

**GENERAL NOTES**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH M.S.D. DESIGN MANUAL STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C10105)
- SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS

**EPSC 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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. 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 PRACTICABLE, BUT NOT 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.

**EPSC PHASING**

- INSTALL TEMP. CONSTRUCTION ENTRANCE, INLET PROTECTION & SILT FENCE.
- BEGIN CONSTRUCTION.
- REMOVE SILT FENCES AND INLET PROTECTION ONCE SITE IS STABILIZED & VEGETATION IS ESTABLISHED.

**UTILITY NOTE**

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

**ADDITIONAL REQUESTS**

- VARIANCE FROM LDC 5.3.2.C.2.b TO ALLOW THE BUILDING AND PARKING TO ENCRoACH INTO THE REQUIRED SETBACK FOR THE RESIDENTIAL PROPERTY TO THE NORTH.

**LEGEND**

- SS — SS EX. SANITARY SEWER
- => DRAINAGE FLOW ARROWS
- - - 45.3 EX. CONTOUR
- — — OVERHEAD UTILITY
- — — UNDERGROUND CABLE
- — — GAS LINE
- — — WATER LINE
- X — X EX. FENCE LINE
- [Yellow Hatched Box] AREA OF VARIANCE

**SITE DATA**

EXISTING ZONING DISTRICT: C2  
 EXISTING FORM DISTRICT: SMCFD  
 EXISTING USE: TRANSITIONAL HOUSING  
 PROPOSED USE: TRANSITIONAL HOUSING  
 SITE AREA: 0.80 ACS  
 BUILDING FOOTPRINT: 11,881 SF  
 GROSS BUILDING AREA: 21,600 SF  
 BUILDING HEIGHT (2-STORY): 30'  
 MAX. PERMITTED HEIGHT: 60'  
 FAR: 0.62

**TREE CANOPY REQUIREMENTS**

SITE AREA: 34,906 SF  
 EXISTING TREE CANOPY: <50%  
 REQUIRED CANOPY (35%): 12,217 SF

**ILA CALCULATIONS**

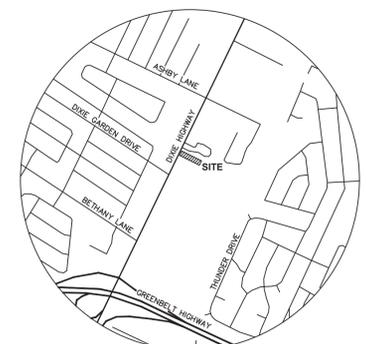
VJA: 9,865 SF  
 ILA REQUIRED (5%): 493 SF  
 ILA PROVIDED: 493 SF

**IMPERVIOUS AREA CALCULATIONS**

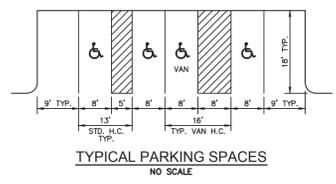
SITE AREA: 0.80 ACS  
 EXISTING IMPERVIOUS: 0.57 ACS  
 PROPOSED IMPERVIOUS: 0.56 ACS  
 DIFFERENCE: -0.01 ACS

**PARKING CALCULATIONS**

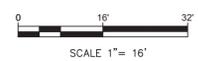
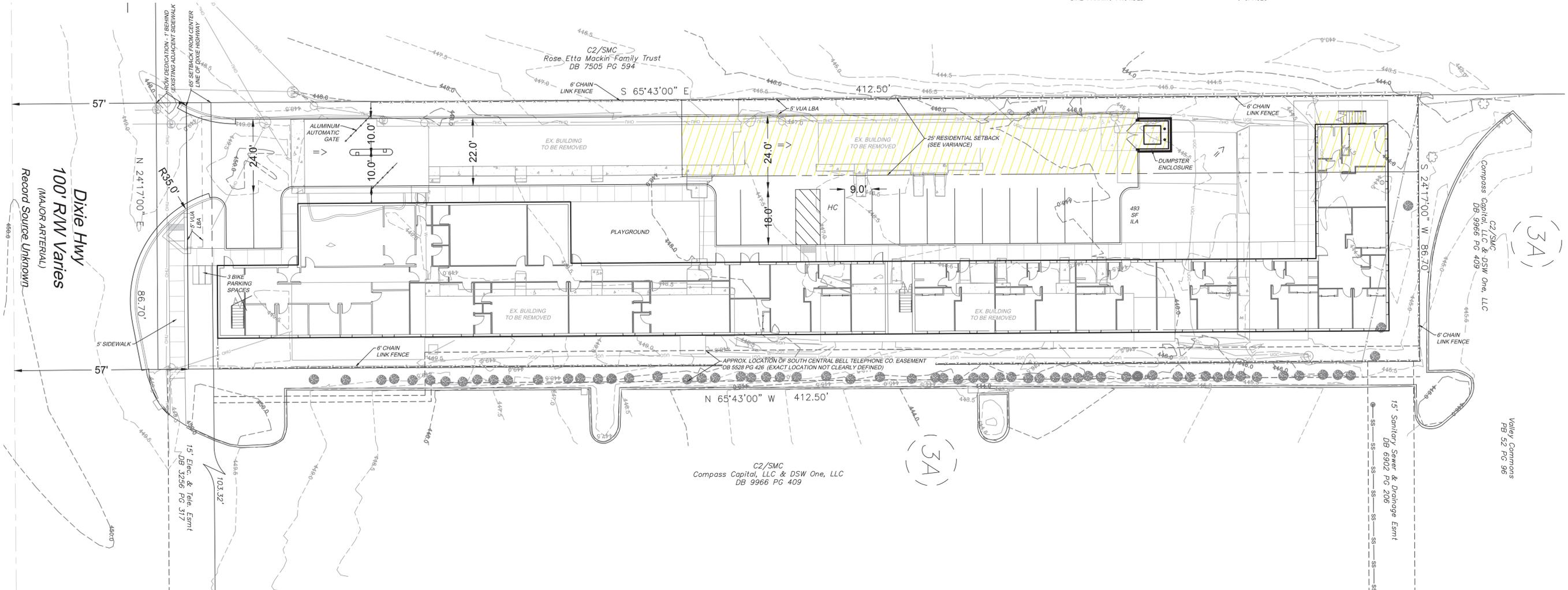
RESIDENTS: 20  
 EMPLOYEES: 11  
 PARKING REQUIRED: 16 SPACES  
 (1/4 RESIDENTS & 1/EMPLOYEE)  
 PARKING ALLOWED: 31 SPACES  
 (1/RESIDENT & 1/EMPLOYEE)  
 PARKING PROVIDED: 16 SPACES  
 BIKE PARKING: 3 SPACES  
 BIKE PARKING REQUIRED: 3 SPACES  
 BIKE PARKING PROVIDED: 3 SPACES



LOCATION MAP  
NO SCALE



TYPICAL PARKING SPACES  
NO SCALE



SCALE 1" = 16'

**SABAK, WILSON & LINGO, INC**  
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
 THE HENRY CLAY  
 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202  
 (502) 584-6271



NO.	REVISION	DATE
1	REVISED PER AGENCY COMMENTS	04/03/23

**CATEGORY 2 PLAN**  
 PROJECT TITLE: MULTI-FAMILY TRANSITIONAL HOUSING  
 10815 DIXIE HIGHWAY, LOUISVILLE, KY 40222  
 TAX BLOCK 1052, LOT 922  
 DEVELOPER: NEW LIFE DIRECTIONS MINISTRIES  
 10815 DIXIE HIGHWAY, LOUISVILLE, KY 40222  
 D.B. 12068, P.S. 810

JOB NO.	3390
SCALE:	1"=16'
DATE:	02/23/23
DRAWING NO:	

**CAT2**