



G S & P

Design Services
For The Built
Environment

- Atlanta
- Birmingham
- Cincinnati
- Columbus
- Dallas
- Fort Lauderdale
- Jackson
- Jacksonville
- Knoxville
- Louisville
- Memphis
- Nashville
- Richmond
- Tampa

GRESHAM
SMITH AND
PARTNERS

101 South Fifth Street
Suite 1400
Louisville, KY 40202
502.627.8900

WWW.GSPNET.COM

Category 3
Detailed District Development Plan

Mercy Site Apartments

1170/1172 East Broadway
Louisville, Kentucky 40204

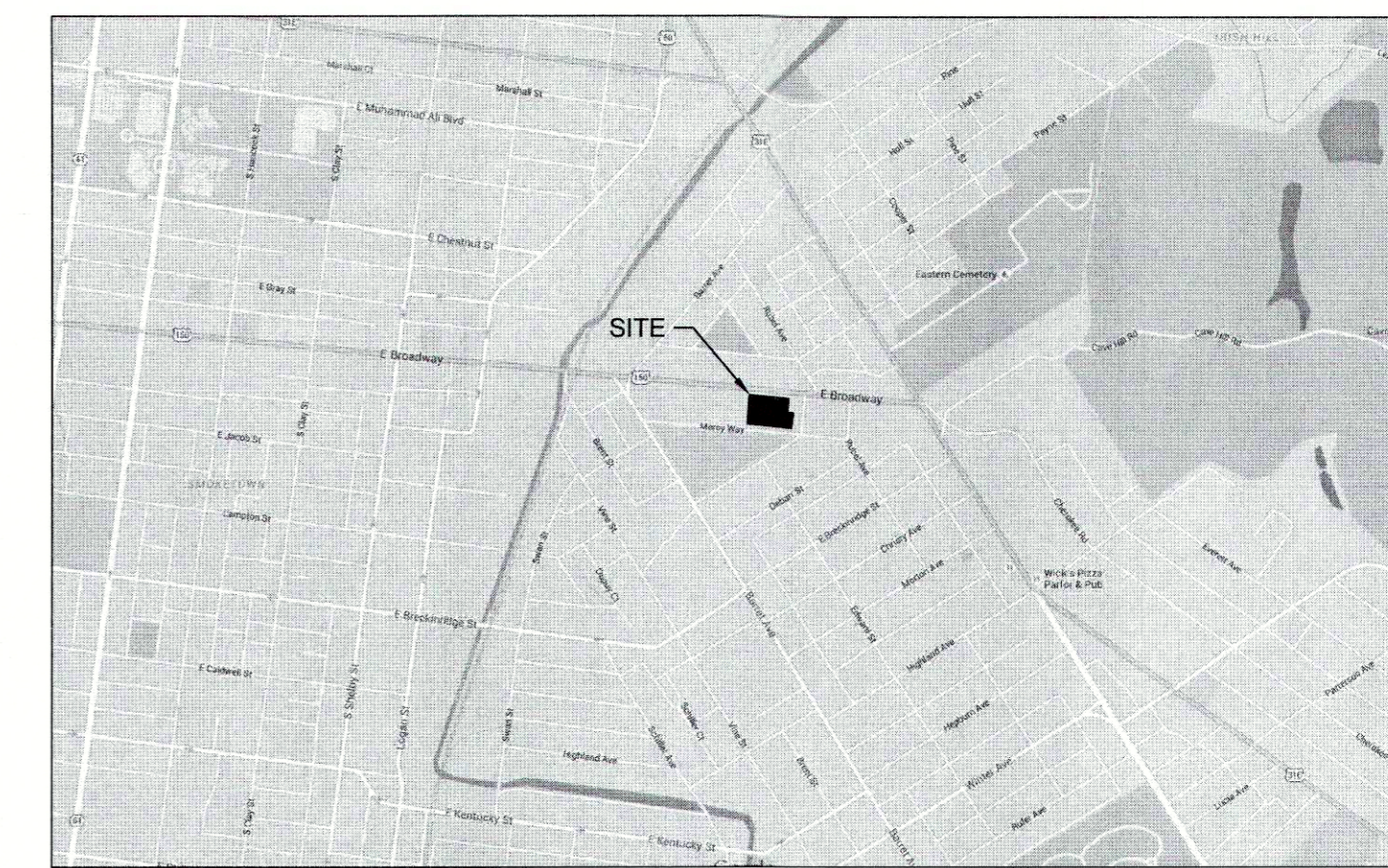
Revision

No.	Date	Description
1	08.04.15	AGENCY COMMENTS

CATEGORY 3 - DETAILED DISTRICT DEVELOPMENT PLAN

15DEVPLAN1134

PROJECT: 40976.00
DATE: AUGUST 13, 2015



LOCATION MAP
NOT TO SCALE

GENERAL PROJECT SUMMARY

TOTAL SITE AREA	3.26 ACRES	
EXISTING ZONING	OR-3	
EXISTING FORM DISTRICT	TRADITIONAL MARKETPLACE CORRIDOR	
EXISTING USE	MEDICAL OFFICE/VACANT BLDG/PARKING GARAGE	
PROPOSED ZONING	SAME	
PROPOSED FORM DISTRICT	SAME	
SITE LOCATED IN HIGHLANDS NATIONAL REGISTER DISTRICT		
PROPOSED USE	LOT 1 MEDICAL OFFICE BLDG	LOT 2 APART./P. GARAGE
UNITS	0	195
EXEMPT FROM OPEN SPACE STANDARDS IN ACCORDANCE WITH SECTION 5.11.4.A.3 OF THE LAND DEVELOPMENT CODE.		

LOT 1 - SUMMARY

SITE AREA	6,117 SF (OR)	0.14 ACRES
PROPOSED USE	MEDICAL OFFICE	
BUILDING AREA	21,352 SF	5340 SF/FLOOR
BUILDING HEIGHT	4 STORY	
FLOOR AREA RATIO	3.49 F.A.R.	

CHAPTER 9, BICYCLE AND PARKING SUMMARY

MINIMUM PARKING REQUIRED	1 SPACE	500 SF	43 SPACES
MAXIMUM PARKING ALLOWED	3 SPACE	150 SF	142 SPACES
PARKING PROVIDED	45 SPACES (FROM LOT 2 GARAGE)		
(INCLUDING 2 HANDICAP SPACES)			
BICYCLE PARKING REQUIRED	2 SPACES		
BICYCLE PARKING PROVIDED	2 SPACES		

CHAPTER 10 - PART 1, TREE CANOPY REQUIREMENTS

CANOPY COVERAGE CLASS	CLASS "A"	
PERCENTAGE OF TREE CANOPY PRESERVED	N/A	
PERCENTAGE OF TREE CANOPY PLANTED	N/A	
TOTAL TREE CANOPY REQUIRED	N/A	
TOTAL TREE CANOPY TO BE PROVIDED	N/A	

CHAPTER 10 - PART 2, VEHICLE USE AREA / INTERIOR LANDSCAPE AREA

TOTAL VUA	N/A	
ILA REQUIRED	N/A	
ILA PROVIDED	N/A	

LOT 2 - SUMMARY

SITE AREA	136,125 SF (OR)	3.12 ACRES
PROPOSED USE	APARTMENTS/378 SPACE PARKING GARAGE	
BUILDING AREA	197,898 SF	
BUILDING HEIGHT	4 STORY (60' MAX.)	
FLOOR AREA RATIO	1.45 F.A.R.	
UNITS	194 495 DU	

CHAPTER 9, BICYCLE AND PARKING SUMMARY

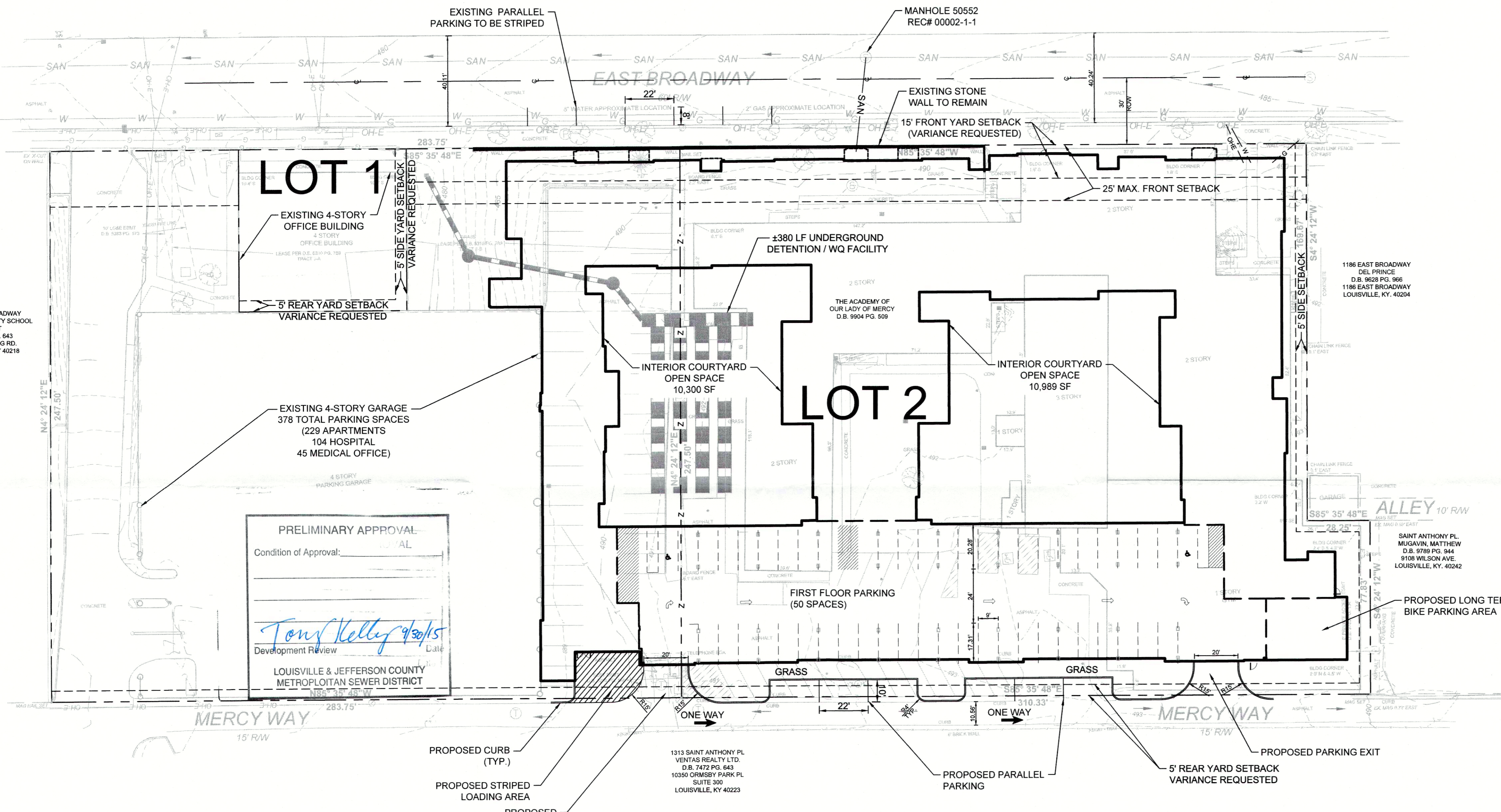
MINIMUM PARKING REQUIRED	1.5 SPACE/DU	195 DU	235 SPACES *
MAXIMUM PARKING ALLOWED	3 SPACE/DU	195 DU	585 SPACES
PARKING PROVIDED	229 SPACES - GARAGE		
56 SPACES - PODIUM/PARALLEL			
11 SPACES - ON STREET			
296 SPACES			
(INCLUDING 4 HANDICAP SPACES)			
BICYCLE PARKING REQUIRED	0 SPACES		

*INCLUDES PARKING REDUCTION FOR MIXED USE (10%) AND DESIGNATED TRANSIT ROUTE (10%) - 9.1.3.F.1 & 9.1.3.F.2

CHAPTER 10 - PART 1, TREE CANOPY REQUIREMENTS	
CANOPY COVERAGE CLASS	CLASS "A"
PERCENTAGE OF TREE CANOPY PRESERVED	0% 0 SF (OR) 0.00 ACRES
TOTAL TREE CANOPY REQUIRED*	0% 0 SF (OR) 0.00 ACRES
*IN ACCORDANCE WITH SECTION 10.1.4.B.2.b OF THE LAND DEVELOPMENT CODE.	

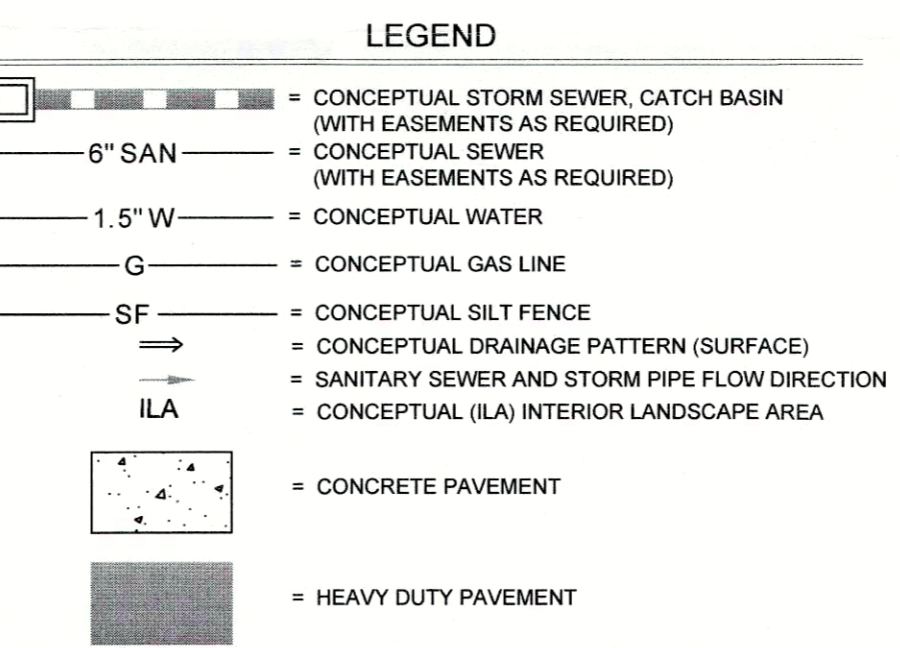
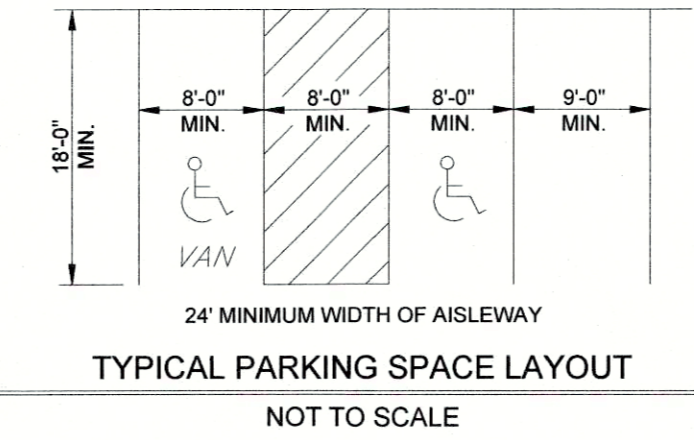
CHAPTER 10 - PART 2, VEHICLE USE AREA / INTERIOR LANDSCAPE AREA

TOTAL VUA	7,928 SF	
ILA REQUIRED	7.5% SF 595 SF	
ILA PROVIDED	7.5% SF 595 SF	



VARIANCE AND WAIVER REQUESTED

- A VARIANCE FROM SECTION 5.2.2, TABLE 5.2.2 OF THE LAND DEVELOPMENT CODE TO ALLOW THE BUILDING HEIGHT OF 60/4 STORIES
- A VARIANCE FROM SECTION 5.2.3.D.B OF THE LAND DEVELOPMENT CODE TO REDUCE THE SIDE YARD REQUIREMENT FROM 5' TO 0' FOR LOT 1, MEDICAL OFFICE BUILDING ON THE EAST SIDE
- A VARIANCE FROM SECTION 5.2.3.D.C.II OF THE LAND DEVELOPMENT CODE TO REDUCE THE REAR YARD REQUIREMENT FROM 5' TO 0' FOR LOT 1, MEDICAL OFFICE BUILDING
- A VARIANCE FROM SECTION 5.4.E.2 TO ALLOW THE EXISTING PARKING GARAGE TO ENCROACH 3.5' INTO THE REQUIRED 5' REAR YARD.
- A WAIVER IS REQUESTED FROM 5.4.1 FOR THE FOUR BASIC COMPONENTS OF LOT OR BUILDING SITE.
- A VARIANCE IS REQUESTED FROM TABLE 5.2.2 OF THE LAND DEVELOPMENT CODE TO REDUCE THE FRONT YARD BUILDING SETBACK REQUIRED FROM 15' TO 0'.



STORMWATER CALCULATIONS

-GREEN INFRASTRUCTURE

DISTURBED SITE AREA: 1.9 AC
SITE IMPERVIOUS: 80%

RE (WQV): 0.60 INCH
WQV: $(\frac{1}{2})(0.60)(0.05+0.009(80\%))(1.9*43560) = 3,186$ CF

UTILIZE UNDERGROUND DETENTION PIPING SUPPLEMENTED WITH PLANTERS, OVER SIZING OF PROPOSED SYSTEM, OR PROPRIETARY UNDERGROUND UNITS

-DETENTION

Q10 (PRE): 9.8 CFS
Q100(POST): 12.9 CFS
Vol 100 (POST): 36,300 CF

Q10 / Q100 = 0.76
Req. STORAGE VOL = 0.2 * Vol 100 (POST) = 0.2 * 36,300 = 7,260 CF

GENERAL NOTES

- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C 0042 E DATED DECEMBER 5, 2006
- THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
- ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
- THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
- DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL THE LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
- ALL WALKS ARE MINIMUM 5' WIDE WITH HANDICAP RAMPS AS REQUIRED.
- A REQUEST FOR SANITARY SEWER CAPACITY WILL BE SUBMITTED AND APPROVED BY MSD.
- KYTO APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
- KYTO WILL NOT PERMIT INCREASE IN SURFACE DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY. DRAINAGE CALCULATIONS WILL BE REQUIRED FOR ALL DRAINAGE TO THE RIGHT OF WAY.
- KYTC WILL REQUIRE AN ENCROACHMENT PERMIT FOR ANY WORK IN STATE RIGHT OF WAY.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- SHARED ACCESS/CROSSOVER AGREEMENT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- 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.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- AN MSD DRAINAGE BOND WILL BE REQUIRED.
- THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT OF WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL NEW SIDEWALKS SHALL BE BUILT TO ADA CURRENT STANDARDS.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND FROM RESIDENTIAL USES.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND FROM RESIDENTIAL USES.
- FENCES OR WALLS (MINIMUM 80% OPACITY) MAY BE SUBSTITUTED FOR THE REQUIRED PROPERTY PERIMETER BUFFER YARD TO PROMOTE A MORE COMPACT PATTERN OF DEVELOPMENT IN ACCORDANCE WITH SECTION 5.5.4
- DEVELOPMENT WITHIN THE TMCDF SHALL BE DESIGNED TO INCORPORATE ENHANCED PROTECTION AND NOISE REDUCTION MEASURES NEXT TO RESIDENTIAL USES
- THERE SHALL BE NO BLANK WALLS FACING PUBLIC STREETS, SIDEWALKS, AND ADJACENT FRONT YARDS OF RESIDENTIAL USES. GROUND FLOOR FACADES AT THESE LOCATIONS SHALL BE ARTICULATED TO PROVIDE VISUAL INTEREST AND A HUMAN SCALE THAT ARE REPRESENTATIVE OF THE FORM DISTRICT. SUCH FACADES SHALL EMPLOY THE USE OF WINDOWS, COLUMNS, PILASTERS, PIERS, VARIATION OF MATERIAL, ENTRANCES, STOREFRONT WINDOWS, AND OTHER ANIMATING FEATURES ALONG NO LESS THAN 75 PERCENT OF THEIR LENGTH
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- UNDERGROUND DETENTION BASINS MUST MEET ALL THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL
- SITE SHALL LIMIT THE 100-YEAR POST-DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- LOCATION OF UNDERGROUND DETENTION ACCESS TO BE DETERMINED DURING DESIGN DEVELOPMENT AND CD'S. UNDERGROUND ACCESS LOCATION AND DESIGN TO BE COORDINATED WITH MSD.

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:

BY: *[Signature]*
DATE: 9/30/15
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

DEVELOPER:
EDWARDS COMMUNITIES
DEVELOPMENT COMPANY
495 S. HIGH STREET
SUITE 150
COLUMBUS, OHIO 43215
TAX BLOCK 021E, LOT 0088

OWNERS:
1170 EAST BROADWAY
VENTAS REALTY LTD PTR
10350 ORMSBY PARK PL.
SUITE 300
LOUISVILLE, KY. 40223
TAX BLOCK 021E, LOT 0081

1172 EAST BROADWAY
ACADEMY OF OUR LADY OF MERCY
5801 FEENBUSH LANE
LOUISVILLE, KENTUCKY 40228
TAX BLOCK 021E, LOT 0088

RECEIVED
SEP 04 2015
PLANNING &
DESIGN SERVICES

