ST. BATHOLOMEW SENIOR APARTMENTS / BEUCHEL BANK ROAD / LOUISVILLE, KY

1 NOTES

1/ RIGHT-OF-WAY DEDICATION:
RIGHT-OF WAY DEDICATION BY DEED OR MINOR FLAT SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.

2/ CROSS ACCESS EASEMENT
CROSS ACCESS EASEMENT OR ACCESS EASEMENT SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.

3/ PERMITS, BONDS
CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

4/ DRAINAGE
THERE WILL BE NO INCREASE IN SURFACE RUNOFF SINCE THE PROPOSED PARKING & BUILDING ADDITION ARE LESS THAN THE EXISTING IMPERVIOUS AREA.

5/ SIDEWALKS
NEW SIDEWALKS SHALL CONFORM TO ADA STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR WARNINGS FOR SIDEWALK RAMPS (TO BE INSTALLED BOTH SIDES OF ALL COMMERCIAL ENTRANCES) AS CALLED FOR IN THE " KENTUCKY STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION, & ALL KTC STANDARD DRAWINGS FOR SIDEWALKS.

6/ SITE LIGHTING
ALL SITE LIGHTING SHALL BE DIRECTED DOWN & AWAY FROM ADJOINING PROPERTIES.

7/ WAIVERS & VARIANCES
A/ VARIANCE: VUA ENCROACHMENT INTO THE SIDE SETBACK AREA ALONG THE NORTH BOUNDARY
B/ WAIVER: VUA ENCROACHMENT INTO THE NORTH LBA
C/ WAIVER: DUMPSTER ENCLOSURE & VUA ENCROACHMENT INTO THE SOUTH LBA

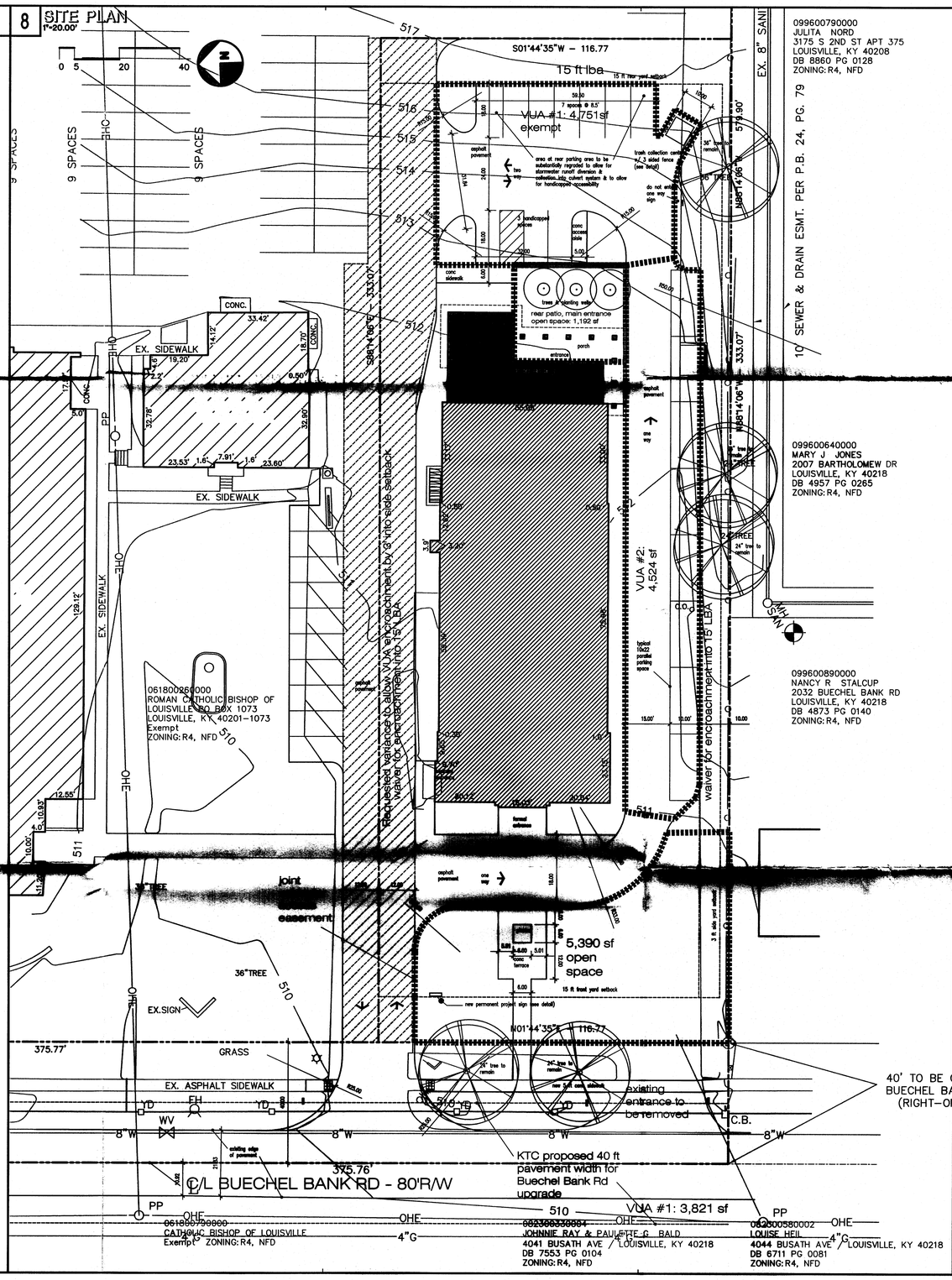
8/ MOSQUITO CONTROL
A/ MOSQUITO CONTROL TO BE IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

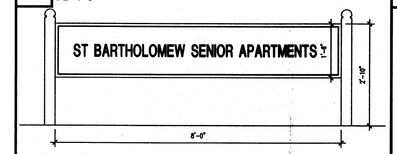
LOUISVILLE METRO PLANNING COMMISSION
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 13332
APPROVAL DATE April 1, 2010
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:
BY:
DATE: 02/24/10
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

8 SITE PLAN
1"=20.00'

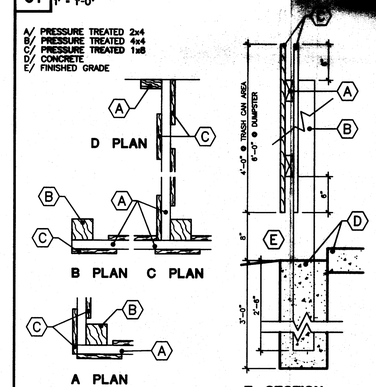


29 PROJECT SIGN
1/2"=1'-0"



31 TRASH DETAILS
1" - 1'-0"

A/ PRESSURE TREATED 2x4
B/ PRESSURE TREATED 4x4
C/ PRESSURE TREATED 1x8
D/ CONCRETE
E/ FINISHED GRADE



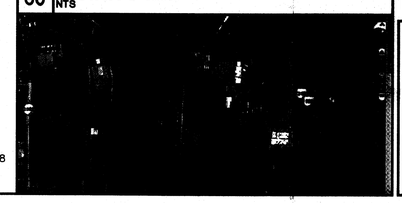
33 LEGEND

existing tree

34 APPLICATION DATA

Parcel 1 zoning change request	from R4 to R7
Owner	Roman Catholic Bishop of Louisville
Parcel ID	DB 1733, PG 408
Tax Block	Tax Block 618, Lot No. 26
Existing use	elementary school
Proposed use	elderly apartments
Form District	NFD

35 VICINITY MAP
NTS



36 PROJECT DATA

SITE, BUILDING DATA	
Development Site Area	38,890 sf (0.893 acres)
Dwelling Units	24 units
Density (DU/Acre)	26.89 du/acre
Floor Area Ratio (24,954/38,890)	0.6416
Building Gross Footprint	**8,553 sf**
Open Space:	
%: 6,582 sf (usable areas) / 38,890 sf (site area)	16.92%
Required Open Space (15% x 38,890 sf)	5,834 sf
Open Space Provided	6,582 sf
(Arbor, Patio, Grassy Open Space)	
Maximum Building height	45 feet
Number of Stories	3
BUILDING AREA, UNIT MIX	
Floor Area, existing building	22,393 sf
Floor Area, new addition	2,561 sf
Floor Area, total	24,954 sf
Unit Mix, 1 bedroom units	24
PARKING, PARCEL 1	
Parking Spaces Provided	18
[illegible]	[illegible]
Parking Spaces Provided for staff	1
Required Minimum Parking Spaces	13
Maximum Allowed parking Spaces	37
Parking Ratio: 17 spaces/24 units	0.708
Parking spaces, minimum ratio	0.5
Parking spaces, maximum ratio	1.5
VUA & TREE CANOPY	
VUA #1: 4,751 sf	**exempt**
VUA #2: 4,524 sf	exempt
Existing tree canopy	none
Tree canopy required (100% reduction)	none

NOTES
AC units to be screened per landscape ordinance.

Existing school sign	to be removed
Proposed freestanding signs	1 sign (see detail)

PRELIMINARY APPROVAL
Condition of Approval:
Development Review — Date 2/24/10
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
FEB 18 2010
PLANNING & DESIGN SERVICES

Water Management No. 1159

HUGHES ARCHITECTURE, INC.
7105 POPLAR TERRACE/PEWEE VALLEY, KY 40056/502.243.3889 FAX: 502.241.5407

ST BARTHOLOMEW SENIOR APARTMENTS
2036 BUECHEL BANK ROAD / LOUISVILLE, KY
DEVELOPER/OWNER: ST. BARTHOLOMEW SENIOR APARTMENTS, LLLP
CO-DEVELOPER: THE HOURING PARTNERSHIP, INC. / 333 GUTHRIE GREEN, SUITE 404 / LOUISVILLE, KENTUCKY 40202
CONTACT: MIKE HYNES / (502) 585-2451
CO-DEVELOPER: CATHOLIC CHARITIES OF LOUISVILLE / 2911 S FOURTH ST / LOUISVILLE, KY 40208
CONTACT: DAVID GUTCHKE (502) 637-9798

Request for zoning change from r4 to r7

REV 3	15 FEB 2010	REV 1	29 NOV 2009	CHK			
REV 2	6 JAN 2010	DATE	21 AUG 2009	PD#			

PS1 DEVELOPMENT PLAN DETAILED DISTRICT

13332