BLOCK "A"	
LOT NO.	LOT SIZE
1	9581 SQ.FT.
2	2562 SQ.FT.
3	2562 SQ.FT.
4	7687 SQ.FT.
5	3416 SQ.FT.
6	2562 SQ.FT.
7	2562 SQ.FT.
8	10142 SQ.FT.
9	4057 SQ.FT.
10	3737 SQ.FT.
11	2562 SQ.FT.
12	2562 SQ.FT.
13	7687 SQ.FT.
14	2562 SQ.FT.
15	2562 SQ.FT.
16	7687 SQ.FT.
17	2989 SQ.FT.
18	4670 SQ.FT.

BLOCK "B"	
LOT NO.	LOT SIZE
19	30720 SQ.FT.
20	30853 SQ.FT.
21	30721 SQ.FT.

BLOCK "C"	
LOT NO.	LOT SIZE
22	9360 SQ.FT.
23	8212 SQ.FT.
24	2562 SQ.FT.
25	2562 SQ.FT.
26	7889 SQ.FT.
27	2689 SQ.FT.
28	2689 SQ.FT.
29	3203 SQ.FT.
30	4878 SQ.FT.
31	3335 SQ.FT.
32	3675 SQ.FT.
33	3360 SQ.FT.
34	2520 SQ.FT.
35	2520 SQ.FT.
36	3675 SQ.FT.
37	3335 SQ.FT.
38	9327 SQ.FT.
39	2669 SQ.FT.
40	2669 SQ.FT.
41	2669 SQ.FT.
42	2669 SQ.FT.
43	2669 SQ.FT.
44	2669 SQ.FT.
45	3830 SQ.FT.
46	4897 SQ.FT.
47	3360 SQ.FT.
48	3675 SQ.FT.
49	2520 SQ.FT.
50	2520 SQ.FT.

BLOCK "D"	
LOT NO.	LOT SIZE
51	11209 SQ.FT.
52	3631 SQ.FT.
53	2561 SQ.FT.
54	3416 SQ.FT.
55	2562 SQ.FT.
56	2562 SQ.FT.
57	2989 SQ.FT.
58	2989 SQ.FT.
59	8136 SQ.FT.
60	32089 SQ.FT.
61	7256 SQ.FT.
62	2562 SQ.FT.
63	2989 SQ.FT.
64	2989 SQ.FT.
65	3416 SQ.FT.
66	2989 SQ.FT.
67	7687 SQ.FT.
68	10141 SQ.FT.

BLOCK "E"	
LOT NO.	LOT SIZE
69	3990 SQ.FT.
70	3680 SQ.FT.
71	3010 SQ.FT.
72	2520 SQ.FT.
73	2520 SQ.FT.
74	2520 SQ.FT.
75	2520 SQ.FT.
76	3360 SQ.FT.
77	3360 SQ.FT.
78	3010 SQ.FT.
79	2520 SQ.FT.
80	2520 SQ.FT.
81	3010 SQ.FT.
82	4085 SQ.FT.
83	4550 SQ.FT.
84	4290 SQ.FT.
85	3322 SQ.FT.
86	4693 SQ.FT.
87	3192 SQ.FT.
88	3192 SQ.FT.
89	2394 SQ.FT.
90	2394 SQ.FT.
91	3192 SQ.FT.
92	3192 SQ.FT.
93	3192 SQ.FT.
94	11471 SQ.FT.

BLOCK "F"	
LOT NO.	LOT SIZE
95	3487 SQ.FT.
96	3211 SQ.FT.
97	2936 SQ.FT.
98	2202 SQ.FT.
99	2202 SQ.FT.
100	2936 SQ.FT.
101	2202 SQ.FT.
102	2202 SQ.FT.
103	2936 SQ.FT.
104	2936 SQ.FT.
105	2202 SQ.FT.
106	4129 SQ.FT.
107	3334 SQ.FT.
108	3537 SQ.FT.
109	3233 SQ.FT.
110	9979 SQ.FT.
111	2750 SQ.FT.
112	2568 SQ.FT.
113	8132 SQ.FT.
114	8132 SQ.FT.
115	3424 SQ.FT.
116	3424 SQ.FT.
117	10733 SQ.FT.

BLOCK "G"	
LOT NO.	LOT SIZE
118	59716 SQ.FT.

BLOCK "H"	
LOT NO.	LOT SIZE
119	23350 SQ.FT.

BLOCK	VUA (SQ. FT.)	REQ. ILA (SQ. FT.)	PRO. ILA (SQ. FT.)
A	19462.3	973	2043
B	35360.2	1768	4768
C	25593.6	1280	2879
D	24614.6	1231	1672
E	16720.2	836	1553
F	22850.6	1143	2534

BUILDING TYPE	GROSS BUILDING FOOTPRINT AREA	GROSS BUILDING FLOOR AREA	HEIGHT (MID POINT OF ROOF)
A	944.04	1470.00	26'-10"
B	784.01	1470.00	26'-10"
C	1151.04	1470.00	26'-10"
D	1040.02	1470.00	26'-10"
E	611.89	1012.00	26'-10"
F	1399.90	2482.00	26'-10"
G	1559.14	2482.00	26'-10"
H	2613.52	7338.00	37'-2"
I	4116.49	10000.00	37'-2"
J	11745.81	27616.00	37'-2"
K	13972.20	41700.00	37'-2"
K	6605.04	18000.00	26'-10"

[illegible]	BLOCK SIZE	ACRES	NO. OF UNITS	NET DENSITY
[illegible]	82152 SQ.FT.	1.886	46	24.39
[illegible]	92294 SQ.FT.	2.119	60	28.32
C	112178 SQ.FT.	2.575	52	20.19
[illegible]	112175 SQ.FT.	2.575	70	27.18
[illegible]	91700 SQ.FT.	2.105	33	15.68
[illegible]	92827 SQ.FT.	2.131	49	22.99
G	59716 SQ.FT.	1.371	0	0
[illegible]	23350 SQ.FT.	0.536	0	0

PARKING STATISTICS

BLOCK A – REQUIRED: 63 MIN./122 MAX.
PROPOSED: 84 SPACES W/ 3 HC
(27 ON STREET SPACES, 57 OFF STREET SPACES)
BLOCK B – REQUIRED: 90 MIN./150 MAX.
PROPOSED: 124 SPACES W/ 6 HC
(39 ON STREET SPACES, 75 OFF STREET [illegible] AND 10 GARAGE SPACES)
BLOCK C – REQUIRED: 66 MIN./143 MAX.
PROPOSED: 106 SPACES W/ 3 HC
(39 ON STREET SPACES, 60 OFF STREET [illegible] AND 7 GARAGE SPACES)
BLOCK D – REQUIRED: 98 MIN./182 MAX.
PROPOSED: 94 SPACES W/ 3 HC
(27 ON STREET SPACES, 67 OFF STREET [illegible])
BLOCK E – REQUIRED: 38 MIN./95 MAX.
PROPOSED: 60 SPACES W/ 2 HC
(18 ON STREET SPACES, 26 OFF STREET [illegible] AND 16 GARAGE SPACES)
BLOCK F – REQUIRED: 64 MIN./132 MAX.
PROPOSED: 90 SPACES W/ 3 HC
(24 ON STREET SPACES, 66 OFF STREET [illegible])
BLOCK G – REQUIRED: 0 MIN./0 MAX.
PROPOSED: 20 SPACES
(20 ON STREET SPACES)
BLOCK H – REQUIRED: 0 MIN./0 MAX.
PROPOSED: 12 SPACES
(12 ON STREET SPACES)

SITE STATISTICS

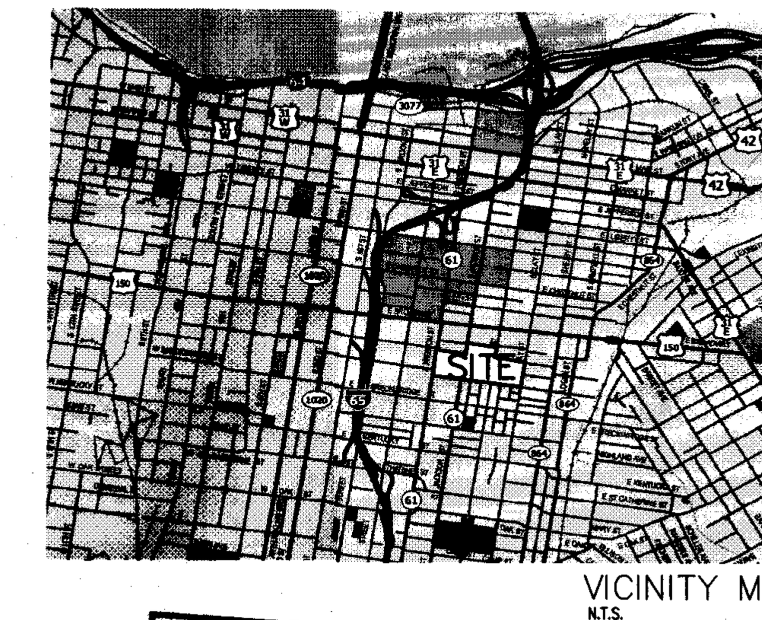
ZONE:	URBAN NEIGHBORHOOD (UN) OFFICE/RESIDENTIAL (OR-2)
ACREAGE: GROSS	21.47 ACRES
NET	15.29 ACRES
NUMBER OF UNITS:	310
NUMBER OF LOTS:	119
REQUIRED SETBACKS:	FRONT YARD: 15', REAR YARD: 5'
PROPOSED SETBACKS: (VARIANCE REQUESTED)	MINIMUM FRONT YARD SETBACK IS AT FACE OF PROPOSED BUILDING AND VARIES FROM 0 TO 15'

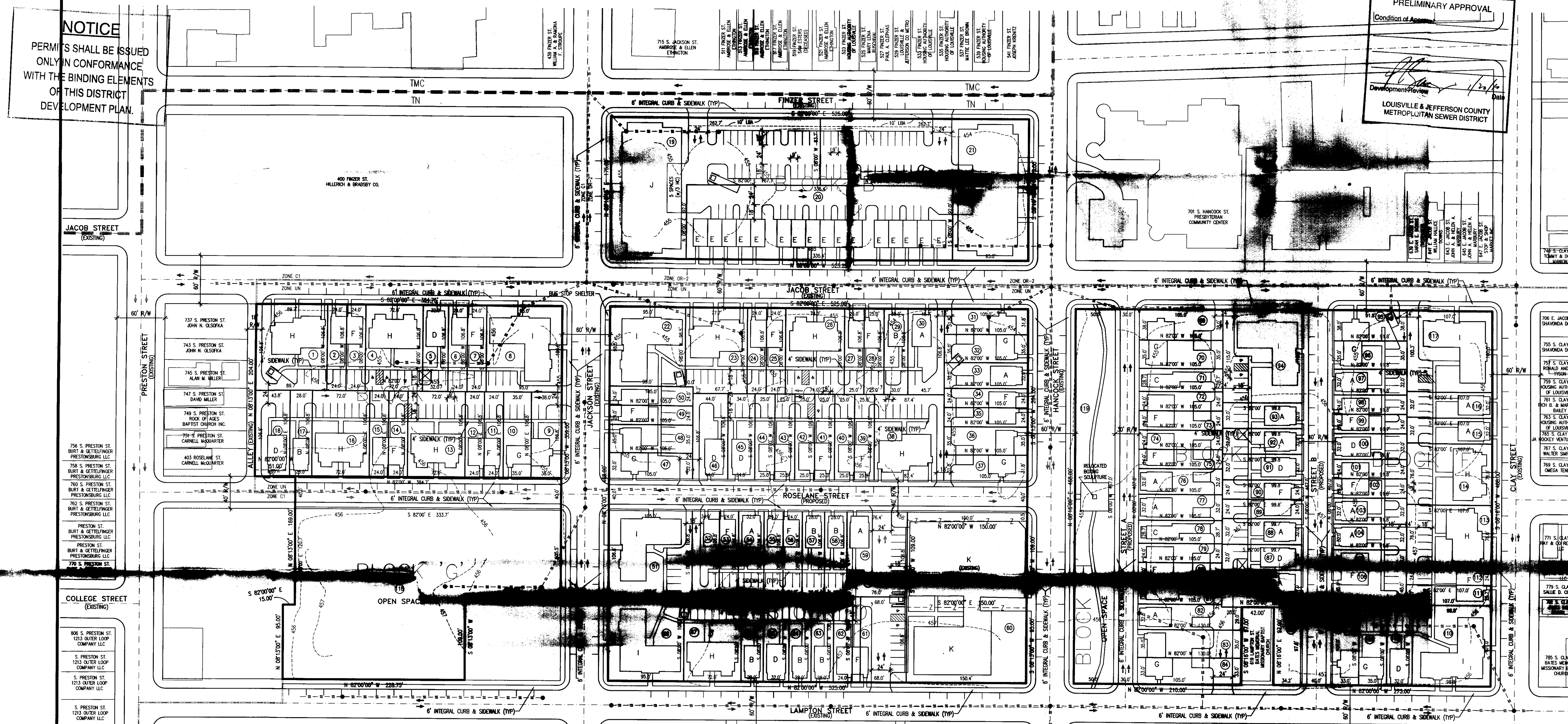
TREE CANOPY COVERAGE

GROSS SITE AREA:	935,233.20 SQ.FT. (21.47 AC.)
PERCENTAGE OF TREE CANOPY PRESERVED:	0.00 SQ.FT. (0.00%)
PERCENTAGE OF TREE CANOPY REQUIRED:	140,284.98 SQ.FT. (15%)
66% REDUCTION:	92,[illegible] SQ.FT. (140,284.98 x [illegible])
TOTAL TREE CANOPY REQUIRED:	47,696.89 SQ.FT. (140,284.98 – [illegible])
TOTAL REQUIRED TREES (750 SQ.FT. / TREE)	64 TREES (47,696.89 / 750)

PLAT NOTES

1. THERE IS A SHARED PARKING AND CROSSOVER ACCESS AGREEMENT FOR THE PROPERTY SHOWN HEREON.
2. CONSTRUCTION PLANS AND PERMITS ARE REQUIRED FOR ANY WORK WITHIN [illegible] PUBLIC RIGHT-OF-WAY.
3. THE ENCROACHMENT BOND REQUIREMENT FOR THE [illegible] HAS BEEN WAIVED [illegible] PUBLIC WORKS ON THE CONDITION THAT A LETTER FROM [illegible] LOUISVILLE METRO HOUSING AUTHORITY TAKING RESPONSIBILITY FOR THE [illegible] WITHIN THE RIGHT-OF-WAY IS PROVIDED PRIOR TO CONSTRUCTION APPROVAL.
4. ALL ON-STREET PARALLEL PARKING SHALL BE [illegible] WIDE X 22' LONG.





PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY:
DATE: 1/8/10
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

LEGEND

SANITARY SEWER MANHOLE
SANITARY SEWER LINE
EXISTING ZONE LINE
FORM DISTRICT BOUNDARY
EXISTING CONTOUR LINE
STREET CENTERLINE
STREET RIGHT-OF-WAY LINE
PROPERTY LINE
PROPOSED LOT LINE
PROPOSED DUMPSTER ENCLOSURE
PROPOSED HERBIE ENCLOSURE
EXISTING BUILDINGS TO BE REMOVED.
EXISTING BUILDINGS TO REMAIN.

UNIT MIX CHART

BLOCK "A"	
BLDG	UNIT / BLDG
B	1
D	1
D	1
F	2
F	2
F	2
F	2
G	2
H	6
H	6
H	6
H	6
I	9
TOTAL	46

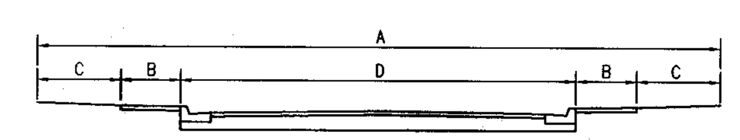
BLOCK "B"	
BLDG	UNIT / BLDG
E	1
E	1
E	1
E	1
E	1
E	1
E	1
E	1
E	1
E	1
E	1
E	1
E	1
E	1
E	1
E	1
J	22
J	22
TOTAL	60

BLOCK "C"	
BLDG	UNIT / BLDG
A	1
A	1
B	1
D	1
D	1
F	2
F	2
F	2
F	2
F	2
F	2
F	2
G	2
G	2
G	2
H	6
H	6
H	6
I	9
TOTAL	52

BLOCK "D"	
BLDG	UNIT / BLDG
A	1
A	1
B	1
B	1
B	1
B	1
B	1
D	1
F	2
F	2
F	2
H	6
I	9
I	9
K	16
K	16
TOTAL	70

BLOCK "E"	
BLDG	UNIT / BLDG
A	1
A	1
A	1
A	1
A	1
A	1
A	1
C	1
C	1
C	1
D	1
D	1
F	2
F	2
F	2
F	2
G	2
G	2
I	9
TOTAL	33

BLOCK "F"	
BLDG	UNIT / BLDG
A	1
A	1
A	1
A	1
A	1
D	1
D	1
F	2
F	2
F	2
F	2
G	2
G	2
H	6
H	6
I	9
I	9
TOTAL	49



TYPICAL SECTION – PROPOSED STREETS

STREET A	STREET B	ROSELANE STREET
A=30' R/W	A=40' R/W	A=40' R/W
B=6' WALK	B=6' WALK	B=6' WALK
C=0' GRASS	C=0' GRASS	C=0' GRASS
D=18' PVM'T.	D=28' PVM'T.	D=28' PVM'T.

MSD GENERAL NOTES:

1. WM# 10163
2. MSD SANITARY SEWERS ARE AVAILABLE BY L.E., SUBJECT TO FEES AND CHARGES. SEWAGE TO BE TREATED AT THE MORRIS FORMAN WQTC. FEES WILL BE DUE FOR ANY NEW CONNECTIONS TO THE MSD SYSTEMS.
3. SITE MAY BE SUBJECT TO MSD'S REGIONAL FACILITY FEE.
4. DEVELOPER WILL EXPLORE THE USE OF GREEN INFRASTRUCTURE FEATURES (I.E., BIOSWALES, RAIN GARDENS, PERVIOUS PAVERS, ETC.) WHERE POSSIBLE IN THE DEVELOPMENT.
5. CONSTRUCTION PLANS AND PERMITS ARE REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 13419
APPROVAL DATE 1/7/2010
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

RECEIVED
JAN 07 2010
PLANNING & DESIGN SERVICES

GRAPHIC SCALE: 1" = 60'
0 60 120 180

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON PLANS PREPARED BY DUKES AND GRAY LAND SURVEYING, INC. DATED 02/10/88.

STATE OF KENTUCKY
FREDERICK R. EASTRIDGE
13565
LICENSED PROFESSIONAL ENGINEER

SHEPPARD SQUARE

736 SOUTH JACKSON STREET, 520 EAST JACOB STREET,
519 EAST JACOB STREET, 742 MERCHANT COURT & 760 SOUTH HANCOCK STREET
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY

DEVELOPMENT PLAN

Sherman·Carter·Barnhart PSC
ARCHITECTURE · INTERIORS · LANDSCAPE ARCHITECTURE · CIVIL ENGINEERING
100 MALLARD CREEK ROAD SUITE 151 · LOUISVILLE, KY. 40207 · PHONE: 502-721-6100 · FAX: 502-721-6111

JOB NO.	0327.14
DATE	10/26/09
DRAWN	CBS
CHECKED	SMM

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REVISIONS
11/23/09
12/18/09
1/7/10

SHEET

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Day & Time: Jan 07, 2010 - 9:00am
Login Name: mmccain