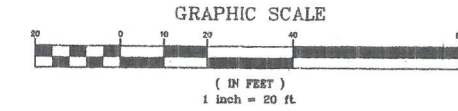


LEGEND

	BENCHMARK		PROPOSED STORM SEWER
	EXISTING WATER METER		RELOCATED FIRE HYDRANT
	EXISTING POWER POLE		PROPOSED SANITARY SEWER
	EXISTING WATER LINE		PROPOSED HANDICAP RAMPS
	EXISTING OVERHEAD ELECTRIC		GAS, ELECTRIC & TELECOMM. EASEMENT
	EXISTING GUY WIRE		15' GET
	EXISTING LIGHT POLE		
	EXISTING GAS VALVE		
	EXISTING FIRE HYDRANT		
	EXISTING WATER VALVE		
	EXISTING SEWER LINE		
	EXISTING STORM SEWER		



PIPE CHART

PIPE NO.	AREA ac	RUNOFF COEFF.	SUM C * A	TIME CONC. min	I 10 YR in/hr	I 100 YR in/hr	Q 10 YR cfs	Q 100 YR cfs	PIPE SIZE in	PIPE LENGTH ft	PIPE SLOPE ft/ft	VEL. 10 YR fps	HW 10 YR ft	HW 100 YR ft	PIPE CAPACITY cfs
1	0.74	0.95	0.70	10.00	5.30	7.20	3.7	5.1	15	64	0.0080	4.7	1.2	1.5	5.4
2	0.00	0.95	0.78	10.22	5.25	7.13	4.1	5.6	15	75	0.0070	5.1	1.3	1.7	5.9
3	0.00	0.95	0.78	10.47	5.20	7.08	4.1	5.5	15	149	0.0070	5.1	1.3	1.6	5.9
4	0.00	0.95	0.78	10.95	5.09	6.93	4.0	5.4	15	81	0.0070	5.1	1.3	1.6	5.9
5.1	0.12	0.95	0.89	11.22	5.04	6.88	4.5	6.1	18	47	0.0050	4.7	1.2	1.5	8.0
5.2	0.00	0.95	0.89	11.38	5.01	6.82	4.5	6.1	18	6	0.0050	4.7	1.2	1.5	8.0
6	0.00	0.95	1.49	11.41	5.00	6.82	7.5	10.2	18	4	0.0100	6.8	1.7	2.3	11.4
7	0.08	0.95	0.08	10.00	5.30	7.20	0.4	0.5	12	5	0.0050	2.5	0.3	0.4	2.7
8	0.58	0.95	0.55	10.00	5.30	7.20	2.9	4.0	15	63	0.0050	4.2	1.0	1.3	4.9
9.1	0.05	0.95	0.60	10.25	5.24	7.12	3.1	4.3	15	242	0.0050	4.2	1.1	1.3	4.9
9.2	0.00	0.95	0.60	11.20	5.04	6.87	3.0	4.1	15	9	0.0050	4.2	1.0	1.3	4.9
10	0.00	0.95	0.60	11.24	5.04	6.88	3.0	4.1	15	17	0.0050	4.2	1.0	1.3	4.9

MSD STANDARD EROSION CONTROLS

	SILT FENCE	EF-09-02
	CONSTRUCTION ENTRANCE	ER-01-03
	FILTER FABRIC INLET PROTECTION	EF-01-02
	STONE BAG INLET PROTECTION	EF-03-01

LIMITS OF DISTURBANCE = 1.74 ACRES

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PLANNING & DESIGN SERVICES

PHASING AND SEQUENCING

- Contractor to excavate and remove existing pavement and sidewalk to the extent necessary to install silt fence. Silt fence to be placed just inside existing curb along Floyd.
- Contractor to utilize existing pavement as construction entrance.
- Contractor to remove existing on-site storm sewer and cap at property line if necessary per all MSD specifications, ensuring no infiltration of sediment into pipe.
- Contractor to coordinate with LG&E for the removal of site electric and gas services.
- Contractor to clear and grub all trees and brush, disposing of material offsite. All sediment being created from this process to be directed to a BMP.
- Contractor to commence with pavement, building, and sidewalk demolition ensuring any sediment is directed to the silt fence. Sidewalk demolition to stop where indicated on plan. Existing pavement may be left at the contractor's discretion for construction staging.
- Contractor to remove existing storm system (cap where needed per MSD specifications) and mass grade site as needed ensuring all sediment is directed to a BMP.
- Contractor to excavate for and install underground detention system including tie-in to the public system, per all MSD specifications.
- Contractor to install permanent pipe system and connect to underground detention system when necessary. Contractor to ensure public system tie-in has been fully installed per all MSD standards before installing and connecting permanent pipe system.
- Immediately following pipe system construction, stone bag inlet protection to be placed on all inlets as indicated.
- Contractor to construct all building foundations. At contractor's discretion, building foundation construction may be done in conjunction with permanent pipe system and underground detention system.
- Upon completion of foundation, contractor to complete foundation certification and provide to MSD to obtain full approval.
- Contractor to proceed with construction of pavement and hardscape.
- Once area draining to right-of-way is stabilized, contractor to remove sections of silt fence and relocate construction fencing if necessary to excavate, remove, and rebuild indicated curb and any remaining public sidewalk including permanent entrance aprons. If site is stabilized by 80% silt fence does not need to be re-located.
- Once site is stabilized, contractor to remove all BMP's and all accumulated sediment in the underground detention system.
- Each BMP shown on the Erosion Prevention & Sediment Control Plan must be inspected and noted by the EPSC Certified Inspector every 7 calendar days & within 24 hours of a half inch or greater storm event.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

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 DEVELOPMENTS 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.



UTILITY NOTE: ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THE INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-268-5123) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING THE "KENTUCKY 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED "SEWER OR DRAINAGE" FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS. WM# 9749

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	3-12-14	AGENCY SUBMITTAL	DLR	DLR
2	4-9-14	AGENCY COMMENTS	DLR	DLR
3	11-3-14	STREETSCAPE REVISIONS	DLR	DLR
4	11-20-14	APPROVAL SUBMITTAL	DLR	DLR
5	01-05-15	FINAL WALL REVISION	DLR	DLR

PROJECT DATA

FILE NAME: D7012-2 - ORD
DATE: 3-5-14
CHECKED BY: EB
SCALE: AS SHOWN
DRAWN BY: DLR

LD&D
LAND DESIGN & DEVELOPMENT, INC.
LANDSCAPE ARCHITECTURE
509 WARDEN ROAD, SUITE 100, LOUISVILLE, KY 40212
TEL: 502-261-1000 FAX: 502-261-1001
WWW.LD&D-KY.COM

THE NINE AT LOUISVILLE
1900 SOUTH FLOYD STREET
OWNER/DEVELOPER
908 DEVELOPMENT GROUP
2209 EAST 7TH AVENUE, STE. C
TAMPA, FL 33605

ENGINEER'S SEAL
PROJECT NO. 07012-2
SHEET 4 OF 7

7/21/2015 1:38:17 PM
PROJECT NO. 07012-2
SHEET 4 OF 7

PRELIMINARY APPROVAL

Condition of Approval:

Development Review Date: 1/6/14

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

EZ-1/C
Holloway & Son Construction of Louisville Kentucky LLC
13115 Aiken Rd.
D.B. 7820, PG. 0205

EZ-1/C
Urban Renewal
D.B., PG.

DESIGN SERVICES

PLANNING & DESIGN SERVICES

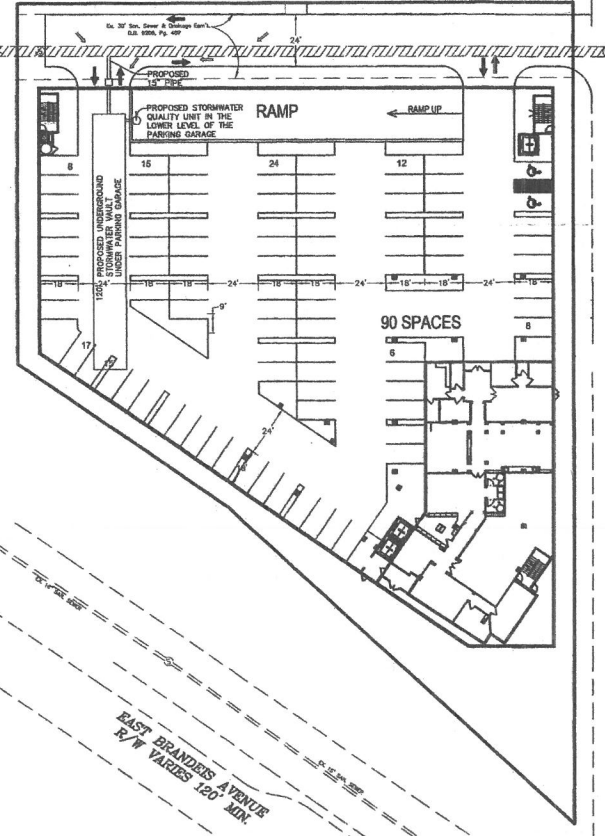
RECEIVED

JAN 20 2016

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: *Review*

BY: *Sony Walker*
DATE: 1-8-14
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

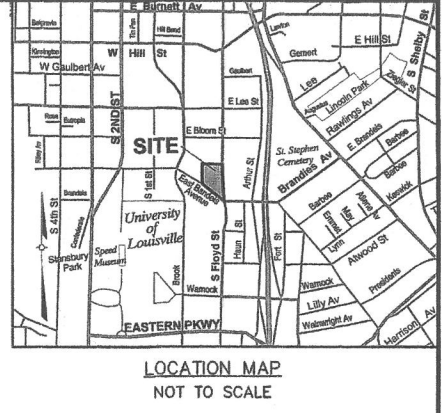
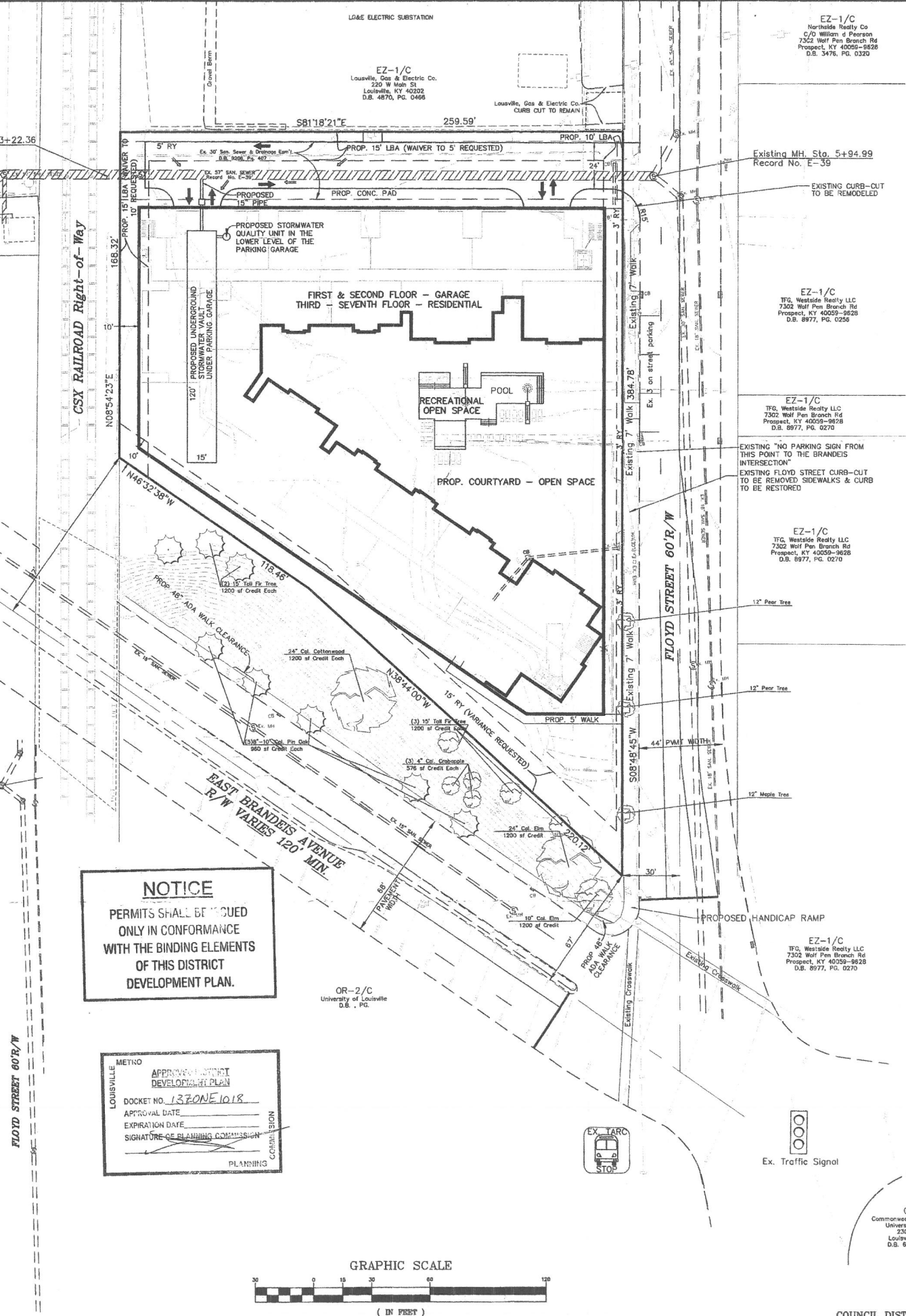
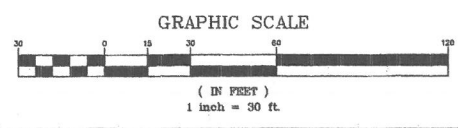
FIRST & SECOND FLOOR PARKING GARAGE DETAIL
SCALE = 1"=40'



NOTICE

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

METRO
LOUISVILLE
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 13ZONE1018
APPROVAL DATE: 1/16/2014
EXPIRATION DATE: 2/27/2016
SIGNATURE OF PLANNING COMMISSION



TRADITIONAL NEIGHBORHOOD Table 5.2.2 SETBACKS ARE BEING APPLIED

VARIANCES:

1. A Variance is requested from Section 5.2.2, Table 5.2.2 of the Louisville Metro Land Development Code to encroach into the required East Brandeis Avenue 15 ft. Front Setback.
2. A Variance is requested from Section 5.2.2, Table 5.2.2 of the Louisville Metro Land Development Code to vary the 45 ft maximum building height.

WAIVERS:

1. A Landscape Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code to waive the 15 ft. Landscape Buffer Area to 5 ft. adjacent to the north property line.
2. A Landscape Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code to waive the 15 ft. Landscape Buffer Area to 10 ft adjacent to the west property line.

PROJECT DATA

TOTAL SITE AREA	= 1.6± Ac.
EXISTING ZONING	= EZ-1
PROPOSED ZONING	= C-2
FORM DISTRICT	= CAMPUS
EXISTING USE	= VACANT
PROPOSED USES	= MULTI-FAMILY RESIDENTIAL
BUILDING AREA	
FIRST & SECOND FLOOR GARAGE (NOT INCLUDED IN F.A.R.)	= 90,400 S.F.
THIRD thru SEVENTH FLOOR MULTI-FAMILY RESIDENTIAL	= 165,000 S.F.
TOTAL BUILDING AREA	= 255,400 S.F.
UNITS	= 105 UNITS
PROPOSED BUILDING HEIGHT	= 81' FT. (7 FLOORS)(45' MAX. TABLE 5.2.2)
F.A.R.	= 3.6 (5.0 MAX)
DENSITY	= 66 DU/Ac. (145 DU/Ac. MAX.)

PARKING REQUIRED

	MINIMUM	MAXIMUM
RESIDENTIAL	= 155 SP	MAX DOES NOT APPLY TO GARAGE SP
LESS 10% TARC REDUCTION	= 143 SP	
PARKING PROVIDED		
GARAGE PARKING	= 183 SP (INCLUDES 6 HANDICAP SP)	
OPEN SPACE REQUIRED 10%	= 6,970 SF (10%)	
OPEN SPACE PROVIDED	= 15,000 SF COURTYARD (21%)	
RECREATIONAL OPEN SPACE REQUIRED	= 3,485 SF (50% OF 6,970 SF)	
RECREATIONAL OPEN SPACE PROVIDED	= 3,500 SF POOL AREA (50%)	
VEHICULAR USE AREA	= 5,900 SF	
INTERIOR LANDSCAPE AREA REQUIRED	= NA PER SECTION 10.2.12 VIA BELOW 6,000 SF AND NO SURFACE SPACES PROVIDED	

GENERAL NOTES

1. Parking areas and drive lanes to be a hard and durable surface.
2. No portion of the site is within the 100 year flood plain per FEMA FIRM Map No. 21111 C 0041 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: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
5. Construction plans, bond and permit are required prior to Metro Public Works construction approval.
6. Sanitary sewer service will be provided by connection and subject to applicable fees.
7. Post-developed 100 year flows will be limited to pre-developed 10 year flows.
8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
9. Floyd Street & East Brandeis Avenue sidewalks shall have a 48" ADA clearance. Retaining walls may be necessary in the street right-of-way.
10. Existing sidewalk reconstruction & repairs shall be required as necessary to meet current Metro Public Works standards shall be inspected prior to final bond release.
11. All construction and sales trailers must be permitted by the Department of Public Health and Wellness in accordance with chapter 115 of Louisville Jefferson County Metro Ordinances.
12. Eight (8) trees will be planted in the Floyd Street right-of-way in keeping with the established street tree patterns.
13. Trash collection will be provided inside the parking garage.
14. The subject site is in an area of combined sewer flooding. MSD to verify the required elevation for the lowest finished floor of the structure.
15. This site must meet MSD's stormwater quality requirements.
16. Drainage from the building is to be routed through a water quality unit and an underground stormwater vault under the lower level of the parking garage to meet the detention and post-construction water quality requirements. Details are to be worked out prior to construction plan approval.

TREE CANOPY CALCULATIONS - TO BE MET OFFSITE WITH EAST BRANDEIS AVE STREET TREES

TOTAL SITE AREA	= 70,070 SF
TOTAL TREE CANOPY AREA REQUIRED	= 20% (14,014 SF)
EXISTING EAST BRANDEIS AVENUE TREE CANOPY	= 16,128 SF (METRO APPROVED DISTRICT 23% (16,128 SF))

RECEIVED

PLANNING & DESIGN SERVICES

DOCKET NO. 13ZONE1018
APPROVAL DATE: 1/16/2014
EXPIRATION DATE: 2/27/2016
SIGNATURE OF PLANNING COMMISSION

OWNER:
CARDINAL LAND DEVELOPMENT
8911 GREENEWAY COMMONS PL STE 200
LOUISVILLE, KY 40220

SITE ADDRESS:
1900 S. FLOYD STREET
TAX BLOCK 035C , LOT 0004
D.B. 10121, PG. 0718

COUNCIL DISTRICT - 6
FIRE PROTECTION DISTRICT - LOUISVILLE #3

MSD WM#: 9749

CURRENT CASE: 13ZONE1018
RELATED CASE: CFR 10187
RELATED CASE: 9-78-80
RELATED CASE: 9868

REVISIONS

NO.	DATE	DESCRIPTION
1	12/23/13	CHANGE WALK LOCATION

PROJECT DATA

FILE NAME: 0712 0202 NOV 2013.dwg
DATE: 11/09/13
SCALE: AS SHOWN
CHECKED BY: AER
DRAWN BY: AH

LD&D

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE
605 WASHINGTON AVENUE SUITE 100 LOUISVILLE KENTUCKY 40202
PHONE: 502.636.9999 FAX: 502.636.9998
WWW.LD&D-KY.COM

DETAILED DISTRICT DEVELOPMENT PLAN

THE STANDARD AT LOUISVILLE
1900 SOUTH FLOYD STREET

DEVELOPER:
908 DEVELOPMENT GROUP
2209 EAST 7TH AVENUE STE. C
TAMPA, FL 33605

JOB NO. 07012

SHEET 1 OF 1