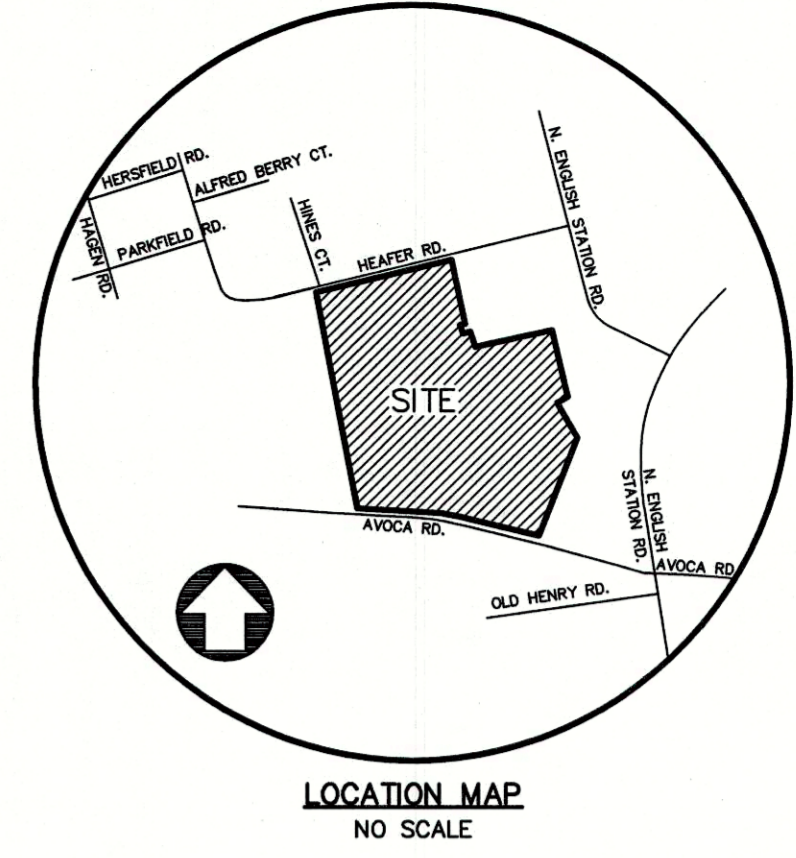
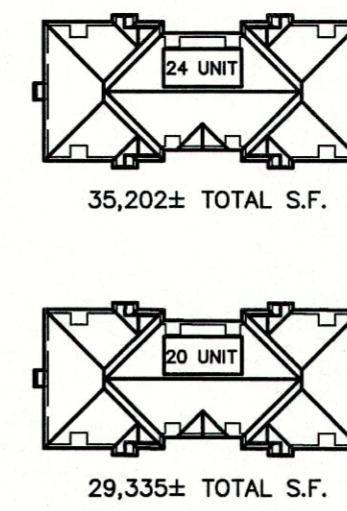
PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Tommy Kelly*
 DATE: 5-3-17
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
 Condition of Approval: _____

 Development Review Date: 5-3-17
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

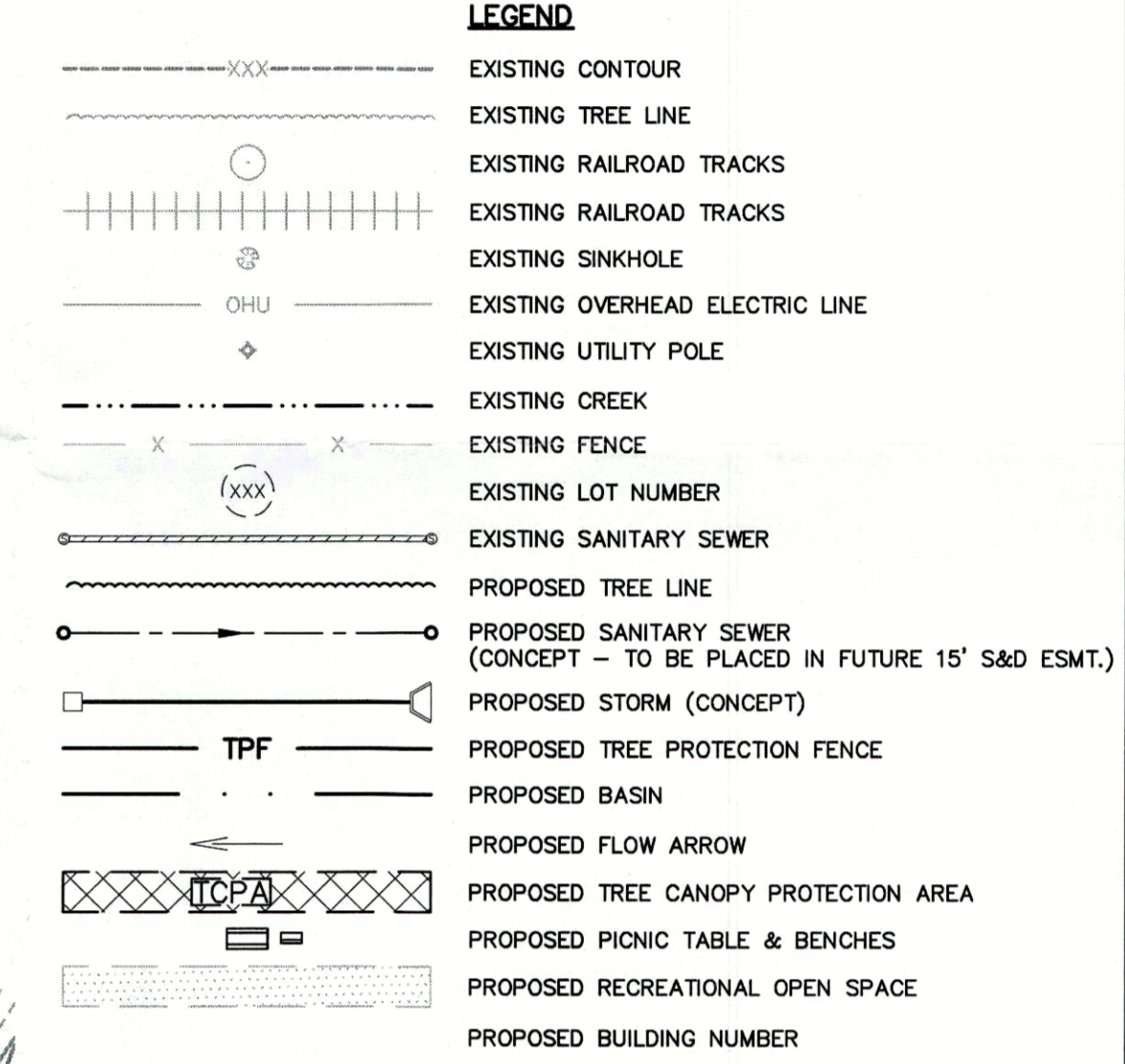
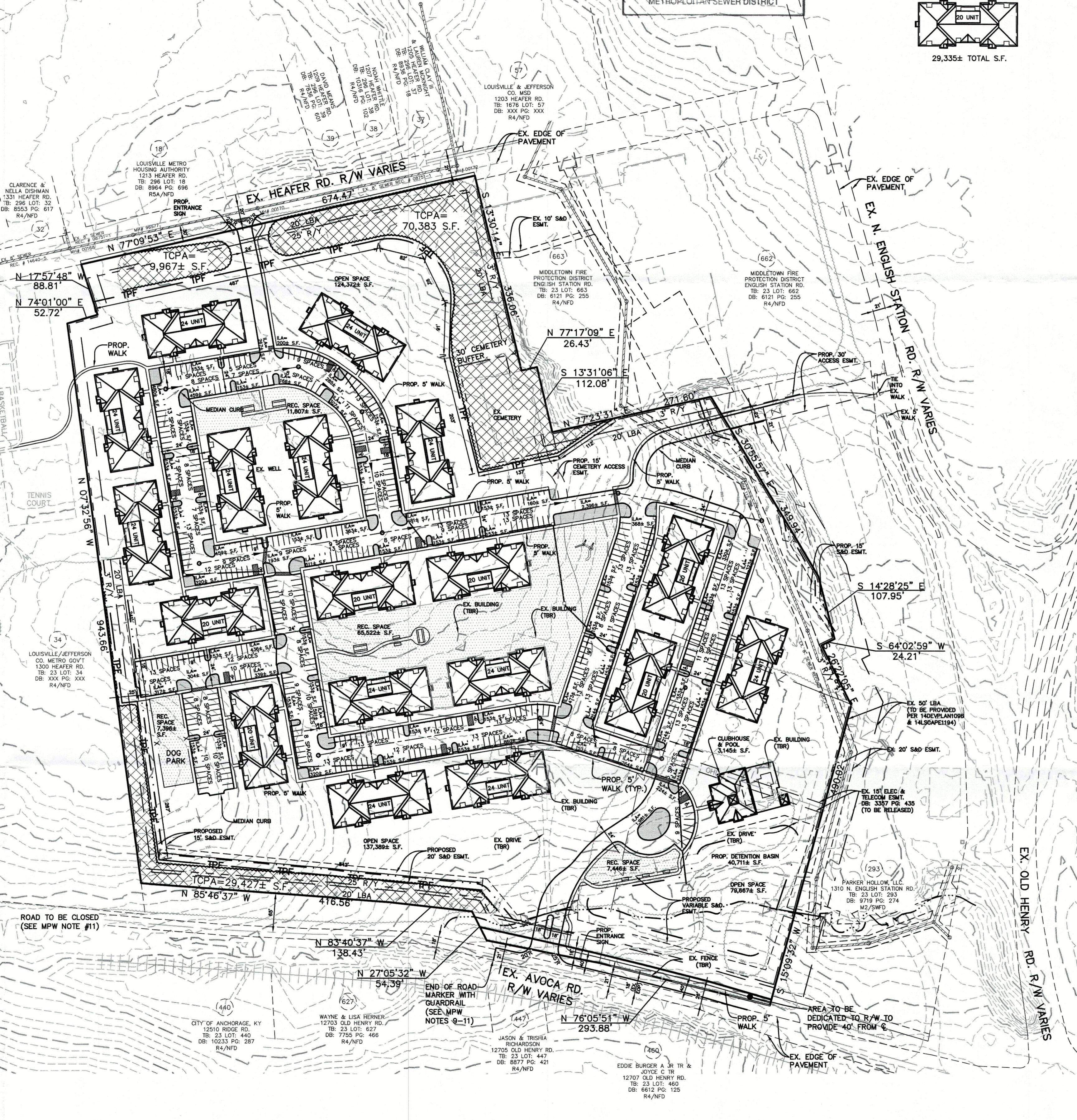


- GENERAL NOTES**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 - PROTECTION OF TREES TO BE PRESERVED: 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 Drip LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - THE DEVELOPMENT LIES IN THE MIDDLETOWN FIRE DISTRICT.
 - SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
 - ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES AND POTENTIAL KARST FEATURES ARE NOTED ON THE PLAN.
 - SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 AND 8, RESPECTIVELY OF THE LDC.

- MSD NOTES**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE/STORMWATER RETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO THE DOWNSTREAM CAPACITY, WHICHEVER IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. 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.
 - EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0 033E).
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER QUALITY OF GREEN BEST MANAGEMENT PRACTICES.
 - ALL PROPOSED SANITARY SEWERS TO BE PLACED IN A 15" S&D EASEMENT.
 - ACOE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

- PUBLIC WORKS AND KTC NOTES**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
 - RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT OR WITH ASSOCIATED RECORD PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL BY PUBLIC WORKS.
 - VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL SIDEWALK RAMP SHALL CONFORM TO ADA STANDARD SPECIFICATION. THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
 - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 - AVOCA ROAD IMPROVEMENTS ALONG PROPERTY FRONTAGE ARE REQUIRED TO PROVIDE 12' FROM CENTERLINE PAVEMENT WIDENING (MINIMUM 2' WIDENING) AND 6'-8" SHOULDERS PER METRO PUBLIC WORKS STANDARDS.
 - THE TURN-AROUND SHALL BE CONSTRUCTED PER AASHTO DESIGN STANDARDS.
 - A ROAD CLOSURE APPLICATION SHALL BE FILED PRIOR TO CONSTRUCTION PLAN APPROVAL TO CLOSE AVOCA ROAD FROM THE TURNAROUND WEST TO THE RAILROAD TRACKS.

- EROSION PREVENTION AND SEDIMENT CONTROL NOTE**
- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
- SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.
- WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.



PROJECT DATA

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4 & FRD
PROPOSED ZONING	R6
EXISTING LAND USE	VACANT/SINGLE FAMILY RESIDENCE
PROPOSED LAND USE	MULTI-FAMILY
GROSS LAND AREA	28.46± AC.
NET LAND AREA	28.29± AC.
NO. OF DWELLING UNITS	408
BUILDING HEIGHT (MAX. ALLOWED 35')	38'
DENSITY (MAX. ALLOWED 17.42)	14.42 D.U./AC.
FLOOR AREA RATIO (MAX. 0.75)	0.49
OPEN SPACE REQUIRED	182,799± S.F. (15%)
OPEN SPACE PROVIDED	418,757± S.F.
REC. OPEN SPACE REQUIRED	91,400± S.F. (7.5%)
REC. OPEN SPACE PROVIDED	92,171± S.F.
PARKING REQUIRED:	
MIN. 1.5 SP./D.U.	612 SPACES
MAX. 3 SP./D.U.	1,224 SPACES
TOTAL:	612-1,224 SPACES
PARKING PROVIDED:	
13 ACCESSIBLE SPACES	13 SPACES
643 SURFACE SPACES	643 SPACES
TOTAL:	643 SPACES
PARKING AREA RATIO	1.58 SP./UNIT

LANDSCAPE DATA

V.I.A.	229,412± S.F.
I.L.A. REQUIRED (7.5% X V.I.A)	17,206± S.F.
I.L.A. PROVIDED	19,854± S.F.

TREE CANOPY DATA

GROSS SITE AREA	1,239,654± S.F.
NET SITE AREA	1,232,588± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	1,014,908± S.F. (82%)
TREE CANOPY TO BE PRESERVED	109,777± S.F. (9%)
TREE CANOPY REQUIRED	258,753± S.F. (21%)
TREE CANOPY TO BE PLANTED	148,976± S.F. (12%)
TOTAL TREE CANOPY PROVIDED	258,753± S.F. (21%)

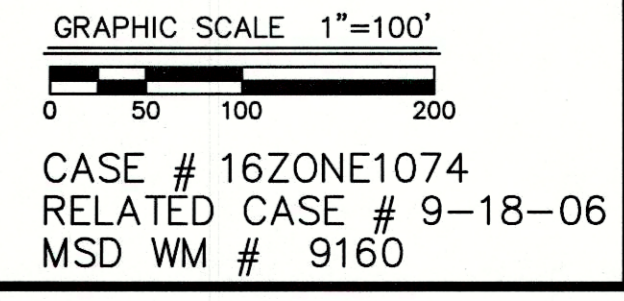
*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOGS. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LOGS. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

DETENTION CALCULATIONS

2.9/12 (0.73-0.26) (28.29 ACRES) = 3.21 AC.FT.

VARIANCE REQUEST

A VARIANCE IS REQUESTED OF 5.3.1.C.2 AND TABLE 5.3.1 OF THE LDC TO INCREASE THE ALLOWED MAXIMUM BUILDING HEIGHT OF 35' BY 3' TO ALLOW A MAXIMUM HEIGHT OF 38'.



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MSA

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 LDG DEVELOPMENT
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 LOUISVILLE, KY 40208

OWNERS
 FETTER PROPERTIES, LLC
 8500 WOLF PEN BRANCH RD. STE A
 PROSPECT, KY 40059
 JOSEPH & KAROLL FOREMAN
 12207 AVOCA RD.
 LOUISVILLE, KY 40223

GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN
AVOCA ROAD APARTMENTS
 12201 & 12207 AVOCA ROAD
 LOUISVILLE, KY 40223
 TAX BLOCK: 23 LOTS: 36, 397
 D.B. 10156 PG. 178 D.B. 8644 PG. 370

Revisions	2/27/17	FORMAL FILING
	3/20/17	PER AGENCY COMMENTS
	5/1/17	PER AGENCY COMMENTS

Vertical Scale: N/A
 Horizontal Scale: 1"=100'
 Date: 11/21/16
 Job Number: 2424

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