



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 17COA1013 Intake Staff: CW **RECEIVED**
Date: 1/23/2017 Fee: _____
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Instructions:

For detailed definitions of *Certificate of Appropriateness* and *Overlay District Permit*, please see page 4 of this application. Applications for *Signage* are no longer submitted to Planning & Design Services. Applications for Signage are to be made directly to the Construction Review Division.

Project Information:

Certificate of Appropriateness: ☐ Butchertown ☒ Clifton ☐ Cherokee Triangle ☐ Individual Landmark
☐ Limerick ☐ Old Louisville ☐ Parkland Business ☐ West Main Street
Overlay Permit: ☐ Bardstown/Baxter Ave Overlay (BRO) ☐ Downtown Development Review Overlay (DDRO)
☐ Nulu Review Overlay District (NROD)

Project Name: CL- Conti Apartments

Project Address / Parcel ID: 124 Vernon Avenue

Deed Book(s) / Page Numbers²: 10332 0889

Total Acres: 0.1555

Project Cost: _____ PVA Assessed Value: \$159,260

Existing Square Feet: _____ New Construction Square Feet: _____ Height (ft.): _____ Stories: _____

Project Description (use additional sheets if needed):

See attached.

Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☐ Check if primary contact

Name: Tami Conti

Name: Same as owner

Company: Brown Conti Company LLC

Company: _____

Address: 3936 Dutchmans Lane

Address: _____

City: Louisville State: KY Zip: 40207

City: _____ State: _____ Zip: _____

Primary Phone: 502-548-3339

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: Tambam3369@aol.com

Email: _____

Owner Signature (required): Tami Conti

Attorney: ☒ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name: Clifford H. Ashburner

Name: Mark Madison

Company: Dinsmore & Shohl, LLP

Company: Milestone Design Group, Inc.

Address: 101 S Fifth Street, Suite 2500

Address: 108 Davenport Lane

City: Louisville State: KY Zip: 40202

City: Louisville State: KY Zip: 40223

Primary Phone: 502-540-2300

Primary Phone: 502-327-7073

Alternate Phone: 502-540-2382

Alternate Phone: 502-408-9376

Email: Clifford.Ashburner@Dinsmore.com

Email: Markmadison@milestonedesign.org

Certification Statement: A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Tami Conti, in my capacity as Member, hereby
representative/authorized agent/other

certify that Brown Conti Company, LLC is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: Tami Conti Date: _____

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

Please submit the completed application along with the following items:

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Project information

- ☒ Land Development Report¹
- ☐ Current photographs showing building front, specific project area, and surrounding buildings
- ☐ Pictures, samples, brochures, or other technical data describing materials, such as windows, doors, roofing, fencing, etc. to be used in the renovation or replacement
- ☐ One map of the project area and surrounding properties (may be obtained from <http://www.lojic.org/> using the *LOJIC Online Map*)

Site plan (*see site plan example on next page*)

- ☐ Two sets of site plans *drawn to scale* with dimensions, as applies to the project, indicating property lines, structures, landscaping, fencing, and parking
- ☐ Two copies of floor plans *drawn to scale* with dimensions and each room labeled
- ☐ Two copies of elevation drawings (a drawing showing exterior walls) *drawn to scale* with dimensions. For fencing, only photos/drawings of the proposed fence are required.

Committee Review Only

Committee reviews may be required due to the complexity of the case. The necessity of these items will be determined by staff upon review. Projects requiring committee level review include construction of new buildings, demolition, and projects that vary widely from design guidelines.

- ☐ Two sets of 11"x17" format site plans drawn to scale with dimensions
- ☐ Two sets of 11"x17" elevation drawings to scale with dimensions
- ☐ Two sets of 11"x17" landscaping drawings to scale with dimensions
- ☐ One set of mailing label sheets for: 1st tier Adjoining Property Owners (APOs)³, owners, applicants, contacts, and Case Manager. Applicant is responsible for mailing.
- ☐ One copy of the mailing label sheets

Resources:

1. Detailed instructions to obtain a Land Development Report are available online at: <http://ags2.lojic.org/lojiconline/>
2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2nd floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: <http://www.landrecords.jcc.ky.gov/records/S0Search.html>
3. Adjoining property ownership information can be found at the Property Valuation Administrator (PVA) office at 531 Court Place, Suite 504 or via their website: <https://jeffersonpva.ky.gov/>
4. View agency comments at: <http://portal.louisvilleky.gov/codesandregs/mainsearch>. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab.

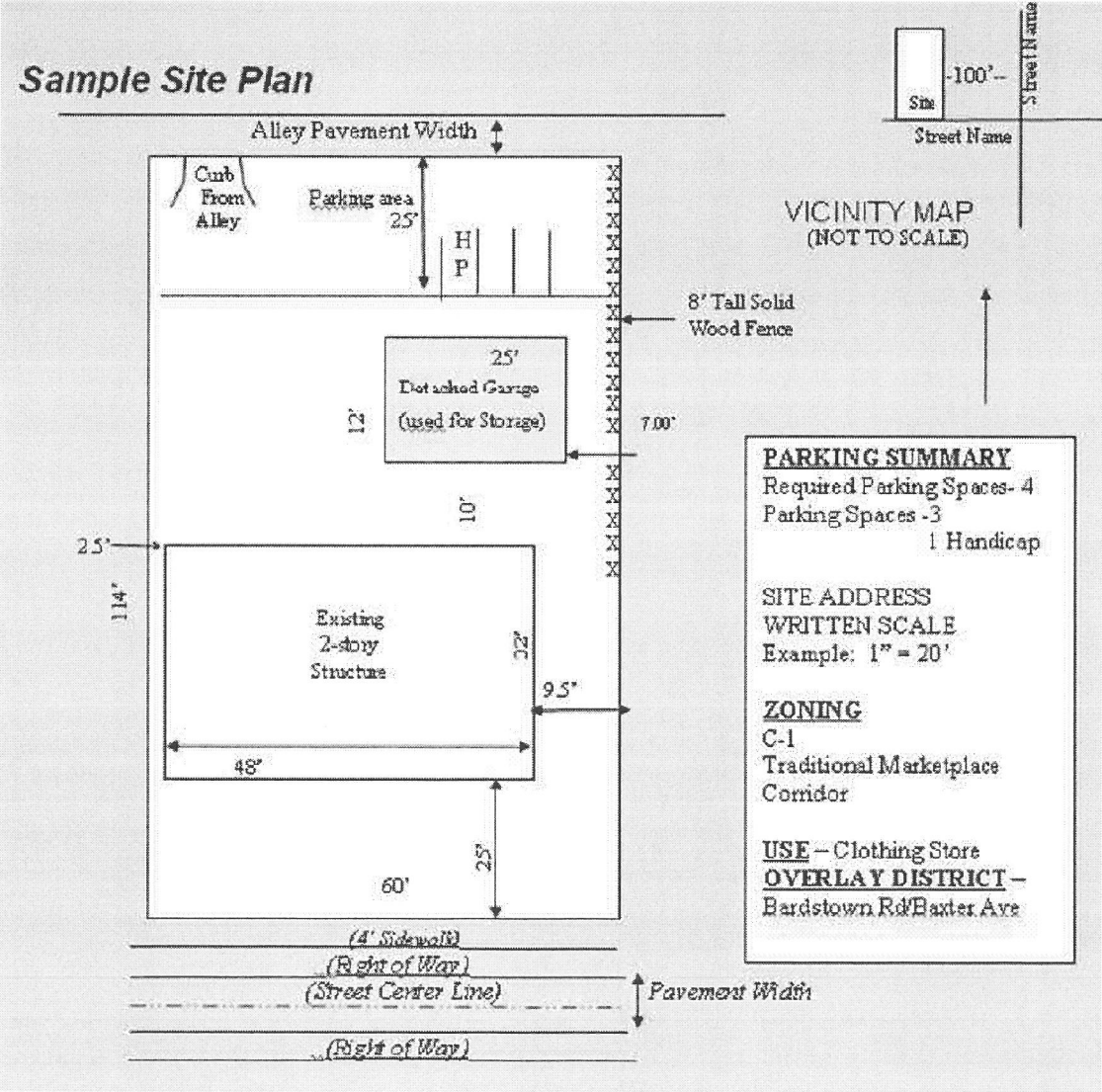
Submittal Instructions:

Applications are due on Fridays at 5:00 p.m. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Definitions:

Certificate of Appropriateness: A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires substantial conformance to design guidelines established for each landmark and district. The design guidelines, along with other information regarding local preservation districts, may be found at the website of the Landmarks and Preservation Districts Commission:
<http://www.louisvilleky.gov/PlanningDesign/Historic+Landmarks+and+Preservation+Districts+Commission.htm>

Overlay District Permit: A project involving physical changes to the exterior of a building, structure, or property within an overlay district shall require prior approval in the form of an Overlay Permit. An approval requires substantial conformance to design guidelines established for each overlay district. The design guidelines, along with other information regarding overlay districts, may be found at the following website:
<http://www.louisvilleky.gov/PlanningDesign/Overlay+Districts.htm>



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JUSTIFICATION STATEMENT
BROWN-CONTI COMPANY, LLC
124 VERNON AVENUE

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THIS JUSTIFICATION STATEMENT is in support of an Application filed by Brown-Conti Company, LLC (the "Applicant") to allow for the demolition of the principal structure located at 124 Vernon Avenue. The structure has been significantly altered since it was originally constructed and, based on inspection by a general contractor as well as structural engineer, Steve Leonard, has been found to be unsafe.

Attached to this Application are photographs of the existing structural condition of this structure. These photographs evidence fire damage, non-standard carpentry practices, non-standard modifications to the building as well as damaged or obscured historical elements.

Also attached to this Application is a letter from Steve Leonard, a structural engineer who has inspected the structure.

10298009v1

April 1, 2016

Mr. Cliff Ashburner
Dinsmore & Stohl LLP
101 S. Fifth St., Suite 2500
Louisville, KY 40202

RE: 124 North Vernon Avenue

Mr. Ashburner:

On Thursday, March 24, 2016, I made a site visit to the referenced property. I met you and the property owner along with a general contractor at the property. The purpose of the site visit was to observe the general structural condition of the existing building.

We began in the basement. A center wood beam was supported on round steel posts. A steel posts had been removed and a couple of ganged studs had been installed at one location to help support the center beam. The main beam has experience extreme deflections and shows signs of compression failure over the steel posts. Another post had been removed (suspect it to be a wooden post due to the exposed square nails protruding out of the bottom of the beam) from a secondary beam toward the front left corner of the building and no supplemental support has been reinstalled. There were also several cracked floor joists and beams observed throughout the basement level. Water damage, some severe, was also observed around the bathrooms and kitchens of the units above. The foundation walls were concrete masonry blocks which have experienced several periods of lateral movement pushing inward along bed joints. These joints have been tuck pointed in the areas that they were observed; however, the majority of the walls were not observable due to storage in the space.

The 1st Floor has experienced severe deflections throughout, as evidenced by the deflected beams in the basement. The 2nd Floor framing was only visible at the rear apartment. There were signs of fire exposure of some of the framing. A small addition on the rear of the building enclosed a porch on the 1st Floor. The floor joists over that space were only 2x8's spaced at 16" o.c. The joists were newer construction and not part of the original building construction. The added 2nd Floor joist system was installed in a balloon frame method, but the actual support of the floor joists was questionable at best. No fire blocking was found at the limited area of observation.

The 2nd Floor was largely gutted and framing was visible. The original ceiling joists were cut off at the interior face of the walls and raised to attach to the sides of the rafters with a few nails. It was reported by the owner that the 2nd Floor joist framing was added at some time in the past and the ceiling joists were raised to allow headroom to make apartments on the 2nd Floor. The floor sagged severely to the center of the building along the majority of the length of the building. The rear addition that enclosed the original rear porch had a relatively flat floor compared to the rest of the building. This is likely due to the newer framing that had been constructed that compensated for the older deformations in the building.

The general structural condition of the wood framed structure is very questionable. One of the main concerns is the beam and support conditions in the basement. The deflections and cracked beams are an immediate concern for the structural integrity of the building. The original building was a one floor building with tall ceilings. With the addition of the 2nd Floor, the basement structure is forced to support over 40% more load than the original building configuration. This also brings into question the adequacy of the foundations to support the increased loading. The 2nd Floor framing is a significant concern as well given the method of construction and inconsistent support conditions.

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5621 Glenview Falls Place
Louisville, KY 40222
Phone: 502.523.6497
www.leonardengineering.net

In my opinion, it is likely that the following structural modifications would be required for the building to be made safe for inhabiting:

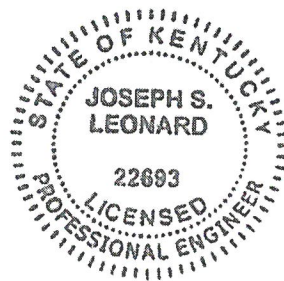
1. The foundation walls would need to be underpinned to prevent the potential for exceeding the allowable soil bearing capacity. Lateral bracing would also be recommended to prevent future lateral movement of the block walls.
2. The main support beams and steel posts would need to be replaced entirely to support the two floors of residential loading and roof loads.
3. Many 1st Floor joists would also need to be replaced due to cracking failure or severe water damage.
4. It is likely that the footings supporting the basement posts are inadequately sized and reinforced to support the increased loading and would need to be replaced.
5. The 2nd Floor joist system would need to be reviewed and likely replaced. The floor joists are undersized and the end support conditions are questionable.
6. There is also a lack of fire blocking and would need to be installed throughout the entire building.
7. The ceiling joists of the 2nd Floor will need to be reattached to the rafters to prevent any shear failure which would cause the side walls of the building to push outward. Ultimately, if enough movement occurred, the roof would collapse.

Given the amount of foundation and framing replacement and modifications that would be required, it is my opinion that the existing building should be demolished due to safety concerns for the laborers. It is also likely that the cost of the reinforcement and repairs would not be economically feasible given the condition of the existing building and what the owner would be left with after the repairs are completed.

Please let me know if you have any further questions regarding this matter.

Best regards,

Steve Leonard, P.E.



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Land Development Report
January 20, 2017 1:01 PM
About LDC

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Location	
Parcel ID:	069E00770000
Parcel LRSN:	49826
Address:	MULTIPLE ADDRESSES
Zoning	
Zoning:	R5B
Form District:	TRADITIONAL NEIGHBORHOOD
Plan Certain #:	NONE
Proposed Subdivision Name:	NONE
Proposed Subdivision Docket #:	NONE
Current Subdivision Name:	NONE
Plat Book - Page:	NONE
Related Cases:	NONE
Special Review Districts	
Overlay District:	NO
Historic Preservation District:	CLIFTON
National Register District:	CLIFTON
Urban Renewal:	NO
Enterprise Zone:	NO
System Development District:	NO
Historic Site:	YES
Environmental Constraints	
Flood Prone Area	
FEMA Floodplain Review Zone:	NO
FEMA Floodway Review Zone:	NO
Local Regulatory Floodplain Zone:	NO
Local Regulatory Conveyance Zone:	NO
FEMA FIRM Panel:	21111C0027E
Protected Waterways	
Potential Wetland (Hydric Soil):	NO
Streams (Approximate):	NO
Surface Water (Approximate):	NO
Slopes & Soils	
Potential Steep Slope:	NO
Unstable Soil:	NO
Geology	
Karst Terrain:	YES
Sewer & Drainage	
MSD Property Service Connection:	YES
Sewer Recapture Fee Area:	NO
Drainage Credit Program:	CSO132 - Project(s) Value between \$.04 - \$1.5
Services	
Municipality:	LOUISVILLE
Council District:	9
Fire Protection District:	LOUISVILLE #2
Urban Service District:	YES

Brown-Conti Co., LLC
3936 Dutchmans Lane
Louisville, KY 40207
16 ZONE 1008

Subject Properties----->

069E00770000
124 Vernon Avenue
Louisville, KY

069E00160000
126/128 Vernon Avenue
Louisville, KY

1st Tier
Adjoining Property
Owners-->

Parcel ID: 069E00140000
Lee Schardein
122 VERNON AVE
LOUISVILLE, KY 40206-2037

069G00800000, 069G01110000
Northeast Christian Church
129 Vernon Ave
Louisville, Ky 40206

069E00170000
David M Horn II
1702 Applewood Ln.
Louisville, Ky 40222-4216

069E00330000
Marybeth Orton
135 N Bellaire Ave.
Louisville, Ky 40206-2066

069E00320000
Cullen Brown J & Jeane
8611 Holston Rd.
Louisville, Ky 40222-5317

069E00310000
CRENTALS LLC
1115 S 4th St., Ste. 1
Louisville, Ky 40203-4100

069E00060000
Clifton Lofts LLC
1115 S 4th St., Ste. 1
Louisville, Ky 40203-4100

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2nd Tier
Adjoining Property
Owners-->

069E00130000
Hayward & Patricia Day
120 Vernon Ave.
Louisville, Ky 40206-2037

069E00120000
Sandra Rihn
116 Vernon Ave.
Louisville, Ky 40206-2037

069E00110000
SAMUEL C WOOD
114 Vernon Ave.
Louisville, Ky 40206-2037

069E00050000, 069E00040000
PIG PROPERTIES LLC
2027 Frankfort Ave.
Louisville, Ky 40206-2028

069E00020000, 069E00030000
PIG PROPERTIES LLC
2027 Frankfort Ave.
Louisville, Ky 40206-2028

069E00010000
Gary W Jenkins Rev Trust Agreement
17008 Shelbyville Rd
Fisherville, Ky 40023-9740

069G00770000
FRANKFORT 2101 LLC
200 S 5th Street, Ste 400S,
Louisville, Ky 40202-3215

069G00080000
Salmon Podgursky
3105 Martha Ct.
Louisville, Ky 40220-2221

069G00070000
Salmon S Podgursky
3105 Martha Ct.
Louisville, Ky 40220-2221

069G00060000
RAPP ENTERPRISES OF LOU
2117 Frankfort Ave.
Louisville, Ky 40206-2001

069G00050000
Bradford Robison
2506 Rudy Ln,
Louisville, Ky 40207-2314

Easy Peel® Labels
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069G00040000
Xerographic Business Equipment Inc
2119 Frankfort Ave.
Louisville, Ky 40206-2001.

069G00110000
Thomas A Dotter & Mary Beth Condo
119 Vernon Ave.
Louisville, Ky 40206-2036

069G01090000
Cunningham Clifton Properties LLC
2133 Frankfort Ave.
Louisville, Ky 40206-2001

069G00160000
Amelia Fernandez
139 Vernon Ave.
Louisville, Ky 40206-2036

069E00190000
Paul A Michael
136 Vernon Ave.
Louisville, Ky 40206-2037

069E00340000
Bethany & Philip Inman
137 N Bellaire Ave. Unit 1
Louisville, Ky 40206-2066.

069E00540000
Derrick Beasley & Susan J Dognaux
138 N Bellaire Ave.
Louisville, Ky 40206-2064.

069E00510000
David O Curry Irv Trust
9950 W Gardner Rd,
Bloomington, In 47403-9294

069E00280000
Estate Of Mary E Keefe
6001 Rocky Mountain Dr.
Louisville, Ky 40219-2520

069E00100000, 069E00820000
C L W FAMILY LMTD PTR
295 N Hubbards Lane, Ste 102
Louisville, Ky 40207-8206

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069G00090000
Ashley L Shedd
537 N Maynor Creek Rd.
Waynesboro, MS 39367-8422.

069G01120000
Steven L & Melissa Whittaker
121 Vernon Ave.
Louisville, Ky 40206-2036

069G00250000, 069G00240000
Avenue At Frankfort Partners LLC
2002 Richard Jones Rd Ste C200
Nashville, TN 37215-2809

069G00810000
Vivian W Culin
2120 Sycamore Ave.
Louisville, Ky 40206-2014.

069E00180000
Steven Charles Hurst & Sherry Livers
205 Idlewylde Dr.
Louisville, Ky 40206-2330.

069E00560000
Amy E Zink
142 N Bellaire Ave.
Louisville, Ky 40206-2064

069E00530000
Daniel J Camic & Lu Ann Holloway
136 N Bellaire Ave.
Louisville, Ky 40206-2064.

069E00300000
Virginia Lee M Forest & Pat Fielding
129 N Bellaire Ave.
Louisville, Ky 40206-2066

069E00270000
Crescent Hill Properties LLC
2615 Top Hill Rd.
Louisville, Ky 40206-2832

069E00090000
Douglas & Pamela Nasief
2009 Frankfort Ave.
Louisville, Ky 40206-2028

Sens de
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069G00100000
Dawn W Pendleton
117 Vernon Ave.
Louisville, KY 40206-2036.

069G01000000, 069G01110000
Northeast Christian Church
129 Vernon Ave
Louisville, Ky 40206

069G00150000
Simon M Furnish & Lethia P Nall
135 Vernon Ave.
Louisville, Ky 40206-2036.

069G00170000
Maria A Fernandez & Raymond C
Ganong
141 Vernon Ave.
Louisville, Ky 40206-2036.

069E00350000
Rebecca L Taylor
141 N Bellaire Ave.
Louisville, Ky 40206-2066

069E00550000
Laura Lea Duckworth Living Trust
140 N Bellaire Ave.
Louisville, Ky 40206-2064.

069E00520000
Richard S Belcher
130 N Bellaire Ave.
Louisville, Ky 40206-3075

069E00290000
Estate Of Kenneth R Campbell
712 Cedar Grove Ct.
Louisville, Ky 40212-2135

069E00260000
Rodger & Jane Rose
4404 Watercrest Ct,
Louisville, Ky 40241-5532

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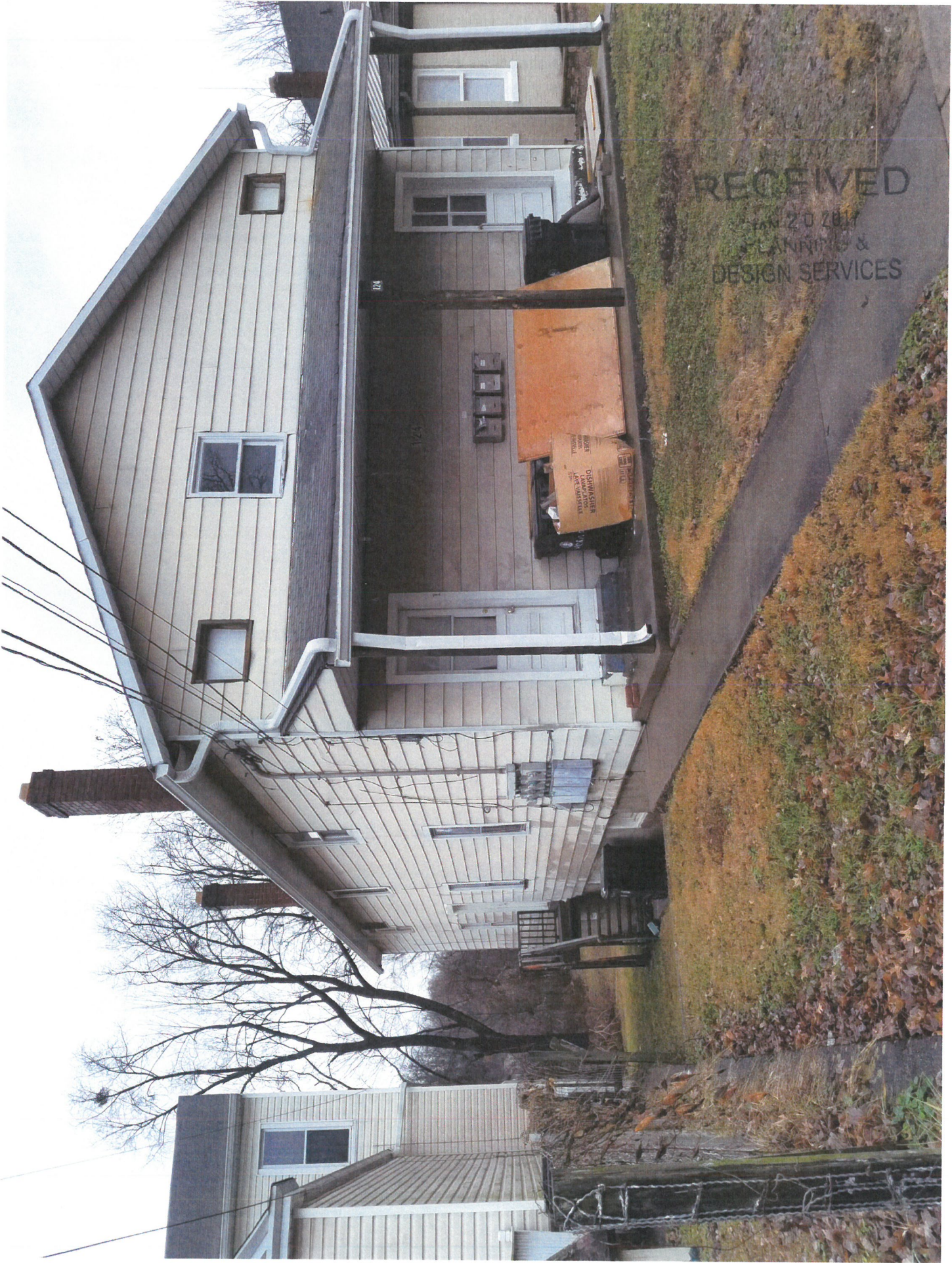
www.avery.com
1-800-GO-AVERY

17 10 13

Neighborhood Meeting--→	Vincent and Brenda Jones 188 Vernon Ave Louisville, KY 40206	Carl Yunker 184 Vernon Ave Louisville, KY 40206
David Coyte 205 N. Clifton Louisville, Ky 40206	Phil Samuel 3 Angora Court Louisville, KY 40206	Loraine Venberg Thomas Cunningham 191 N. Bellaire Louisville, KY 40206
Cassandra Culin 185 N. Bellaire Ave Louisville, KY 40206	Pam Vetter 123 Waverly Court Louisville, KY 40206	Arti Orega 181 Vernon Ave Louisville, KY 40206
Michael O'Leary Milton Elwood Stroder 1963 Payne Street Louisville, KY 40206	Charles Gabriel Alice Baldwin 165 Vernon Ave Louisville, KY 40206	Richard Myers 189 Vernon Ave Louisville, KY 40206
Others--→	Clifford H. Ashburner Dinsmore & Shohl LLP 101 S. Fifth Street, Suite 2500 Louisville, KY 40202	Tami Conti 3936 Dutchmans Lane Louisville, KY 40207
Mark Madison Milestone 108 Daventry Lane Suite 300 Louisville, KY 40223	Sheri Werling Dinsmore & Shohl LLP 101 S. 5 th Street, Suite 2500 Louisville, KY 40202	Julia Williams Planning & Design Services 444 South 5 th Street, Suite 300 Louisville, KY 40202
Robert Keesaer Louisville Metro Planning & Design Services 444 South Fifth Street Louisville, KY 40202	Bill Hollander Louisville Metro Council District 9 601 W Jefferson Street Louisville, KY 40202	Joey Keck 125 Vernon Avenue Louisville, Kentucky 40206

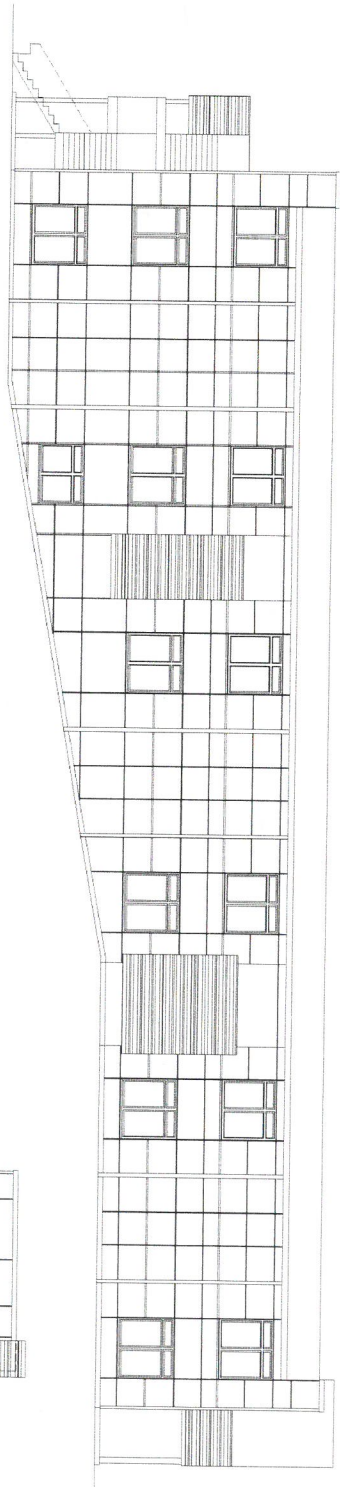
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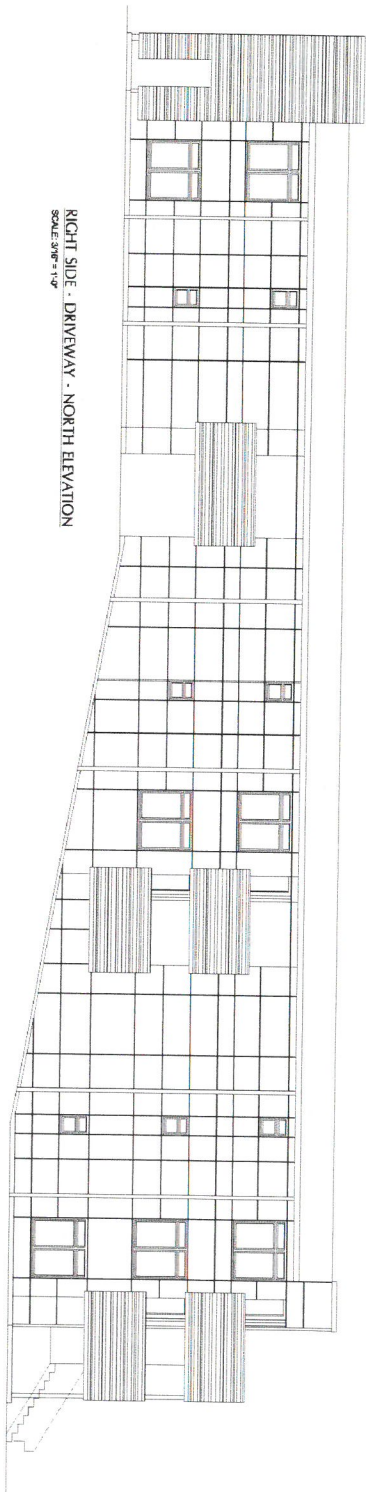


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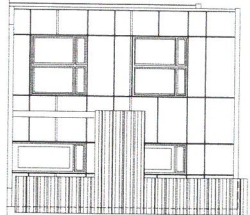
LEFT SIDE - SOUTH ELEVATION
SCALE 3/8" = 1'-0"



RIGHT SIDE - DRIVEWAY - NORTH ELEVATION
SCALE 3/8" = 1'-0"



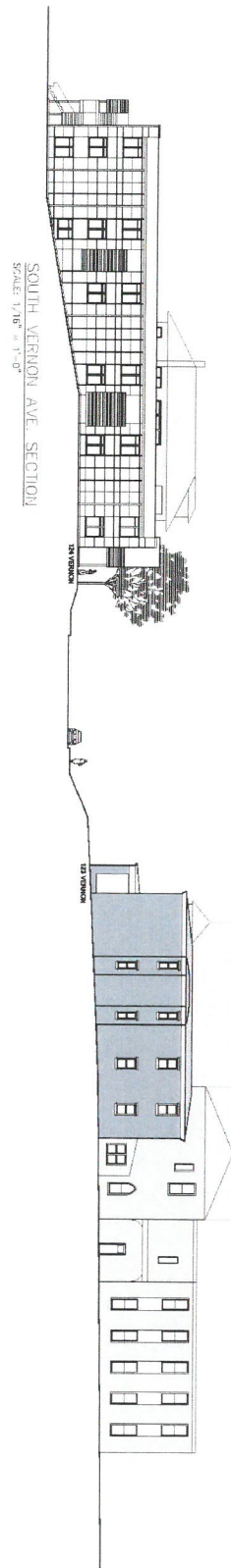
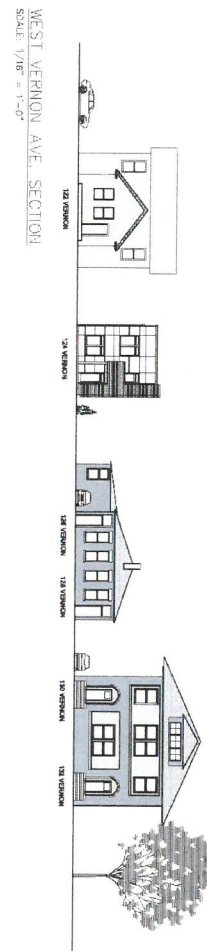
FRONT ELEVATION
SCALE 3/8" = 1'-0"



PR2	DATE: 2/16/2016	PRELIMINARY ELEVATIONS	BROWN CONTI CO., LLC	studio kremer architects 3258 Ruckelshaus Parkway, Louisville, KY 40299 TEL: 502.499.1100 FAX: 499.1101	
	DRAWN BY: J. KREMER	PROPOSED NEW APARTMENTS			
	CHECKED BY: J. KREMER	124, 126 & 128 VERNON AVE			
	REVISIONS: 1	CLIFTON			

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PR3	2016-014	PRELIMINARY ELEVATIONS	BROWN CONTI CO., LLC	studio kremer architects 3256 Ruckriegel Parkway, Louisville, KY 40299 TEL 502.499.1100 FAX 499.1101	
		PROPOSED NEW APARTMENTS 124, 126 & 128 VERNON AVE CLIFTON			



VARIANCES REQUESTED

- V1 A VARIANCE IS REQUESTED FROM CHAPTER 5 PART 4 OF THE LDC TO ALLOW THE MINIMUM CONTIGUOUS PRIVATE YARD AREA TO BE LESS THAN 20'.
- V2 A VARIANCE IS REQUESTED FROM CHAPTER 5 PART 4 OF THE LDC TO REDUCE THE MINIMUM PRIVATE YARD AREA TO 25.7%.

WAIVERS REQUESTED

- W1 A WAIVER IS REQUESTED FROM CHAPTER 10 PART 2 TO REDUCE THE REQUIRED 10' LBA TO 5' LBA, ADJACENT TO THE EXISTING BUILDING AND THE PROPOSED BUILDING.

GENERAL NOTES

- () DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (E.G. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- 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 SERVICES 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 LOUISVILLE METRO 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.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- BOUNDARY INFORMATION SHOWN WAS TAKEN FROM THE BOUNDARY SURVEY PREPARED BY TRAVIS BENTLEY PLS #3697.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCY.
- SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND APPLICABLE CHARGES.
- ON-SITE DETENTION WILL BE PROVIDED. BUILDING DOWNSPOUTS SHALL BE DIRECTED TO DETENTION BASIN POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. DOWNSTREAM SYSTEM TO BE ANALYZED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- MSD DRAINAGE BOND REQUIRED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
- UNDERGROUND DETENTION MUST MEET THE REQUIREMENTS OF SECTION 10.3.6.4 OF MSD'S DESIGN MANUAL.
- MINOR SUBDIVISION PLAT OR DEED OF CONSOLIDATION REQUIRED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
- EXISTING SIDEWALKS RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

TREE CANOPY CALCULATIONS

CLASS "B" 0% COVERED
SITE AREA: 0.629 AC (27,404 SF)
EXISTING TREE CANOPY PRIOR TO SITE DISTURBANCE: 0 S.F. (0%)
TREE CANOPY REQUIRED 4.111 S.F. (15%) LESS 33% REDUCTION = 2,740 S.F.
EXISTING TREE CANOPY PRESERVED (0%)
NEW TREE CANOPY PROVIDED 2,740 S.F. (10%)
4-1 3/4" TYPE A TREES

IMPERVIOUS AREA

EXISTING IMPERVIOUS = 6,316 S.F.
PROPOSED IMPERVIOUS = 9,653 S.F.
NET IMPERVIOUS = 3,316 S.F.
SITE DISTURBANCE = 23,258 S.F. (0.53 AC)

INCREASED RUNOFF CALCULATIONS

Cpre = 0.40
Cpost = 0.63
AREA = 0.629 AC
(0.63 - 0.40) X 2.8/12 X 0.629 AC = 0.033 AC-F"

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 DEVELOPMENT REVIEW OFFICE. EPSC BMP'S 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 SEED 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 SEED, 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.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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.

PROJECT SUMMARY

EXISTING ZONE	R4 & R5B
EXISTING FORM DISTRICT	TN
EXISTING USE	MULTI-FAMILY RESIDENTIAL
PROPOSED ZONE	R6
MAX. HEIGHT	3 STORIES (45')
SITE ACREAGE	0.629 AC. (27,404 S.F.)
F.A.R.	0.33
EXISTING D.U.	7
PROPOSED D.U. TO BE REMOVED	4
PROPOSED NEW D.U.	10
TOTAL D.U.	15
PROPOSED DENSITY	15.90 D.U./AC.
TOTAL BLDG. SF.	9,164 S.F.
PRIVATE YARD AREA PROVIDED	7,062 S.F. (25.7% OF LOT)
PRIVATE YARD AREA REQUIRED	8,222 S.F. (30% OF LOT)

OPEN SPACE (REQUIRED)

10% (2,740 S.F.)	2,740 S.F.
50% (2,740 S.F.) RECREATIONAL	1,370 S.F.

OPEN SPACE (PROVIDED)

26.8%	7,384 S.F.
86%	2,371 S.F.

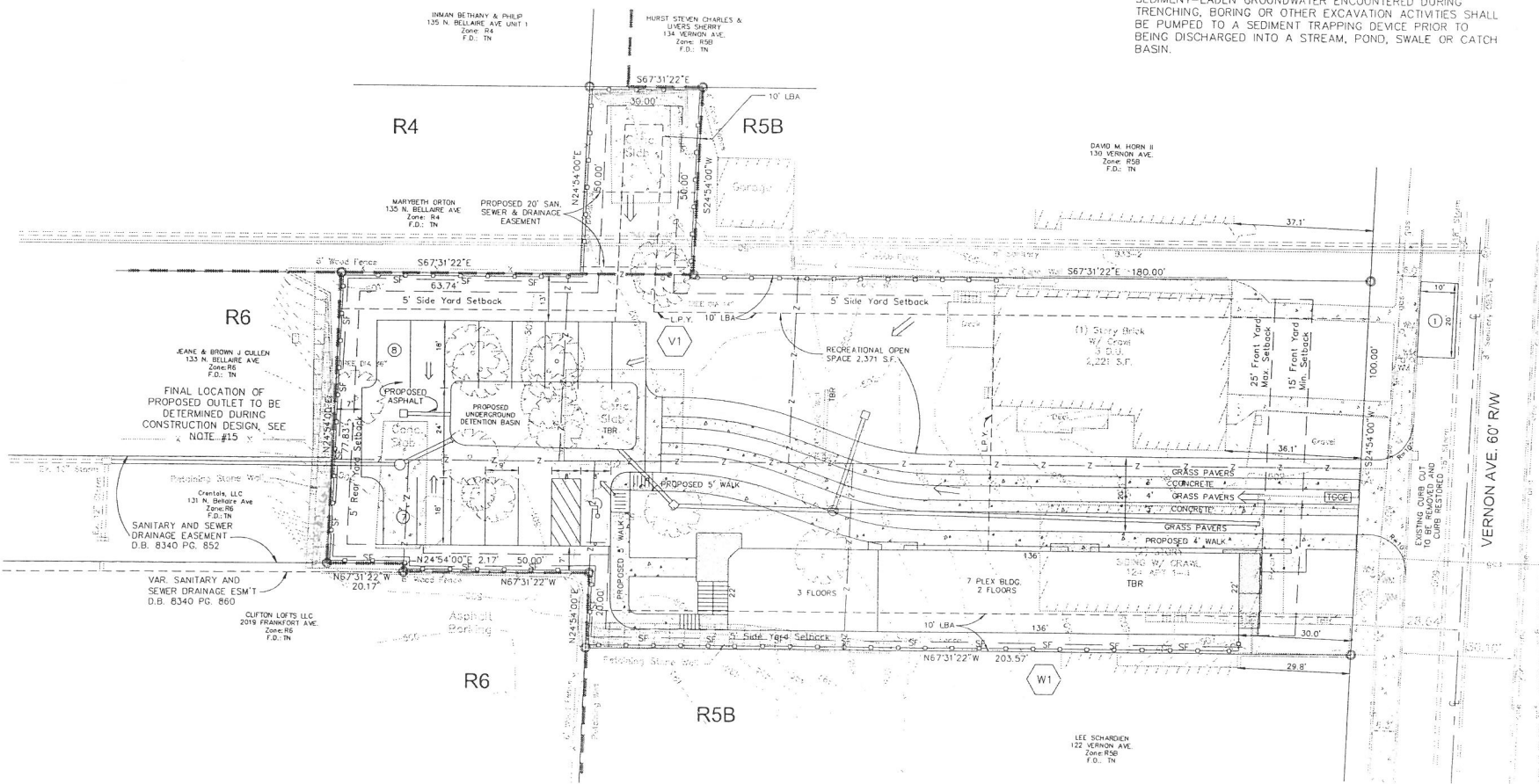
PARKING SUMMARY

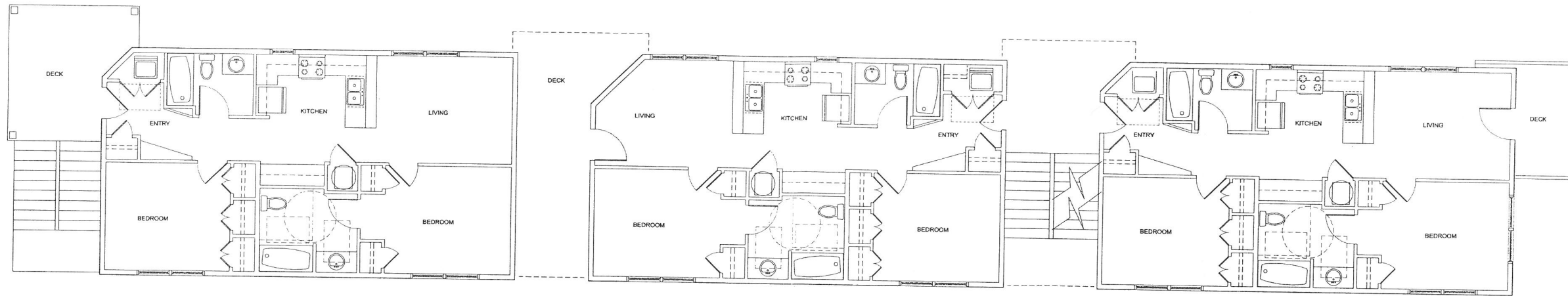
PARKING REQUIRED

MIN. 1.5 SPACES/D.U.	15 SPACES
MAX. 2.5 SPACES/D.U.	25 SPACES

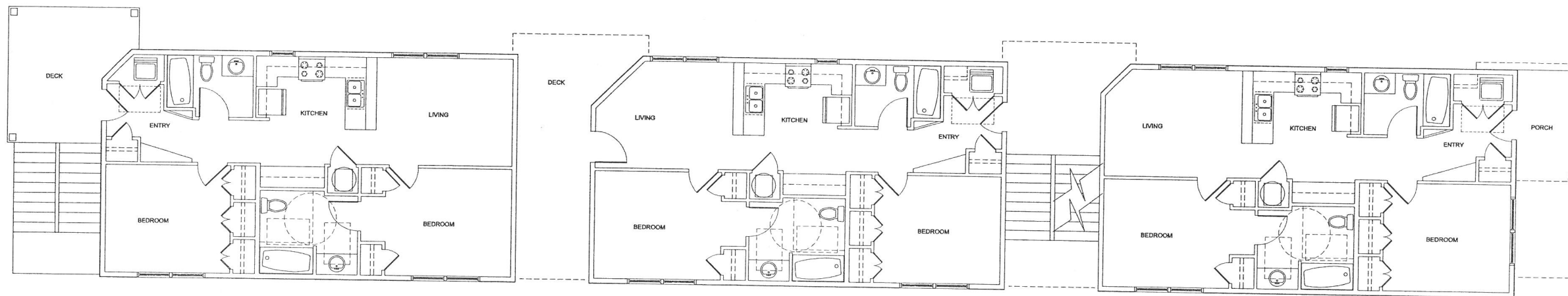
PARKING PROVIDED

STANDARD PARKING	13 SPACES
HANDICAP PARKING	1 SPACES
ON STREET PARKING	1 SPACES
TOTAL PARKING	15 SPACES

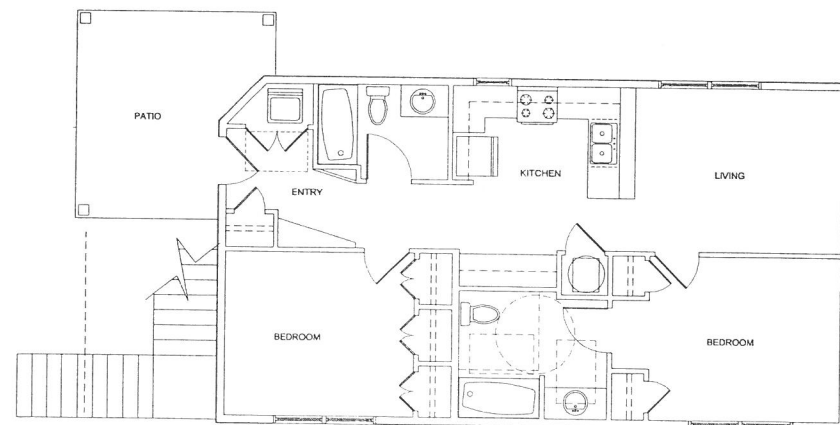




UPPER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

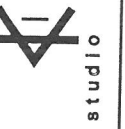


MAIN LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"



LOWER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

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studio kremer architects
3258 Ruckriegel Parkway, Louisville, KY 40299
TEL 502.499.1100 FAX 499.1101

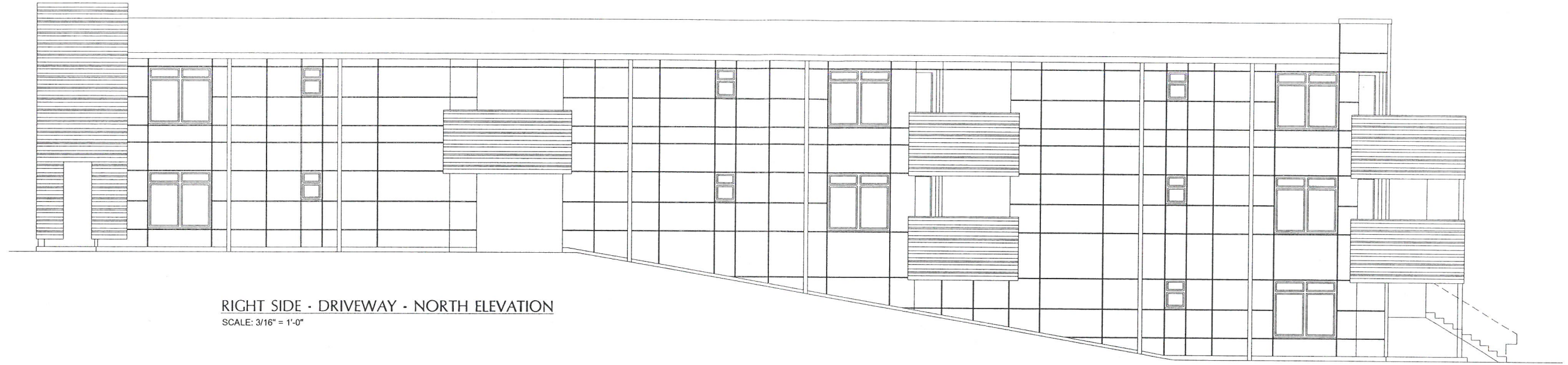
BROWN CONTI CO., LLC

PRIMINARY FLOOR PLANS
PROPOSED NEW APARTMENTS
124, 126 & 128 VERNON AVE
CLIFTON

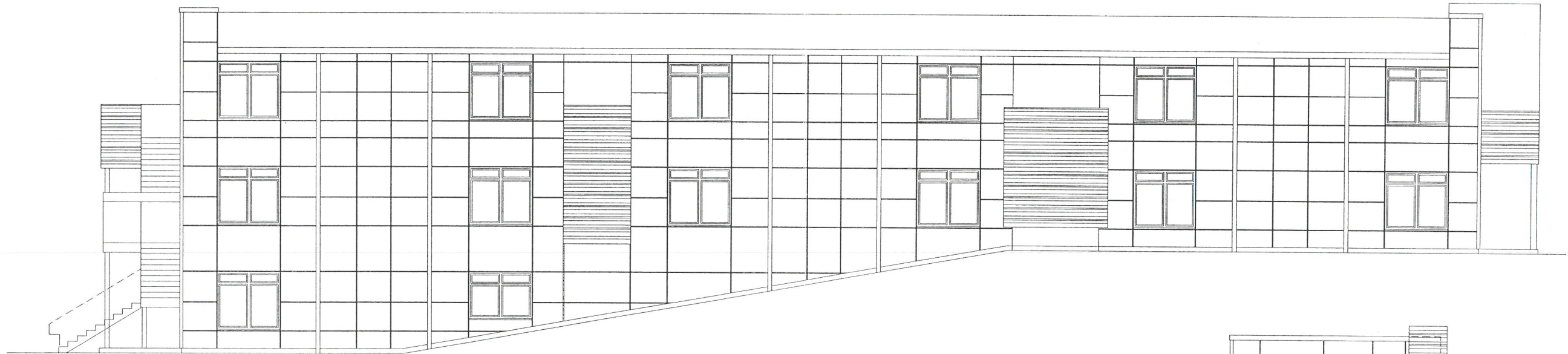
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REVISIONS :
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2016-044

PR1



RIGHT SIDE - DRIVEWAY - NORTH ELEVATION
SCALE: 3/16" = 1'-0"



LEFT SIDE - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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FRONT ELEVATION
SCALE: 3/16" = 1'-0"



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3258 Ruckriegel Parkway, Louisville, KY 40299
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BROWN CONTI CO., LLC

PRELIMINARY ELEVATIONS
PROPOSED NEW APARTMENTS
124, 126 & 128 VERNON AVE
CLIFTON

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