

PROJECT DATA:

Parcel 1 (1,720 SF New Patio)
Address: 520 S. 18th Street, 40203
Owner: OneWest
Owner Address: 2028 W. Broadway
Louisville, KY 40203
Parcel ID: 002L02140000

Parcel 2 (1,003.5 SF Structure to Remain)
Address: 518 S. 18th Street, 40203
Owner: Community Ventures Corp
Owner Address: 14500 N. Broadway
Lexington, KY 40505
Parcel ID: 002L02110000

Parcel 3 (1,046.5 SF Structure to Remain)
Address: 516 S. 18th Street, 40203
Owner: OneWest
Owner Address: 2028 W. Broadway
Louisville, KY 40203
Parcel ID: 002L02130000

Total Site Area: .17 Acres

Parking: (3,769 SF gross floor area)
Required w/ 10% TARC reduction - 14 min/27 max
Provided - 4 on-street
10 in adjoining lot identified on plan

Tree Canopy: 30% Existing to Remain

Note: Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

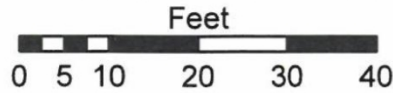
Note: Storm water shall sheet flow to the 18th St ROW and no increase to the south.

Note: Retail shops must have individual connections per MSD's fats, oil and grease policy.

Existing Impervious: 2,050 SF
Proposed Impervious: 4,093 SF
Net Increase: 2,043 SF

PLAN LEGEND

- Buildings to Remain
- Outdoor Seating
- Porch
- ADA Ramp
- New Sidewalk
- Landscape Areas
- New Street Trees
- Existing Canopy to Remain
- Existing Fence to Remain



Adjoining parking area

3 Parcels to be rezoned R-6 to C-1

C-1/TN
RUSSELL DEVELOPMENT COMPNAY INC
1812 W MUHAMMAD ALI BLVD
LOUISVILLE, KY 40203
002L00700000
D.B. 10634 PG. 45

Parcel 3

Parcel 2

Parcel 1

15' LBA

R-6/TN
BASHIR ADEN
522 S 18TH STREET
LOUISVILLE, KY 40203
002L00600000
D.B. 10634 PG. 45

**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**

CONDITIONS:

BY: *[Signature]*
DATE: *2/12/20*

LOUISVILLE/JEFFERSON COUNTY
METRO PLANNING WORKS

OR-2/TN
RUSSELL APARTMENTS LLC
515 S 18TH STREET
LOUISVILLE, KY 40203
013A01910000
D.B. 8125 PG. 626

S 18TH ST

W MADISON ST

RECEIVED

JAN 31 2020

PLANNING & DESIGN
SERVICES

PRELIMINARY APPROVAL

Condition of Approval:

[Signature] 2-12-20
Development Review Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

19 - ZONE - 0072