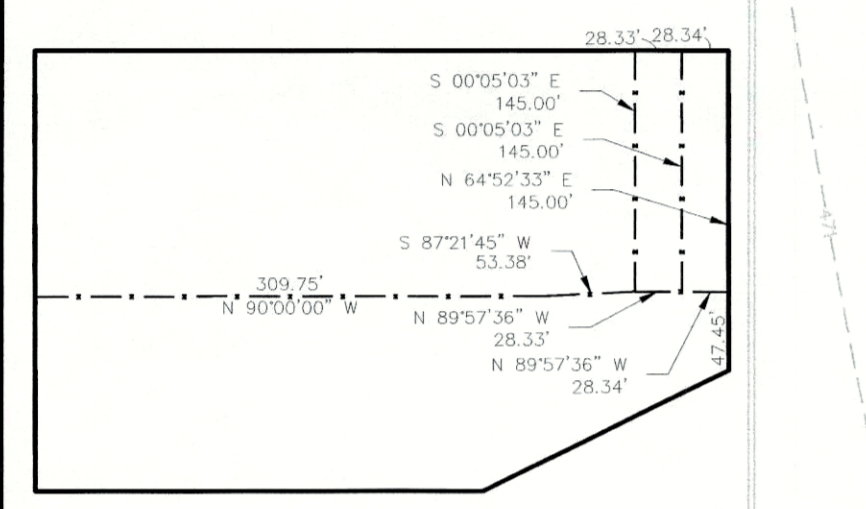
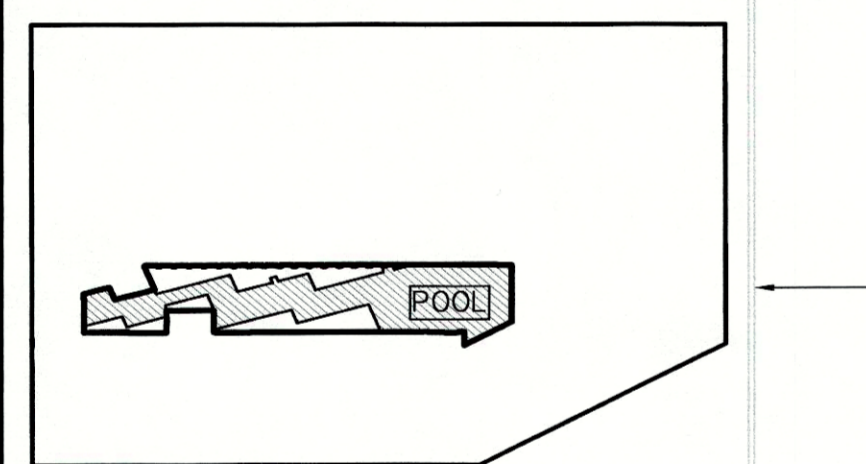


PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 DATE: 12/29/15
 LOCATION: 1124 REUTLINGER AVENUE
 METRO PUBLIC WORKS



LOTS TO BE CONSOLIDATED
 BEARING & DISTANCE EXHIBIT



OPEN SPACE & RECREATIONAL OPEN SPACE EXHIBIT

RECREATIONAL OPEN SPACE 6,493 SF
 68.8% OF OPEN SPACE
 OPEN SPACE 9,435 SF
 8.9% OF TOTAL ACREAGE

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.
- SANITARY SEWERS AVAILABLE BY CONNECTION AND SUBJECT TO APPLICABLE FEES.
- SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT MORRIS FORMAN SEWAGE TREATMENT PLANT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- ALL PARKING SPACES ARE 9 FEET WIDE BY 18 FEET DEEP UNLESS OTHERWISE NOTED.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTON. 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 SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- A TREE PRESERVATION PLAN WILL BE SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
- 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.

- THE LOCATION AND TYPE OF ANY TREES OR LANDSCAPING WITHIN THE ROADWAY RIGHT-OF-WAY WILL BE EVALUATED FOR ROADSIDE SAFETY AND SIGHT DISTANCE REQUIREMENTS BY METRO PUBLIC WORKS WHICH RESERVES THE RIGHT TO REMOVE THEM WITHOUT THE APPROVAL OF THE PROPERTY OWNER.
- CAPACITY CHARGES TO BE CALCULATED.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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.
- SITE SHALL LIMIT SURFACE WATER DISCHARGE SUCH THAT THE 100 YEAR STORM POST DEVELOPED FLOW IS LESS THAN THE 10 YEAR PRE DEVELOPED FLOW.
- THE PROPOSED POOL WILL UTILIZE A SAND FILTRATION SYSTEM.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED) FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH ROAD IMPROVEMENTS.

WAIVERS REQUESTED

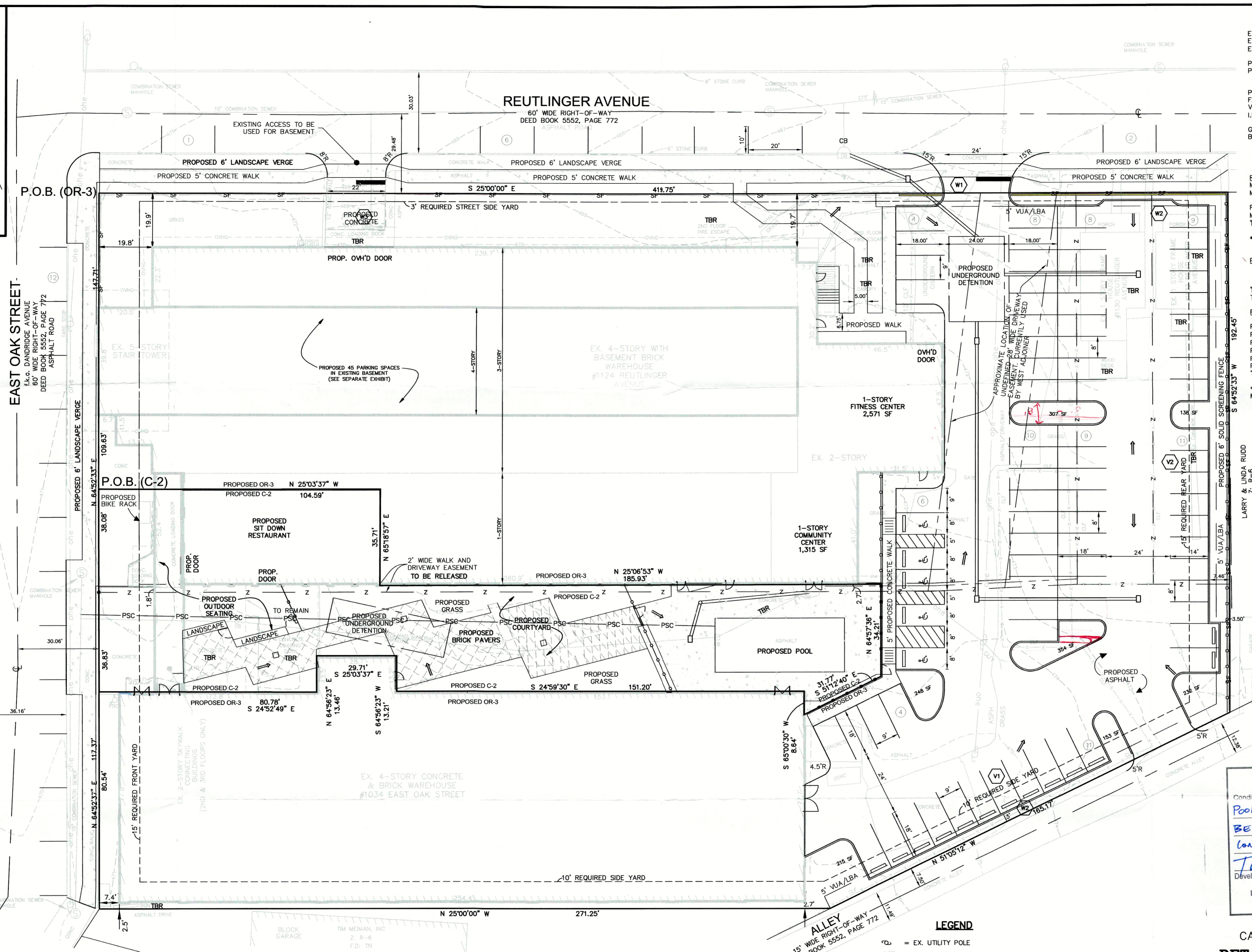
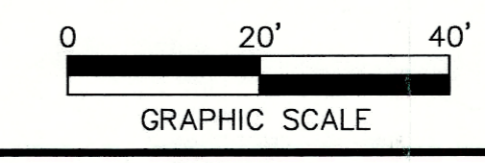
- W1 A WAIVER IS REQUESTED FROM SECTION 5.4.1.G.3 OF THE LDC TO ALLOW PARKING IN FRONT OF THE BUILDING.
- W2 A WAIVER IS REQUESTED FROM TABLE 10.2.6 OF THE LDC TO REDUCE THE REQUIRED 5' LBA TO 3'.
- W3 A WAIVER IS REQUESTED FROM TABLE 5.4.1.G.3 OF THE LDC TO ALLOW THE TOP OF THE GARAGE DOOR TO BE ABOVE THE EXISTING GRADE OF THE ADJACENT ROADWAY.

VARIANCES REQUESTED

- V1 A VARIANCE IS REQUESTED FROM TABLE 5.2.2 OF THE LDC TO ALLOW PARKING TO ENCOACH INTO THE REQUIRED 10' SIDE YARD 6.5'.
- V2 A VARIANCE IS REQUESTED FROM TABLE 5.2.2 OF THE LDC TO ALLOW PARKING TO ENCOACH INTO THE REQUIRED 15' REAR YARD 11.52'.

LEGEND

- EX. UTILITY POLE
- EX. CONTOUR
- EX. FIRE HYDRANT
- EX. ELECTRIC MANHOLE
- EX. OVERHEAD ELECTRIC
- EX. TELEPHONE PEDESTAL/VAULT
- EX. WATER VALVE
- EX. LIGHT POST
- EX. SANITARY SEWER
- EX. BUS STOP SIGN
- EX. GAS TRANSMISSION LINE
- PARKING COUNT
- TEMPORARY GRAVEL
- CONSTRUCTION ENTRANCE
- PROPOSED SILT FENCE
- PROPOSED DRAINAGE INLET
- DIRECTION OF STORM WATER FLOW
- PROPOSED DUMPSTER LOCATION
- BUILDING OVERHANG
- EX. GAS METER
- PROPOSED 42" TALL WALL



PRELIMINARY APPROVAL
 Condition of Approval:
 Pool PSC Alignment to BE REVISOR PRIOR TO CONST.
 Tom Kelly 12/29/15
 DEVELOPMENT REVIEW
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT
 DESIGN SERVICES

CASE #15ZONE1050
DETAILED DISTRICT DEVELOPMENT PLAN
 OF
BRADFORD MILLS LOFTS
 1124, 1130 & 1132 REUTLINGER AVENUE & 1034 EAST OAK STREET
 LOUISVILLE, KENTUCKY 40204

OWNER: 1124 REUTLINGER AVENUE
 WILLIAM DOOKAN
 P.O. BOX 4395
 LOUISVILLE, KENTUCKY 40204
 D.B. 10143, Pg. 368
 TAX BLOCK 25F, LOT 62
 OWNER: 1034 E. OAK STREET
 BRADFORD MILLS LLC
 10531 TIMBERWOOD CIRCLE
 LOUISVILLE, KENTUCKY 40223
 D.B. 10460, Pg. 288
 TAX BLOCK 25F, LOT 85
 OWNER: 1132 REUTLINGER AVENUE
 JOHN C. GRESTLE
 P.O. BOX 43071
 LOUISVILLE, KENTUCKY 40204
 D.B. 10143, Pg. 368
 TAX BLOCK 25F, LOT 62
 DEVELOPER: MARIAN DEVELOPMENT GROUP, LLC
 1122 ROGERS STREET
 LOUISVILLE, KENTUCKY 40204
 (502) 297-8130
 14038dev.dwg

PROJECT SUMMARY

EXISTING FORM DISTRICT TN
 EXISTING ZONE R-6
 EXISTING USE VACANT/WAREHOUSE
 PROPOSED ZONE OR-3 & C-2
 PROPOSED USE MULTI-FAMILY RESIDENTIAL & RESTAURANT
 PROPOSED DWELLING UNITS 147 UNITS
 FAR 1.67
 V.U.A. 24,539 S.F.
 I.L.A. REQUIRED (5%) 1,227 S.F.
 PROVIDED 1,647 S.F.
 GROSS FLOOR AREA 176,771 S.F.
 BLDG. FOOTPRINT 54,152 S.F.

PARKING SUMMARY

REQUIRED MULTI-FAMILY MIN. (1 SPACE/1.5 UNITS) 147 D.U. 221 SPACES
 RESTAURANT MIN. (1 SPACE/250 S.F.) 3,708 SF* 15 SPACES
 TOTAL MIN. REQUIRED 236 SPACES
 *INCLUDES OUTDOOR SEATING
PARKING REDUCTIONS
 10% TARC
 20% HISTORIC
 20% GREEN
 50%
 TOTAL REDUCTION 118 SPACES
 TOTAL REQUIRED WITH REDUCTION 118 SPACES
PROVIDED
 PROPOSED GARAGE 45 SPACES
 PROPOSED ON-SITE (STANDARD) 22 SPACES
 PROPOSED ON-SITE (COMPACT***) 18 SPACES
 PROPOSED ON-SITE (COMPACT**) 35 SPACES
 PROPOSED ON-SITE (HANDICAP) 5 SPACES
 PROPOSED ON-STREET 21 SPACES
 TOTAL PARKING PROVIDED 146 SPACES
 **COMPACT SPACES WHICH ARE IN EXCESS OF THE MINIMUM REQUIRED

DENSITY CALCULATIONS

PROPOSED NUMBER OF D.U. 147
 DENSITY OR-3 AREA 70.30 D.U./AC.
 OR-3 & C-2 AREA 60.49 D.U./AC.
 ACREAGE TOTAL SITE 2.43 AC.
 PROPOSED OR-3 2.091 AC.
 PROPOSED C-2 0.339 AC.
 71 (1) BR = 29.22 D.U./AC.
 76 (2) BR = 31.28 D.U./AC.

TREE CANOPY CALCULATIONS

THE FAR IS GREATER THAN 1.0 SO THERE IS 100% REDUCTION.

BIKE RACK CALCULATIONS

MULTI-FAMILY RES. - EXEMPT
 RESTAURANT (3,708 S.F.)
 REQUIRED:
 (2) LONG TERM
 (1) SHORT TERM 1/25,000 S.F.



108 Davenport Lane
 Suite 300
 Louisville, Ky 40223
 t: (502) 327-7073
 f: (502) 327-7066

BRADFORD MILLS LOFTS

DATE: 11/5/14
 DRAWN BY: T.D.M.
 CHECKED BY: D.L.E.
 SCALE: 1"=20' (HORZ)
 SCALE: N/A (VERT)

REVISIONS	
Δ	10/23/15 Pre-App
Δ	11/23/15 Agency Comments
Δ	11/24/15 Agency Comments
Δ	12/03/15 Agency Comments

DETAILED DISTRICT DEVELOPMENT PLAN

JOB NUMBER 14038

1 OF 1

15 ZONE 1050