

VARIANCES GRANTED (B-74-05)

THE PRIVATE YARD AREA BETWEEN THE PROPOSED MULTI-FAMILY RESIDENCE AND EXISTING/PROPOSED GARAGES TO BE 3,592 SQUARE FEET.

THE PROPOSED GARAGES TO BE LOCATED 0 FEET FROM THE WEST SIDE PROPERTY LINE.

PROJECT SUMMARY

EXISTING ZONE	R-7
EXISTING USE	MULTI-FAMILY RESIDENTIAL
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
FORM DISTRICT	TRADITIONAL NEIGHBORHOOD
GROSS ACREAGE	0.49 AC. (21,423 SF)
EXISTING BUILDING SF	17,829 SF
PROPOSED NEW BUILDING SF	4,788 SF
TOTAL BUILDING SF	22,617 SF
MAXIMUM DENSITY PERMITTED	34.8 D.U./AC.
PROPOSED NUMBER OF D.U.	12 (9 EXISTING AND 3 PROPOSED)
PROPOSED DENSITY	24.43 D.U./AC.
MAXIMUM BUILDING HEIGHT	45' OR 3.5 STORIES
PROPOSED BUILDING HEIGHT	35'

PARKING SUMMARY

PARKING REQUIRED	12 UNITS
1.5 SPACES/UNIT	18 SPACES

PARKING PROVIDED	10 SPACES
EXISTING GARAGE SPACES	6 SPACES
ON-STREET CREDIT PER LDC 9.1.10	16 SPACES*
TOTAL PROVIDED	22 SPACES*
*WAIVER REQUESTED FOR 2 PARKING SPACES.	

PRIVATE YARD CALCULATIONS

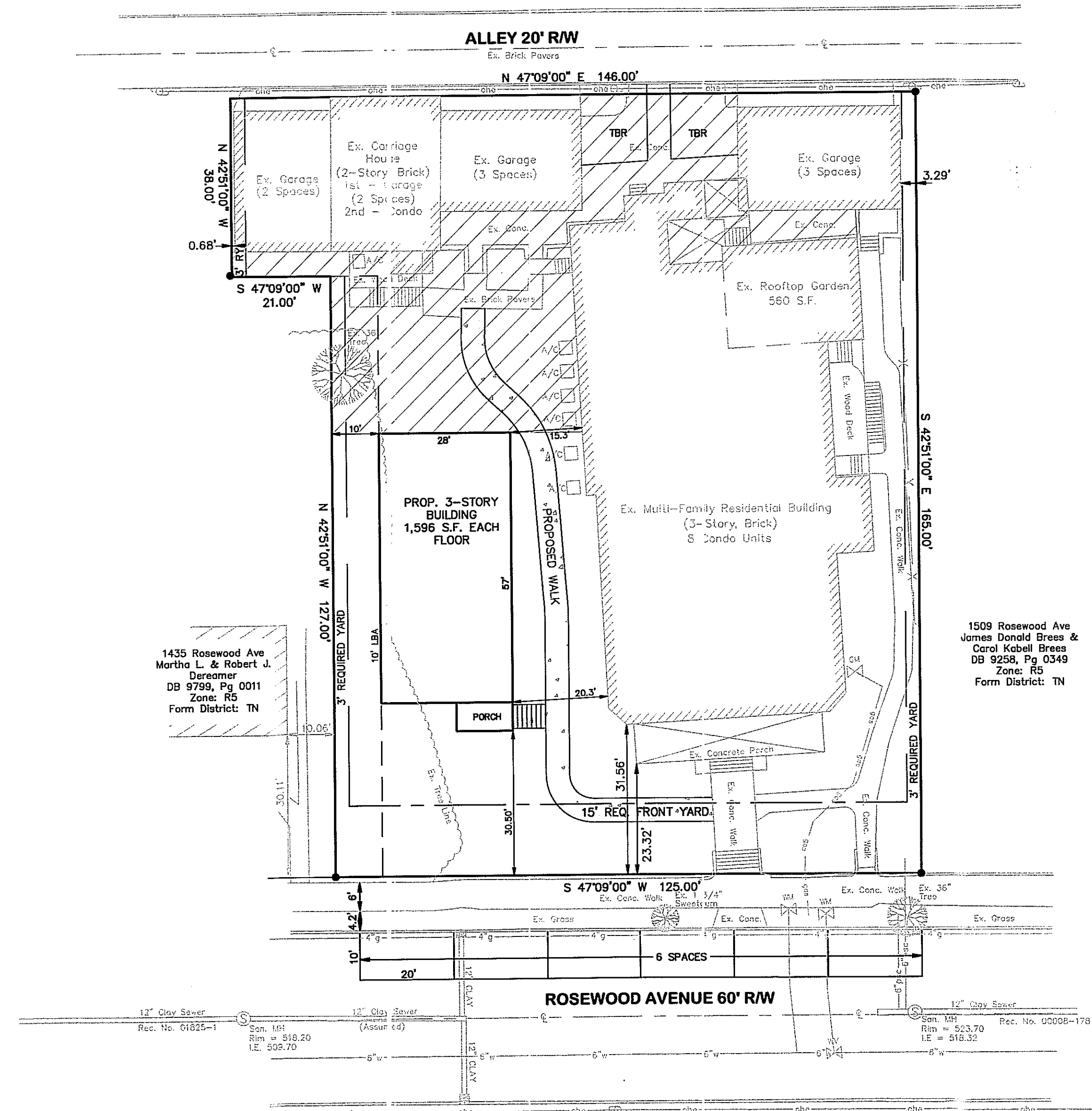
PRIVATE YARD AREA REQUIRED 30% 21,423 S.F. X 30% = 6,427 S.F.*

*VARIANCE GRANTED FROM CASE B-74-05 TO REDUCE THE PRIVATE YARD TO 3,592 S.F.

PRIVATE YARD PROVIDED (THIS PLAN) 3,696 S.F. (AREA HATCHED)

GENERAL NOTES

- 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 (IE. 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. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- 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.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- SITE LIGHTING WILL BE MINIMAL, BUT SUFFICIENT TO ENSURE SAFETY. ANY SITE LIGHTING SHALL COMPLY WITH THE LAND DEVELOPMENT CODE.
- THE FRONT SETBACK SHALL BE BUILT WITHIN THE SETBACK LINES OF THE TWO NEAREST EXISTING RESIDENTIAL STRUCTURES.
- THE SIDE YARD SETBACK SHALL FALL WITHIN THE RANGE OF THE TWO CLOSEST RESIDENTIAL PROPERTIES, OR SHALL BE 3 FEET, WHICHEVER IS GREATER.
- THE BUILDING HEIGHT SHALL BE NO TALLER THAN 10% OF THE AVERAGE HEIGHT ALONG THE BLOCK FACE, OR SHALL BE NO TALLER THAN THE NEAREST RESIDENTIAL STRUCTURE ON EITHER SIDE OF THE PROPOSED STRUCTURE, OR SHALL BE NO TALLER THAN INDICATED IN TABLE 5.2.2 OF THE LAND DEVELOPMENT CODE.
- MSD SANITARY SEWERS AVAILABLE BY CONNECTION, FEES MAY APPLY. NO BASEMENT GRAVITY SEWER SERVICE WILL BE PERMITTED.
- BUILDING DOWNSPOUTS WILL BE DIRECTED AWAY FROM THE ADJACENT PROPERTY.
- ALL A/C UNITS ON SITE ARE LESS THAN 36" IN HEIGHT.



LEGEND

- = EX. PROPERTY SERVICE CONNECTION
- = EX. WATER LINE
- = EX. WATER VALVE
- = EX. GAS LINE
- = EX. UTILITY POLE
- = EX. CONTOUR
- = EX. FIRE HYDRANT
- = EX. ELECTRIC MANHOLE
- = EX. OVERHEAD ELECTRIC
- = EX. LIGHT POST
- = EX. SANITARY SEWER
- = EX. SIGN
- = PARKING COUNT
- = EX. CATCH BASIN
- = PRIVATE YARD AREA



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THE ROSEWOOD II

DATE: 6/2/14
DRAWN BY: T.D.M.
CHECKED BY: A.A.W.
SCALE: 1"=20' (HORZ)
SCALE: N/A (VERT)

REVISIONS

6/24/14	AGENCY COMM.
7/15/14	AGENCY COMM.

RECEIVED
JUL 21 2014
PLANNING &
DESIGN SERVICES

**DEVELOPMENT PLAN
FOR PARKING WAIVER REQUEST**

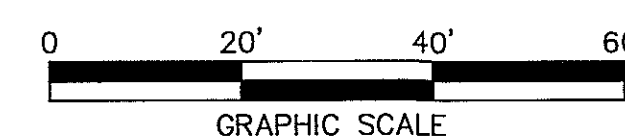
OF
THE ROSEWOOD II
1505 ROSEWOOD AVENUE
LOUISVILLE, KENTUCKY 40204

FOR
OWNER/DEVELOPER:
HIGHLANDS RESTORATION GROUP, LLC
11915 CREEL LODGE DRIVE
LOUISVILLE, KENTUCKY 40223
D.B. 8488 Pg. 0271
TAX BLOCK 27E, LOT 79

DEVELOPMENT PLAN

**JOB NUMBER
13032**

**1
OF
1**



WM# 8875

13032dev.dwg

14 Park 1002