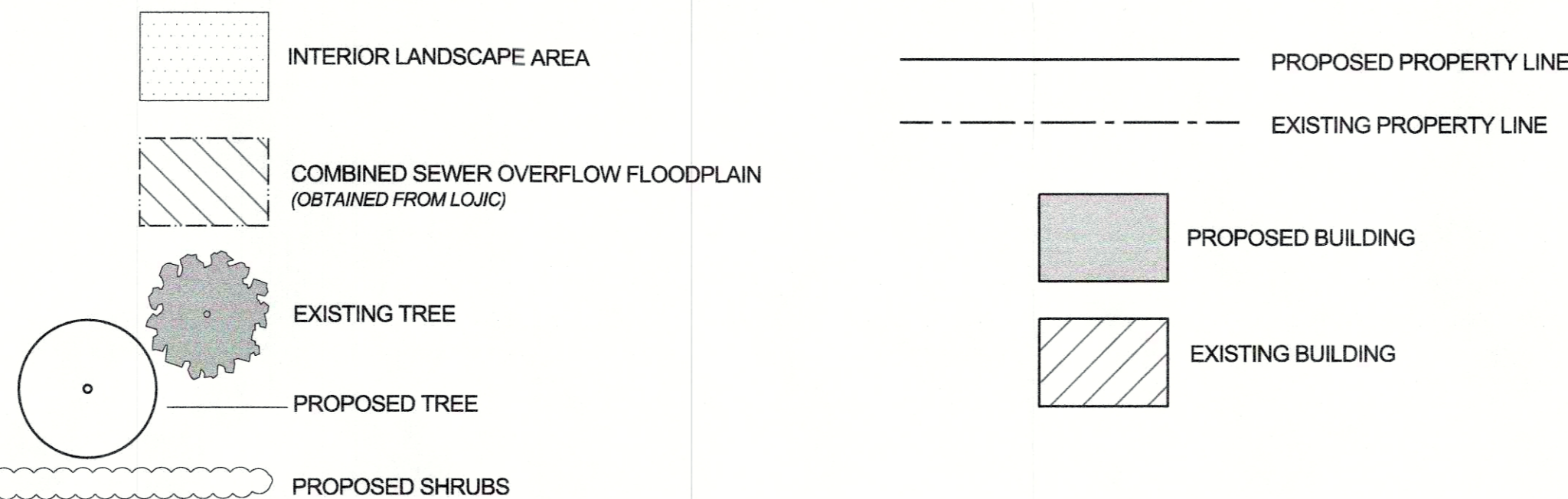


VICINITY MAP
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY
NOT TO SCALE

GRAPHIC LEGEND



GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- SANITARY SEWER SERVICE PROVIDED BY PRIVATE SERVICE CONNECTION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE EQUALS TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 16,500 SF (0.38 ACRES).
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS. CONSTRUCTION PLANS WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- ALL PROPOSED SIDEWALKS ARE A MINIMUM OF 4' WIDE ALONG ALLEYS AND INTERNAL TO DEVELOPMENT.
- DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS, IF REQUIRED.
- 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 ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ANY REQUIRED FILL IN THE COMBINED SEWER FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1. HOWEVER, NO ADDITIONAL FILL MATERIAL IS PROPOSED WITHIN THE LIMITS OF THE COMBINED SEWER FLOODPLAIN.
- LOWEST ELEVATION FOR FINISH FLOOR AND MACHINERY TO BE AT OR ABOVE 455.50.
- SITE IS SUBJECT TO REGIONAL FACILITY FEES AND SHALL REMAIN SHEET FLOW TO THE RIGHT OF WAY. CAPACITY TO THE CATCH BASINS SHALL BE VERIFIED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THE DEVELOPER / PROPERTY OWNER SHALL INSTALL A CONCRETE BOARDING PAD, BENCH PAD AND THEN NOTIFY TARC WHEN THE CONSTRUCTION IS COMPLETE. TARC WILL THEN INSTALL A STANDARD BENCH. IN ADDITION, THE DEVELOPER / PROPERTY OWNER SHALL CLEAN THE STOP AS NEEDED.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

SURVEY INFORMATION

THE SITE SURVEY INFORMATION WAS OBTAINED FROM A PREVIOUS AS-BUILT BOUNDARY SURVEY PERFORMED BY DUKES & ASSOC. LAND SURVEYING INC. ORIGINALLY DATED APRIL 10, 1996 AND REVISED SEPTEMBER 16, 1996.

TOPOGRAPHY, LOCATION OF EXISTING UTILITIES, AND EDGE OF EXISTING PAVEMENT INFORMATION WAS OBTAINED FROM LOJIC.

SITE DATA

SITE ADDRESS: 226 N. 17TH STREET, LOUISVILLE, KY 40203
 TAX BLOCK AND LOT: 18 015F - LOT 0289
 DEED BOOK AND PAGE #: DEED BOOK 08951, PAGE 0581
 TOTAL PROPERTY AREA: 1.88 AC. (81,900 SF)
 PROPOSED TRACT 1: 0.63 AC. (27,587 SF)
 PROPOSED TRACT 2: 1.25 AC. (54,313 SF)

FORM DISTRICT: TRADITIONAL NEIGHBORHOOD (TNFD)
 EXISTING ZONING: C-1
 PROPOSED ZONING: OR-2
 EXISTING USE: MULTI FAMILY RESIDENTIAL
 PROPOSED USE: MULTI FAMILY RESIDENTIAL

MAXIMUM DENSITY: 58.08 DU/Acre
 ALLOWED TOTAL UNITS: 109
 PROPOSED DENSITY: 34.57 DU/Acre
 EXISTING UNITS: 47 APARTMENT UNITS
 PROPOSED UNITS: 36 SENIOR DWELLING UNITS
 TOTAL UNITS: 83 DWELLING UNITS
 MAX HEIGHT ALLOWED: 45'
 MAX HEIGHT PROPOSED: 42'

EXISTING BUILDING(S) FOOTPRINT: 19,133 SF
 PROPOSED BUILDING FOOTPRINT: 10,160 SF (53% INCREASE)

PR. BUILDING GROSS FLOOR AREA: 10,160 SF
 EX. BUILDING GROSS FLOOR AREA: 33,651 SF
 FIRST FLOOR: 10,160 SF
 EX. BLDG 1: 20,664 SF
 SECOND FLOOR: 10,160 SF
 EX. BLDG 2: 1,028 SF
 THIRD FLOOR: 10,160 SF
 EX. BLDG 3: 1,028 SF
 TOTAL FLOOR AREA: 30,480 SF
 TOTAL FLOOR AREA: 55,343 SF

MAXIMUM FLOOR AREA RATIO (FAR): 3.0
 PROPOSED FAR: 85,823 / 81,900 = 1.05

PARKING: PARKING REQUIRED: NO MINIMUM, 166 MAXIMUM PER TABLE 9.1.3B THERE ARE NO MINIMUM OFF-STREET PARKING REQUIREMENTS FOR A MULTI-FAMILY DEVELOPMENT (3 OR MORE UNITS) IN A TRADITIONAL FORM DISTRICT.

PARKING PROVIDED: 78 SPACES
 EXISTING PARKING: 50 SPACES
 HANDICAP REQUIRED: 2 SPACES (1 VAN ACCESSIBLE SPACE)
 HANDICAP PROVIDED: 3 SPACES (1 VAN ACCESSIBLE SPACE)
 ON-STREET PARKING: 28 SPACES
 (PER LDC SECTION 9.1.10)
 28 PARKING SPACES ARE AVAILABLE WITHIN THE FOLLOWING PUBLIC STREETS ABUTTING THE DEVELOPMENT: DUNCAN, 17TH, AND 18TH STREETS

BUILDING SETBACK REQUIREMENTS: SUBJECT TO INFILL (LDC 5.1.12)

NO PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA. THIS DETERMINATION HAS BEEN MADE FROM A REVIEW OF FEMA MAP 21111C-0025-E.

MORRIS FARMAN WOTP IS THE SEWAGE TREATMENT PLANT SERVICING THE SITE.

NO ADDITIONAL INTERIOR PARKING IS PROPOSED. THIS NO INTERIOR LANDSCAPE AREA IS REQUIRED PER CHAPTER 10, PART 2.12 OF THE LAND DEVELOPMENT CODE.

CROSS ACCESS AND SHARED PARKING AGREEMENT SHALL BE REQUIRED PRIOR TO REQUESTING A BUILDING PERMIT. SAID DOCUMENT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO PLANNING AND SERVICES STAFF IN COORDINATION WITH THE PLANNING COMMISSION'S LEGAL COUNSEL.

MITIGATION MEASURES SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

THE SIDEWALKS ADJACENT TO THE BUILDING DEVELOPMENT ALONG N. 18TH STREET, DUNCAN STREET, AND COLUMBIA STREET SHALL BE RECONSTRUCTED.

OPEN SPACE

PER LDC 5.11.9.A.3 THIS DEVELOPMENT SITE IS EXEMPT FROM OPEN SPACE REQUIREMENTS AS IT IS IN A TRADITIONAL FORM DISTRICT AND IS WITHIN 1,000 FEET OF A PUBLIC PARK. THE PROPERTY IS 508' AWAY FROM BOONE SQUARE PARK.

LIMITS OF DISTURBANCE / IMPERVIOUS DATA

PROPOSED LIMITS OF DISTURBANCE (LOD): 16,500 SF
 EXISTING IMPERVIOUS AREAS WITHIN LOD: 3,980 SF
 PROPOSED IMPERVIOUS AREA WITHIN LOD: 11,725 SF
 ADDITIONAL IMPERVIOUS AREA PROPOSED: 7,745 SF

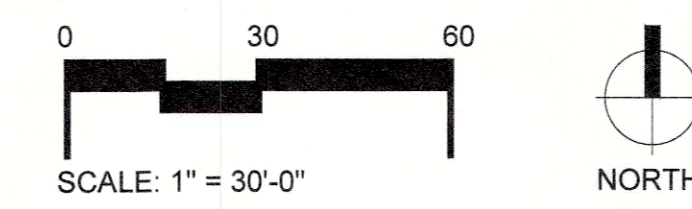
REQUESTED VARIANCES

- TO ALLOW FOR THE PROPOSED BUILDING TO BE LOCATED CLOSER TO THE ROAD THAN THE EXISTING STRUCTURE ON THE COLUMBIA STREET SIDE.
- TO ALLOW FOR THE PROPOSED BUILDING TO BE SETBACK FURTHER FROM THE PROPERTY LINE THAN THE EXISTING STRUCTURE ON THE DUNCAN STREET SIDE.
- TO OMIT THE PRIVATE YARD AREA REQUIRED FOR RESIDENTIAL USE IN A TRADITIONAL FORM DISTRICT ON BOTH TRACTS/LOTS.

LANDSCAPE REQUIREMENTS

TREE CANOPY - NOT REQUIRED IN TRADITIONAL NEIGHBORHOOD FORM DISTRICT
 PERIMETER LANDSCAPE BUFFER - NOT REQUIRED ADJACENT TO STREETS
 VEHICULAR USE AREA LANDSCAPE BUFFER AREA REQUIRED - 3' CONTINUOUS SCREEN (EXISTING PARKING LOT S.F. = 19,700 SF)
 INTERIOR LANDSCAPE AREA REQUIRED = 985 SF (5% OF 19,700 SF)
 INTERIOR LANDSCAPE AREA PROVIDED = 4,037 SF (20% OF 19,700 SF)
 ILA 'A' = 958 SF
 ILA 'B' = 994 SF
 ILA 'C' = 813 SF
 ILA 'D' = 1272 SF
 TOTAL = 4,037 SF

STREET TREES
 1' TYPE A TREE PER 50' LINEAL FEET OF RIGHT-OF-WAY
 17TH STREET R/W: 195 LF / 50' = 4 TREES REQUIRED, 7 TREES PROVIDED
 18TH STREET R/W: 195 LF / 50' = 4 TREES REQUIRED, 4 TREES PROVIDED
 COLUMBIA STREET R/W: 420 LF / 50' = 8 TREES REQUIRED, 3 TREES PROVIDED
 DUNCAN STREET R/W: 420 LF / 50' = 8 TREES REQUIRED, 8 TREES PROVIDED



ROOSEVELT APARTMENTS

226 N. 17TH STREET
 Louisville, Kentucky 40203

Owner/Developer:
 New Directions Housing Corporation
 1617 Maple Street
 Louisville, Kentucky 40210
 502.719.7106

Landscape Architect/Civil
 CARMAN
 400 E. Main Street, Ste. 106
 Louisville, Kentucky 40202
 502.742.6561

Architect:
 VBNA
 640 South Fourth Street
 Louisville, Kentucky 40202
 502.589.5674

NOT FOR CONSTRUCTION
 DISTRICT DEVELOPMENT PLAN
 05/10/2021

DRAWN BY: TAE
 APPROVED BY: JLC
 PROJECT NUMBER: 19.152
 REVISIONS:

CARMAN

LANDSCAPE ARCHITECTURE
 URBAN PLANNING
 CIVIL ENGINEERING

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SHEET TITLE:

DISTRICT DEVELOPMENT PLAN

SHEET NUMBER:

DDP-1
 MSD WM#12012

RECEIVED
 MAY 10 2021
 PLANNING & DESIGN SERVICES

21-ZONE-0042