

**PRELIMINARY APPROVAL  
DEVELOPMENT PLAN**

CONDITIONS:

BY: *Jonny M. ...*  
DATE: 4-27-14  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

**PRELIMINARY APPROVAL**

Condition of Approval:

*Bar ...*  
Development Review Date

LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

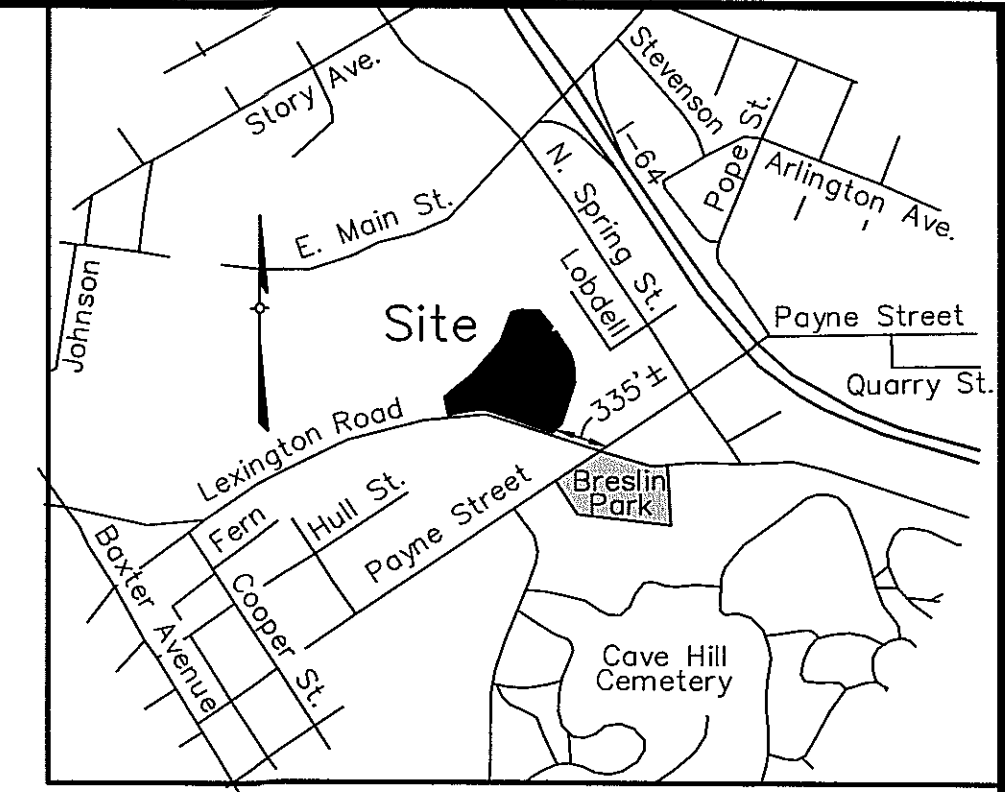
**WAIVERS REQUESTED:**

1. A Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code to waive the encroachment of the parking area in the east property line 15' Landscape Buffer Area.
2. A Waiver is requested from Section 10.2.12 of the Louisville Metro Land Development Code to waive the maximum distance between interior landscape areas to allow additional area for bio-retention.
3. A Waiver is requested from Section 5.4.1.G.1.b of the Louisville Metro Land Development Code to allow the parking areas to be located at the front of the site adjacent to the Lexington Road.

**VARIANCE REQUESTED:**

1. A Variance is requested from Section 5.2.2.C Table 5.2.2 of the Louisville Metro Land Development Code to vary the building height to 75 ft.

EZ-1/TN  
Spring Street Dev LLC  
2205 River Rd  
Louisville, KY 40206  
D.B. 6896 PG. 0527



LOCATION MAP  
NOT TO SCALE

**RECEIVED**

APR 01 2014  
PLANNING &  
DESIGN SERVICES

**PROJECT DATA**

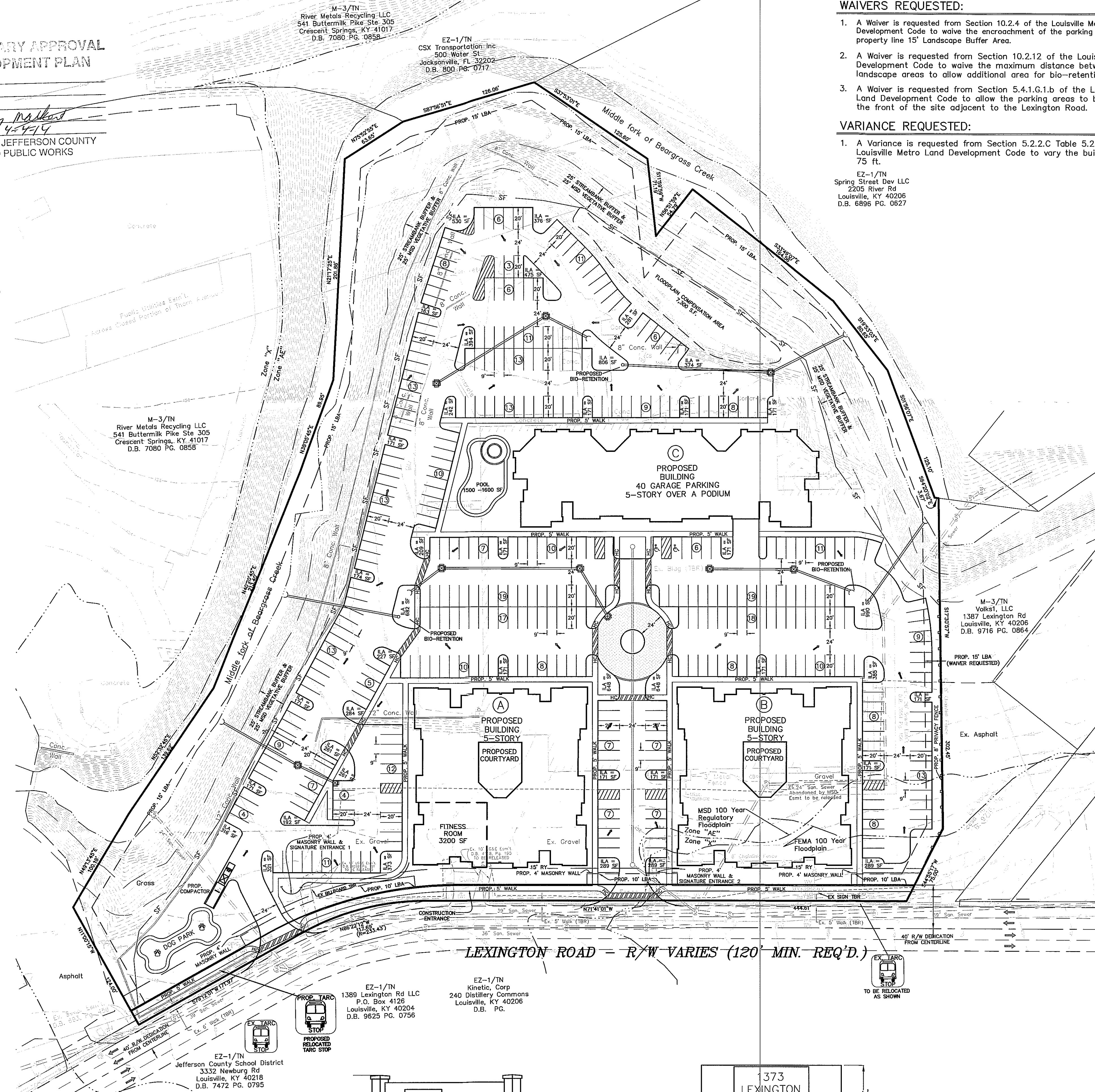
TOTAL SITE AREA	= 9.7± Ac.
R/W DEDICATION AREA	= 0.3± Ac.
NET SITE AREA	= 9.4± Ac.
EXISTING FORM DISTRICT	= TRADITIONAL NEIGHBORHOOD
EXISTING ZONING	= M-3
PROPOSED ZONING	= R-8A
EXISTING USE	= WAREHOUSE VACANT
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
TOTAL BUILDING AREA	= 350,000 SF
TOTAL # OF UNITS	= 300
BUILDING HEIGHT	= 75' - 5 STORIES (45' 3 STORIES MAX.)
F.A.R.	= 0.85 (3.0 MAX. ALLOWED)
DENSITY	= 31.9 DU/Ac. (58.08 DU/Ac. MAX.)
PARKING REQUIRED	MIN. MAX.
300/1.5 SP. MIN.	= 450 SP
300/3 SP. MAX.	= 900 SP
- 10% TARC REDUCTION	= 405 SP
PARKING PROVIDED	= 40 SPACES
GARAGE PARKING	= 40 SPACES
SURFACE PARKING PROVIDED	= 404 SPACES
TOTAL PARKING PROVIDED	= 444 SPACES (12 HC SP INCLUDED)
BIKE PARKING REQUIRED	= NONE
TOTAL VEHICULAR USE AREA	= 149,001 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 11,175 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 12,873 SF
EXISTING IMPERVIOUS AREA	= 264,459 S.F.
PROPOSED IMPERVIOUS AREA	= 179,835 S.F. (32% DECREASE)

**GENERAL NOTES:**

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the Lexington Road 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. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
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. No tree canopy required by Chapter 10.1.4.B.1.b of the Louisville Metro Land Development Code.
6. All curb cuts to be removed and restored.
7. Compatible utilities shall be placed in a common trench unless otherwise required by the appropriate utilities.
8. The Limits of Disturbance will not encroach into the 25' Streambank Buffer.
9. Breslin Park is within 335 feet of the subject site and satisfies the Land Development Code Section 5.11.4 Open Space Requirements.

**MSD NOTES:**

1. Sanitary sewer service will be provided by lateral extension, treated at the Morris Forman Wastewater treatment plant and subject to applicable fees.
2. A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0026 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. Site will be subject to MSD Regional Facilities Fee if applicable.
6. A Downstream Facilities Capacity Request will be submitted to MSD.
7. Post construction BMPs will be installed in accordance with MSD design standards to provide post construction controls per the MSD WDR requirements.
8. Increased runoff volume to be mitigated on-site at 1:1 if necessary.
9. Site subject to MSD Floodplain application.
10. Approval from the Kentucky Division of Water will be required.
11. There will be no increase in storm water runoff due to decrease in the impervious area. If necessary, increased runoff volume will be mitigated on-site at 1:1.
12. Any filling of the floodplain shall be compensated at 1:1 on-site.
13. The lowest floors of the structures and all electrical/mechanical must be elevated one foot above the elevation of the local regulatory floodplain.



LEXINGTON ROAD - R/W VARIES (120' MIN. REQ'D.)

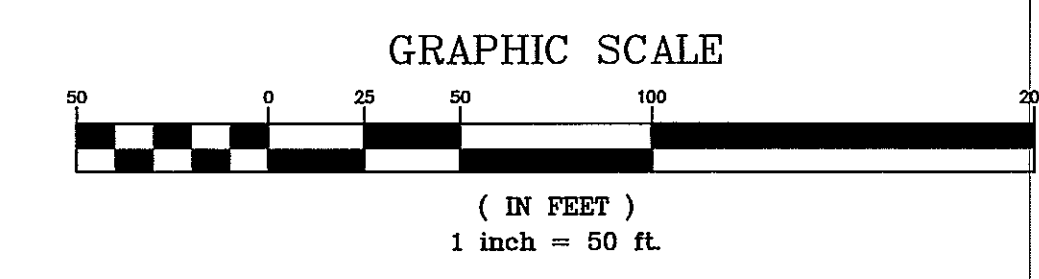
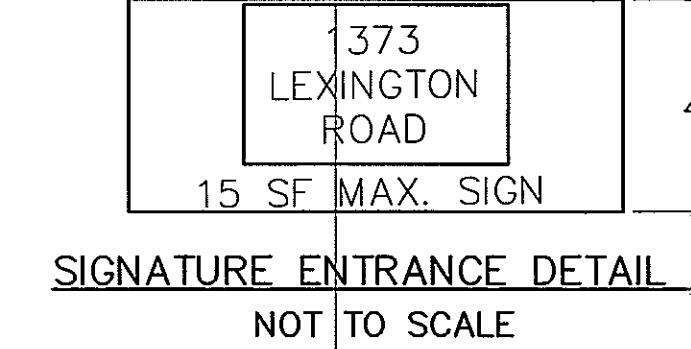
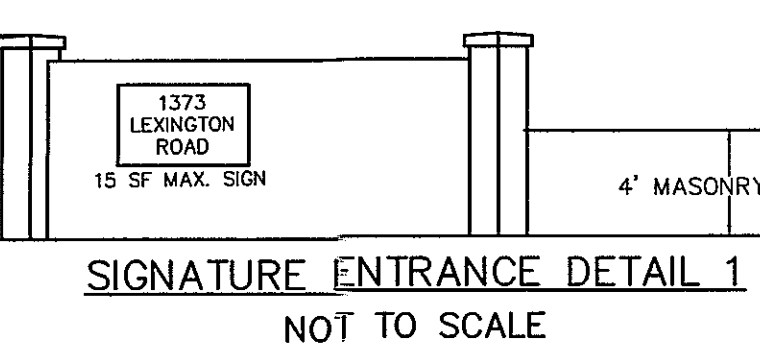
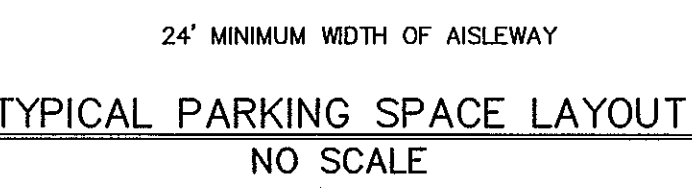
OWNER:  
6202 SIX MILE LANE LLC  
P.O. Box 206004  
LOUISVILLE, KY 40250  
SITE ADDRESS:  
1373 LEXINGTON ROAD  
LOUISVILLE, KY 40206  
TAX BLOCK 0681, LOT 0008  
D.B. 9713, PG. 0788

CASE #14ZONE1001  
COUNCIL DISTRICT - 9  
FIRE PROTECTION DISTRICT - LOUISVILLE #4

MSDWM #10292

**LEGEND**

- Sign
- Bollard
- Clean-Out
- Light Pole
- Utility Pole
- Catch Basin
- Gas Valve
- Gas Meter
- Water Valve
- Water Manhole
- Electric Manhole
- Sanitary Manhole
- Storm Manhole
- Water Meter
- Fire Hydrant
- UGC - Underground Cable TV Line
- UG - Underground Gas Line
- 8"W - Underground Water Line
- OHE - Overhead Electric Line
- SF - PROPOSED SILT FENCE
- PROPOSED STONE BAG INLET PROTECTION
- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE



NO.	DATE	DESCRIPTION
1	3-31-14	PER AGENCY COMMENTS

REVISIONS

PROJECT DATA  
FILE NAME: 10050-DDP  
DATE: 3-10-14  
CHECKED BY: AER  
SCALE: AS SHOWN  
DRAWN BY: RMY

LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING - LAND GRADING - LANDSCAPE ARCHITECTURE  
857 WASHINGTON ST. PHOENIX, ARIZONA 85004  
TEL: 602.424.2575 FAX: 602.424.2574  
WWW.LDD-INC.COM

1373 LEXINGTON ROAD  
DEVELOPER  
CITYSCAPE RESIDENTIAL  
8535 KEYSTONE CROSSING STE 106  
INDIANAPOLIS, IN 46240  
(317) 912-3504

DETAILED DISTRICT DEVELOPMENT PLAN  
JOB NO. 10050  
SHEET 1 OF 1

14Z0181001