

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *[Signature]*
DATE: 9/21/16
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

WROCKLAGE AVENUE 50' R/W

VICINITY MAP

Parcel ID:
080A00840000
Tax Block: 080A Lot: 0084
Address:
1810 Sils Avenue
Book/Page:
8281/0353
Fire District:
23 Louisville
School District:
0 Jefferson County
Neighborhood:
22 Commercial
Satellite City:
Urban Service District

NOTE: The 2 (two) garages have been approved through Certificate of Appropriateness, Individual Landmark ARC Review, Case No. 11783-IL, signed Oct. 28, 2009, Jay Stottman, Acting Chair.

NOTE: The 7 car garage is built and existing, 4 car garage is to be built with the renovation work.

NOTE: Place erosion control blanket at all areas of temporary parking area work.

GENERAL NOTES:

UTILITY PROTECTION NOTE:
All utilities shown on these Plans are approximate. Individual service lines are not shown. The Contractor or Subcontractor shall notify "BUD (Before You Dig)" Utility Protection Center, toll free phone no. 1-800-752-6007, forty-eight hours in advance of any construction on this project. This number was established to provide accurate location of existing underground utilities (i.e. cables, electrical and telephone lines, gas, water). The contractor shall be responsible for becoming familiar with all utility requirements shown in the Plans, Specifications and Special Provisions. If any utility lines are encountered during construction extreme caution should be exercised and the utility company notified immediately. Any damages shall be repaired immediately at the direction of the utility company, including temporary and permanent work.

INSPECTION NOTE:
Forty eight (48) hours prior to construction notice shall be given by the Developer or Contractor to the Jefferson County Public Works and Transportation Subdivision Inspectors for inspections of base, pavement and sidewalks, (502) 574-5810 or 459-2291.

CONSTRUCTION NOTES:
All construction methods, materials and work activities shall be in accordance with the Kentucky Transportation Cabinet Department of Highways Standard Specifications and Supplement for Road and Bridge Construction latest edition unless otherwise specified. The current Kentucky Standard Drawings will also apply unless otherwise noted on the Plans.

WHEEL STOPS AND PROTECTIVE CURBING:
Concrete wheel stops or curbing at least six (6) inches high and six (6) inches wide shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public rights-of-way, to protect landscaped areas and to protect adjacent properties. Such wheel stops or curbing shall be located at least three (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.

PLANNING & ZONING FILE NO. 9-17-83

Site Summary:
2.154 Acres
x 43,560 sf/acre
93,654 sf Total

RECEIVED
SEP 21 2016
PLANNING &
DESIGN SERVICES

Existing Old Building is 3 stories, 41 feet tall.
New Building is 3 stories, 40 feet tall, approx.
Previous use was Offices.
New use is 46 Condominiums.

15% 13,829 sf Existing Old Building Footprint
15% 13,829 sf New Building Footprint
26% 24,380 sf Vehicular Use Area (VUA)
44% 41,616 sf Open Space (Common)
100% 93,654 sf Total

LOUISVILLE DEVELOPMENT CODE REVIEW:

OR-3 Section 2.3.4c Maximum Density:
2 or more Bedroom dwelling units: 145 dwellings per acre
145 x 2.15 acres = 311 Units Allowed, 39 Previously Approved - *47* New

2.3.4 Floor Area Ratio:
Max FAR = 4.0
Therefore 2.15 acres x 43,560 sf per acre = 93,654
x 4.0
(allowed) 374,616 sf
Actual FAR = 0.3 Built 70,228 sf

Traditional Form District

Table 5.2.2
Dimensional Standards - Traditional Neighborhood (Non-Infill)
OR-3 Street Side Yard Setback = 3 feet
Max Front Yard Setback on corner lots = 25 feet, min = 15 feet.
A variance of 57 feet was granted to allow the new building to be located 82 feet at furthest point beyond the maximum front setback line from Page Avenue.

Minimum Tree Canopy coverage,
Traditional Neighborhood Multi-Family
= Class B.

10% Req'd Preserved Tree Canopy + 0
% Req'd New tree Canopy = 10% Required.

18% Provided Preserved Canopy + 5%
New Tree Canopy = 23% Provided.

NOTE: new trees and plantings shall be in compliance with LDC applicable standards and in accordance with cornerstone 2020 Comprehensive Plan Goals and Plan Elements: Livability Strategy Goals and Plan Elements Guidelines.

5.12.4 Open Space
39 Units/2.15 acres = 18.1 units per acre
17 to 35 per acre = 10% Required Open Space
Therefore, 2.15 acres

x .1
2.15 acres x 43,560 sf per acre
= 9,365 sf.
41,616 sf Open Space Provided.

Interior Landscape Area (ILA)
24,380 sf VUA
x 7.5%
1829 sf required
2660 sf ILA provided.

Parking:
47 units x 1.5 spaces minimum = 71 spaces
47 units x 2.5 spaces maximum = 118 spaces
67 spaces proposed, incl 4 handicapped. + 37 on-street
Typical new parking areas 60'-0" wide with a 24'-0" isleway and 18'-0" wide parking spaces, 9'-0" wide

NOTE: mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

LANDSCAPE DOCKET:
L-218-05
WM # 9028

BELKNAP SCHOOL RENOVATION
1810 SILS AVENUE
LOUISVILLE, KENTUCKY 40205

File Name

Project Number
531005

Owner/Developer:
Mr. Dusty Miner
Suite 300
Lenox Towers
3390 Peachtree Rd. NE
Atlanta, GA 30326
Ph: 404-442-5630
404-642-1157
Fax: 404-442-5631

Drawn By:

RAH,VBW

Checked By:

MBB

Date:

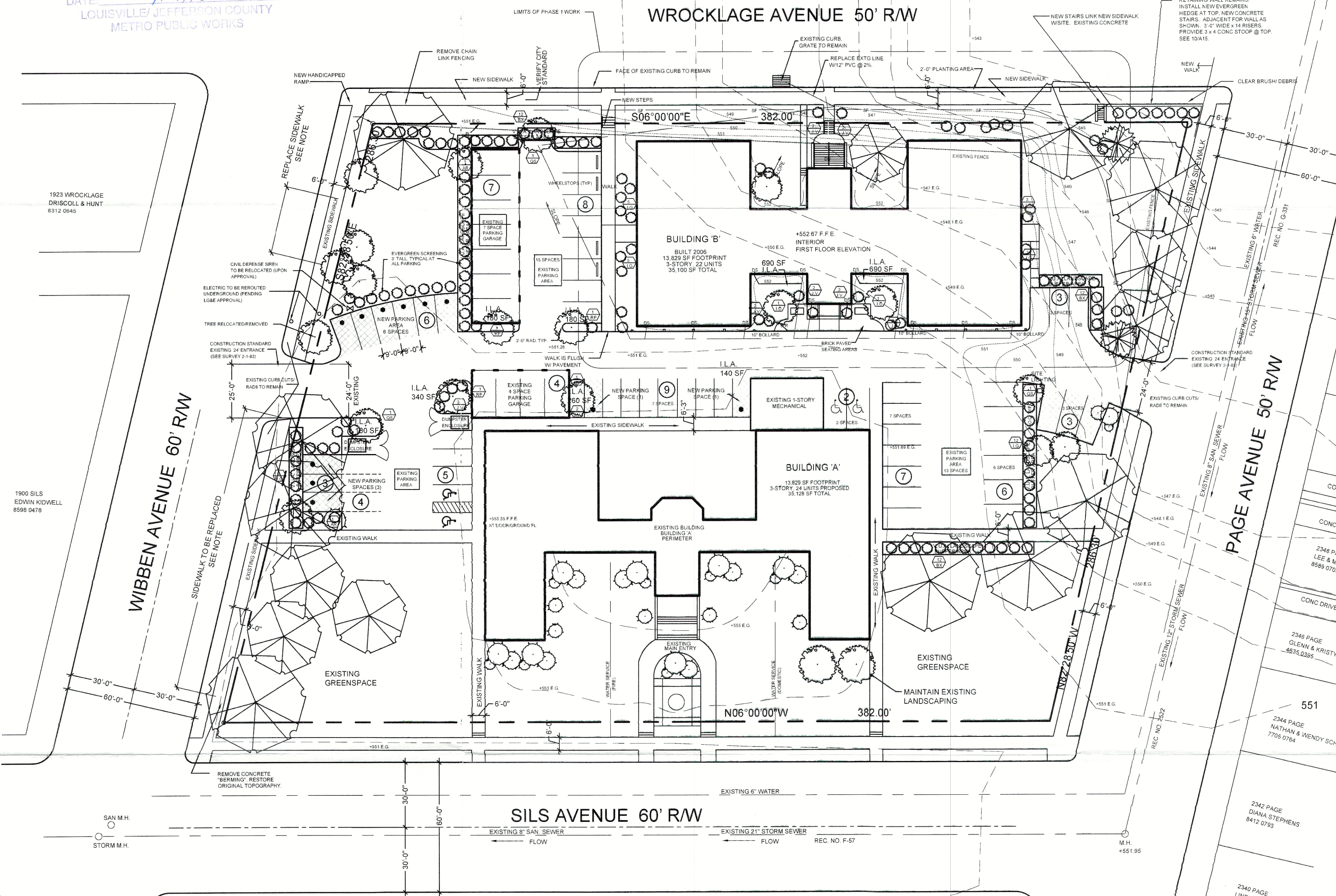
AUGUST 10, 2016

Revisions

Date:
19 APRIL 2005
METROPOLITAN SEWER DISTRICT
FEBRUARY 2006
APRIL 21, 2016
JULY 8, 2016
JULY 16, 2016
AUGUST 10, 2016
9-23-16 *[Signature]*

Sheet Number:

SP-2



LANDSCAPE NOTES:

Grass or ground cover shall be planted on all portions of the landscape buffer area not occupied by other landscape material.
All plant material located within a utility easement that is damaged or removed due to work required by the utility company shall be immediately replaced by the Owner in accordance with Chapter 10 requirements.
The ground plane of all interior landscape areas shall be planted using either shrubs, groundcover, or turf.
Existing trees and plants are being used to meet Landscape Code requirements.
If any trees die or are removed they will be replaced as per the Landscape Code requirements.
Street trees shall be planted in a manner that does not affect public safety and maintains proper sight distance.
All unhealthy or dead plant material shall be replaced within one year, or by the next planting period, whichever comes first, while other defective plant material shall be replaced or repaired within 3 months.
It will be the responsibility of the property owner to perpetually maintain all landscape areas and associated plant material required under Land Development Code regulations. The property owner shall also be responsible for maintaining the verge and associated trees within that verge unless the agency having jurisdiction over that verge assumes that responsibility.

1
S-1
SITE PLAN
SCALE: 1"=30'-0"

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	PLANTING DIST
GS	3	QUERCUS SHUMARDII	SHUMARD OAK	1 3/4" CAL., B&B	AS NOTED
IO	3	ILEX OPACA	AMERICAN HOLLY	1 3/4" CAL., B&B	AS NOTED
AR	3	ACER RUBRUM	RED MAPLE	1 3/4" CAL., B&B	AS NOTED
RP	4	ROBINIA PSEUDOACACIA	BLACK LOCUST	1 3/4" CAL., B&B	AS NOTED
IG	51	ILEX GLABRA	SHAMROCK INKBERRY	18" HT MIN. 2 GALLON	4" O.C.
JV	19	JUNIPERUS VIRGINIANA	SILVER SPREADER	18" HT MIN. 2 GALLON	4" O.C.
BX	48	BUXUS 'GREEN VELVET'	BOXWOOD	18" HT MIN. 2 GALLON	4" O.C.

NOTE: Total impervious area = 324 sq ft at 2 new spaces at rear of old building (2 spaces x 9 x 18)
Total pervious area = 1,458 sq ft at 9 new spaces, 6'-3" near Wibben entry (9 spaces x 9 x 18)