

**PROJECT DATA**

PROPERTY AREA 0.66 AC.  
 EXISTING ZONING C2  
 PROPOSED ZONING TRADITIONAL NEIGHBORHOOD  
 FORM DISTRICT HOMELESS SHELTER  
 EXISTING USE HOMELESS SHELTER EXPANSION  
 PROPOSED USE 4,753 S.F.  
 EXISTING BUILDING AREA 6,000 S.F.  
 BUILDING HEIGHT 21'-1 1/2" [45 FT MAX]  
 FLOOR AREA RATIO 0.37 [5.0 MAX]  
 REQ'D FRONT YARD / STREET SIDE SIDE SETBACK FY 15 - SSS 3 FT MIN.  
 REQ'D SIDE YARD SETBACK NONE  
 REQ'D REAR YARD SETBACK 5 FT

**VUA DATA**

EXISTING VEHICLE USE AREA 915 S.F.  
 PROPOSED VEHICLE USE AREA 815 S.F.  
 TOTAL VEHICLE USE AREA 1,730 S.F.

**TREE CANOPY CALCULATIONS**

SITE AREA (0.66 AC.) 28,750 S.F.  
 CLASS B INSTITUTIONAL 15% REQ'D  
 NEW TREE CANOPY REQ'D 4,312 S.F.  
 LDC 10.1.4.B.2.g REDUCTION 65% REDUCTION  
 NEW TREE CANOPY REQ'D W REDUCTION 1,486 S.F.  
 3 (1" - 1 3/4") TYPE 'A' TREE PROVIDED 3 X 600 S.F. = 1,800 S.F.  
 INTERIOR LANDSCAPE AREA REQUIRED (0.0%) 0 S.F.

**GENERAL NOTES**

- BEARINGS AND DISTANCES SHOWN HEREON DO NOT CONSTITUTE A BOUNDARY SURVEY.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY PROPERTY EXISTING SERVICE CONNECTION OR THROUGH EXTENSION OF EXISTING BUILDING INTERNAL SERVICE LINE. NO CAPACITY CHARGES REQUIRED DUE TO PROPERTY IN AN ENTERPRISE ZONE AND THE CITY OF LOUISVILLE.
- WASTE WATER TREATMENT PROVIDED BY MORRIS FORMAN TREATMENT PLANT.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE.
- ALL DISTURBED AREAS TO BE SEEDDED.
- SITE IS NOT LOCATED IN THE FLOODPLAIN PER FIRM MAP NUMBER 21111C0042E.
- SIGNAGE TO COMPLY WITH LOCAL ZONING REQUIREMENTS.
- BUILDING NOT TO EXCEED 25 FEET IN HEIGHT.
- 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. SHALL NOT EXCEED A MOUNTED HEIGHT OF 20 FEET. LUMINAIRES THAT EMIT MORE THAN 7,000 LUMENS SHALL BE FULLY-SHIELDED.
- ALL PARKING SPACES TO BE 9' X 18' TYPICAL EXCEPT AS OTHERWISE NOTED.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 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.
- SOIL TYPE AT FINAL GRADE IS Ua - URBAN LAND - ASSUMED TYPE C.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE POST DEVELOPED 100-YEAR RATE OF RUNOFF MUST BE AT OR BELOW THE PRE DEVELOPED 10-YEAR RATE.
- THE ROOF DRAINAGE FROM THE NEW STRUCTURE MUST BE DIRECTED TO THE DETENTION BASIN.
- DUMPSTER(S) SHALL BE SCREENED BY ENCLOSURE AND/OR LANDSCAPING.
- A LICENSE AGREEMENT WITH LOUISVILLE MPW IS REQUIRED FOR THE PIPE UNDER THE SIDEWALK.

**UTILITY NOTE**

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-782-6007 OR LOCAL NO. 502-266-5123) FORTY EIGHT 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 WATERLINES). WHEN CONTACTING THE "KENTUCKY 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATION AND SPECIAL PROVISIONS.

**SAFETY NOTE**

THE CONTRACTOR SHALL COMPLY WITH THE U.S. DEPT. OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (P.L. 91-596) AND UNDER SECTION 107 OF THE CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (P.L. 91-54). DURING ALL PHASES OF THIS PROJECT (INCLUDING EXCAVATIONS OR TRENCHING) THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AT ALL TIMES.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBANCE ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

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

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

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO 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.

**IMPERVIOUS AREAS (ON-SITE)**

EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS	FUTURE IMPERVIOUS	POTENTIAL INCREASE	POTENTIAL TOTAL IMPERVIOUS
6,880 S.F.	7,365 S.F.	9,600 S.F.	16,965 S.F.	23,845 S.F.

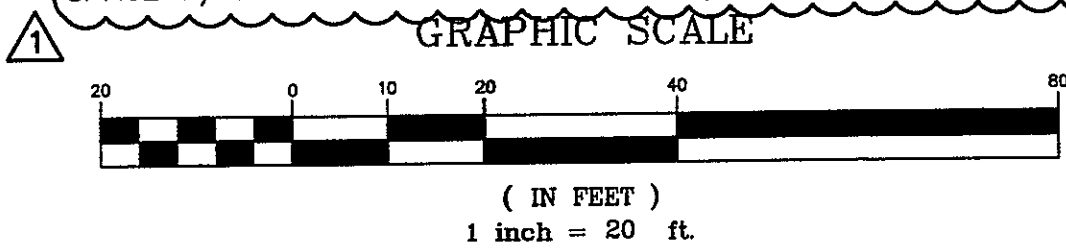
**PARKING**

NO NEW EMPLOYEES ARE ASSOCIATED WITH THE PROPOSED 6,000 S.F. BUILDING EXPANSION.  
 LDC 4.3.13.2

PARKING SPACES SHALL BE DETERMINED BY THE PLANNING DIRECTOR BASED ON THE NUMBER OF EMPLOYEES, THE NUMBER OF RESIDENTS WITH A MOTOR VEHICLE AND THE POTENTIAL NUMBER OF VISITORS TO THE SITE AS DESCRIBED BY THE APPLICANT IN A PARKING STUDY OF SIMILAR USES.

**PROVIDED**

6 ON-STREET + 4 EXISTING = 10 EXISTING SPACES (INCLUDES 1 ADA SPACE W/ LOCATION DETERMINED BY MPW)



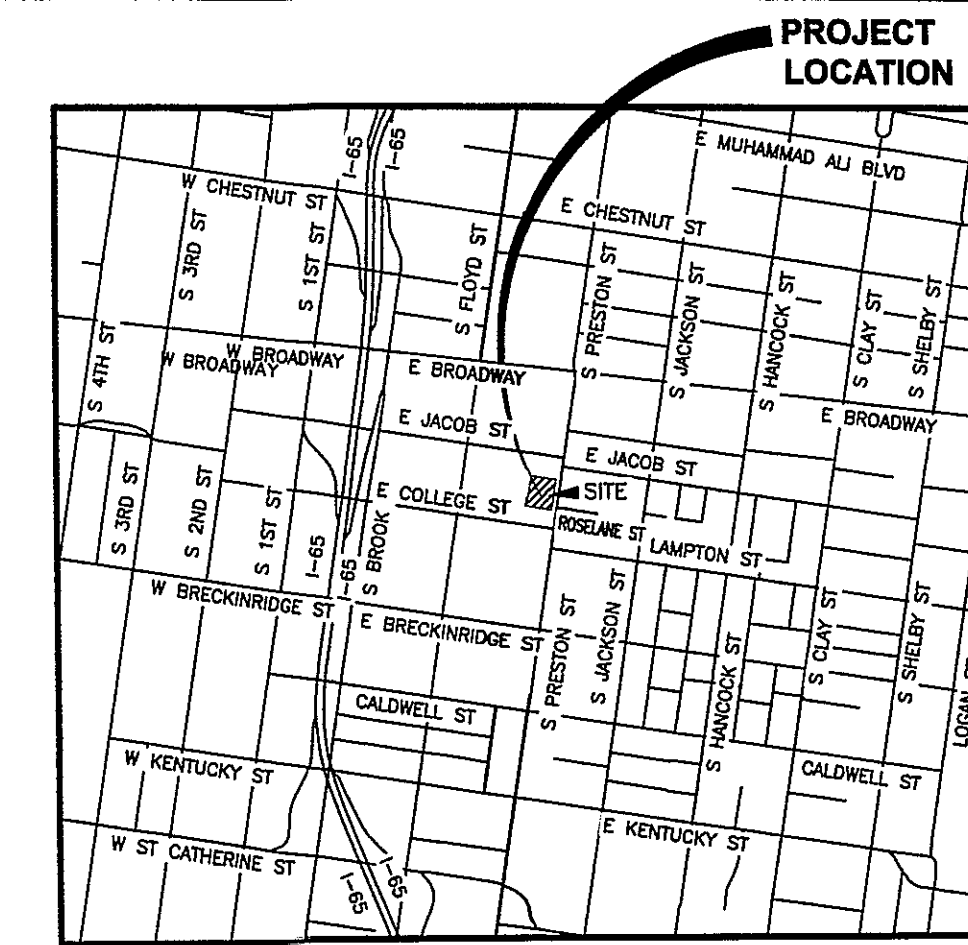
**LOJIC LAND DEVELOPMENT REPORT**

Location 030800470000  
 Parcel ID: 73123  
 Parcel LRSN: MULTIPLE ADDRESSES  
 Address:  
 Zoning: C2 TRADITIONAL NEIGHBORHOOD  
 Form District: NONE  
 Plan Certain #: NONE  
 Proposed Subdivision Name: NONE  
 Proposed Subdivision Docket #: NONE  
 Current Subdivision Name: NONE  
 Plat Book - Page: NONE  
 Related Cases: NONE  
 Special Review Districts: NONE  
 Overlay District: NONE  
 Historic Preservation District: NONE  
 National Register District: NONE  
 Urban Renewal: YES  
 Enterprise Zone: YES  
 System Development District: NO  
 Historic Site: NO

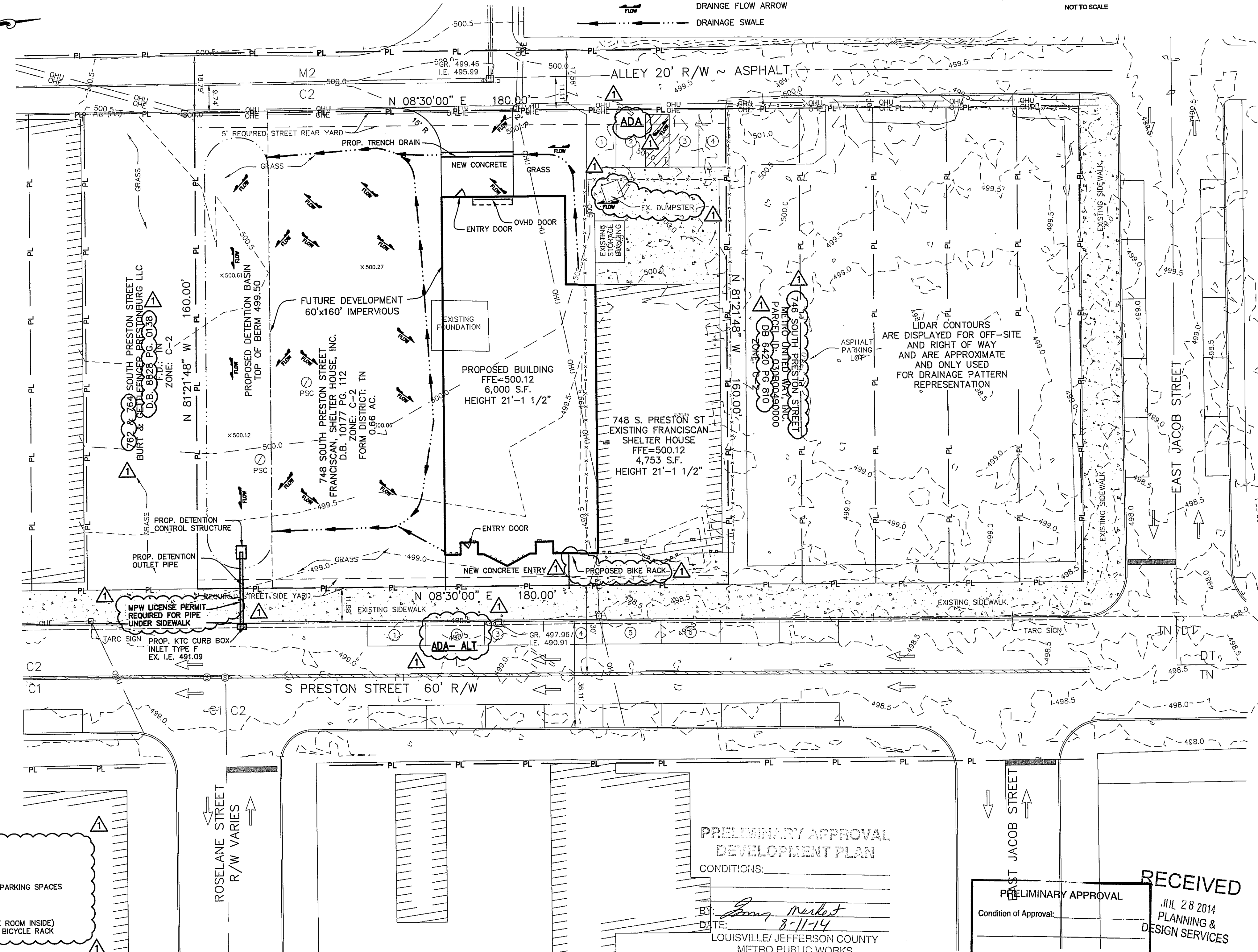
Environmental Constraints Flood Prone Area NO  
 FEMA Floodplain Review Zone: NO  
 FEMA Floodway Review Zone: NO  
 Floodplain Ordinance Review Zone: NO  
 Conveyance Zone Review Zone: 21111C0042E  
 FEMA FIRM Panel:  
 Protected Waterways  
 Potential Wetland (Hydric Soil): NO  
 Streams (Approximate): NO  
 Surface Water (Approximate): NO  
 Slopes & Soils  
 Potential Steep Slope: NO  
 Unstable Soil: NO  
 Geology  
 Karst Terrain: NO  
 Sewer  
 MSD Property Service Connection: YES  
 Sewer Recapture Fee Area: NO  
 Services  
 Municipality: LOUISVILLE  
 Council District: 4  
 Fire Protection District: LOUISVILLE #2  
 Urban Service District: YES

**LEGEND**

— P.L. (PIN)	PIN LOCATED
□	EXISTING CATCH BASIN
⊗	EXISTING SANITARY MANHOLE
⊕	EXISTING SPOT ELEVATION
⊖	EXISTING UTILITY POLE
—	EXISTING UTILITY ANCHOR
---	EXISTING STORM SEWER LINE
---	EXISTING SANITARY SEWER LINE
—OHE	EXISTING OVERHEAD ELECTRIC
—OHU	EXISTING OVERHEAD UTILITY
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPERTY LINE
---	SETBACK LINE
→	DRAINAGE FLOW ARROW
---	DRAINAGE SWALE



**PROJECT LOCATION MAP**  
 NOT TO SCALE



**PRELIMINARY DETENTION VOLUME CALCULATIONS (24 HR SCS)**  
 (INCLUDES FUTURE DEVELOPMENT ~ 60 FT X 160' ADJACENT TO NEW BUILDING)

Cpre = 0.38  
 Cpost = 0.83  
 AREA = 0.66  
 (0.82 - 0.38) X 2.9/12 X 0.66 AC. = 0.070 AC-FT (ESTIMATE ~ SUBJECT TO CHANGE WITH FINAL DRAINAGE DESIGN)

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
 CONDITIONS:  
 BY: [Signature]  
 DATE: 8-11-14  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**RECEIVED**  
 JUL 28 2014  
 PLANNING & DESIGN SERVICES  
 PRELIMINARY APPROVAL  
 Condition of Approval:  
 [Signature]  
 Development Review Date

**ACCURUS ENGINEERING, LLC**  
 2408 CHATTESWORTH LANE  
 LOUISVILLE, KY 40242  
 PHONE: (502) 748-7442 FAX: (502) 333-0884  
 www.accurusinc.com

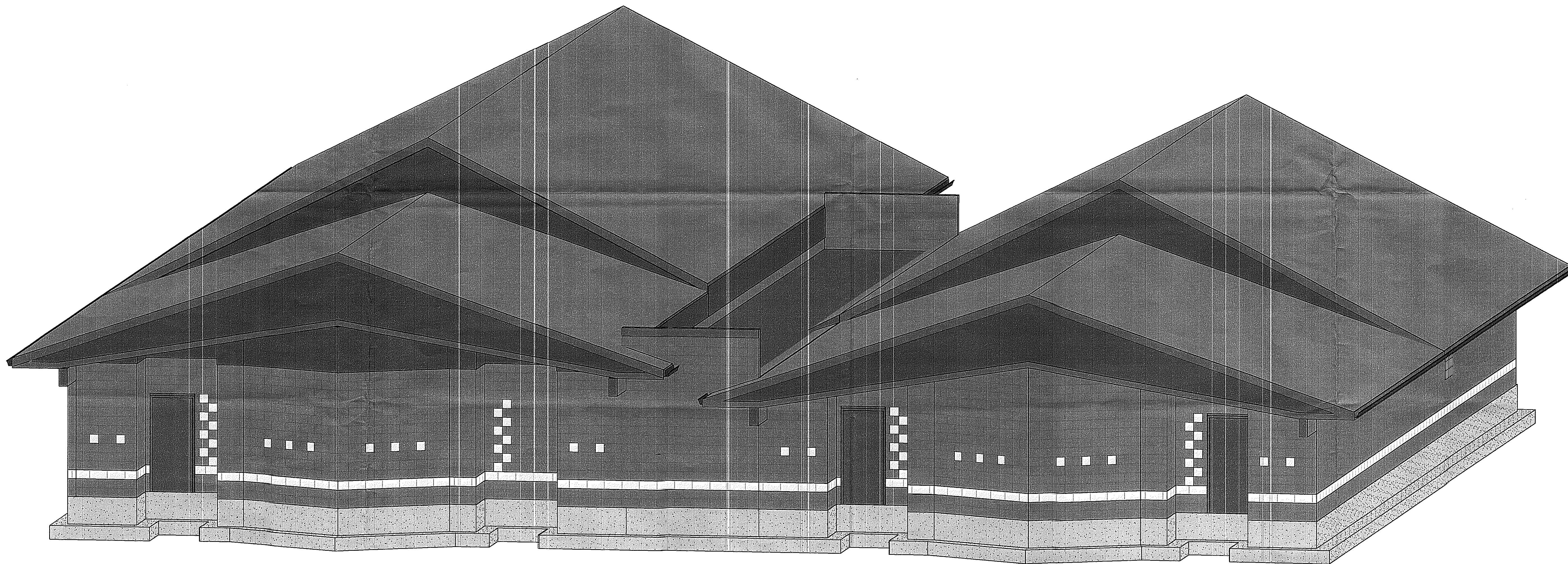
Scale: 1" = 20'

Designed By: SM  
 Design Date: 05-22-14  
 Print Date & Time: 7/28/2014 12:51 PM  
 CAD Drawing Name: 14005\_DDP\_07-28-14.dwg  
 Surveyed By: SURVEY SOLUTIONS INC.  
 Survey Date: 05-14-14

Project: FRANCISCAN, SHELTER HOUSE INC  
 748 S PRESTON ST  
 LOUISVILLE, KY 40203  
 PARCEL NOS. - 030800470000 - 0.66 Ac  
 Developer: FRANCISCAN, SHELTER HOUSE INC  
 748 S PRESTON ST  
 LOUISVILLE, KY 40203

Sheet Title: CATEGORY 3 DEVELOPMENT PLAN  
 Sheet: 1 of 1





Iso Building Elevation

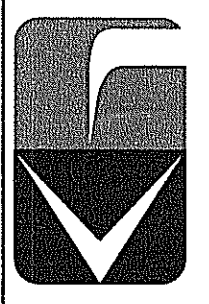
**Notice**  
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**Review Set Only**  
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 Jeffersonville, IN 47130  
 812-282-8554  
 www.koverthawkins.com



**KovertHawkins**  
 ARCHITECTS

Drawn By: TFS  
 Checked By: JAH  
 Project: 2013BD.01  
 Date: 06-03-2014

Revisions

Certified By:

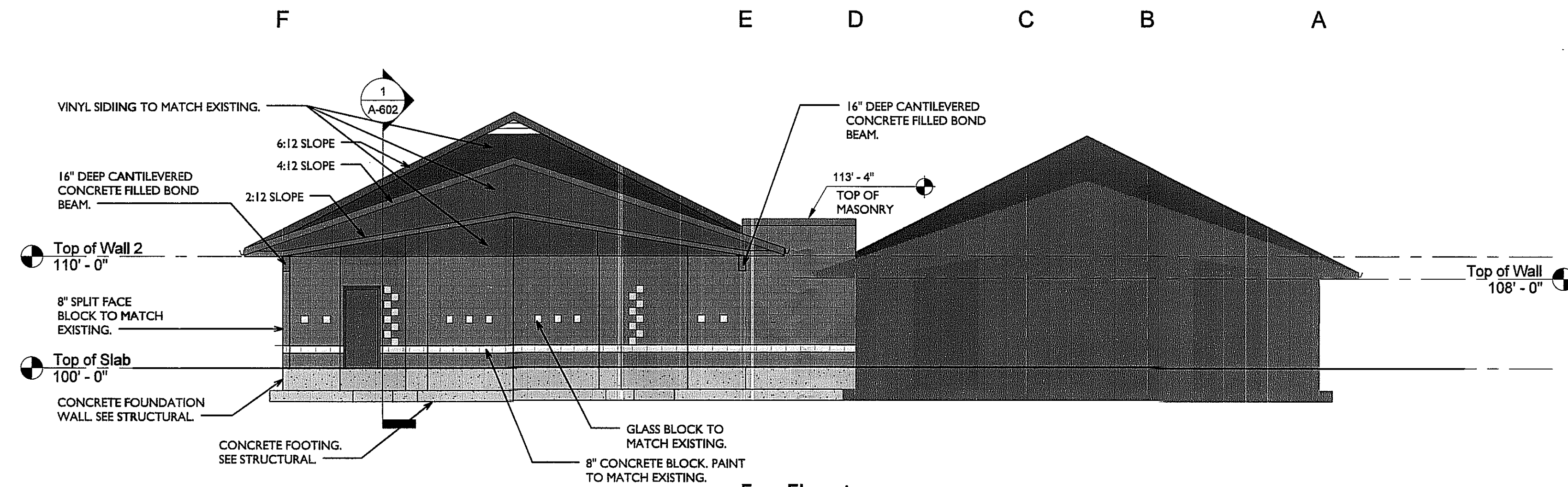
**Franciscan Food Shelter**  
 Building Addition  
 748 S. Preston Street  
 Louisville, Kentucky 40203

Sheet

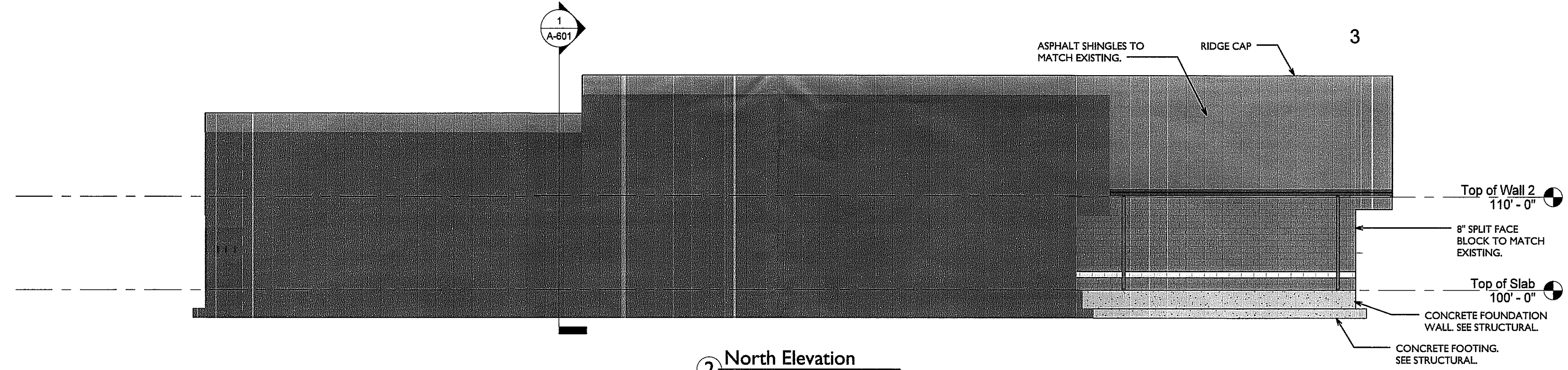
**A-502**  
 Elevations

14DEVPLAN1088

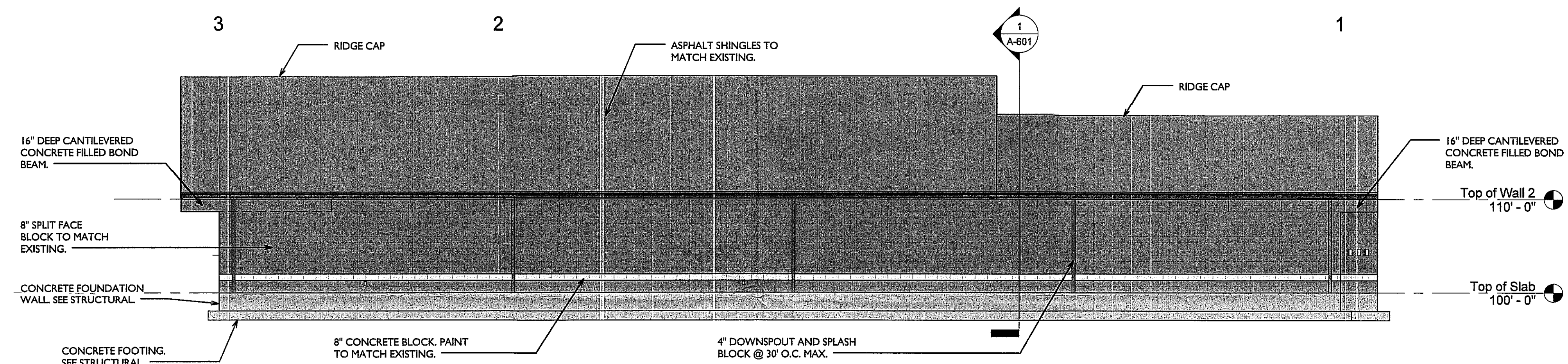




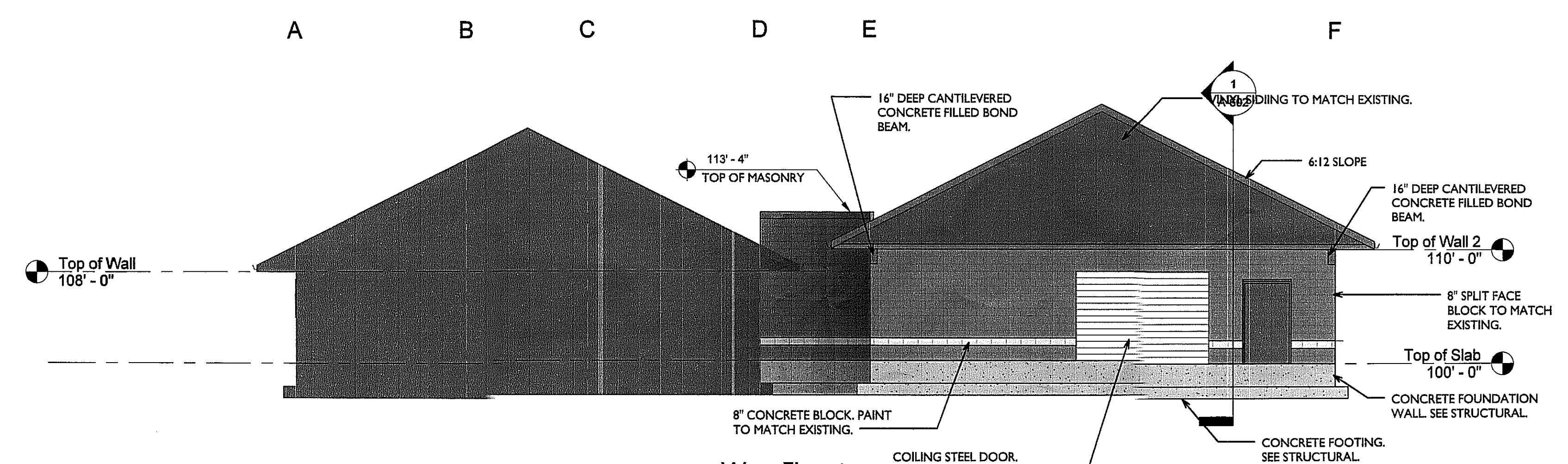
1 East Elevation  
1/8" = 1'-0"



2 North Elevation  
1/8" = 1'-0"



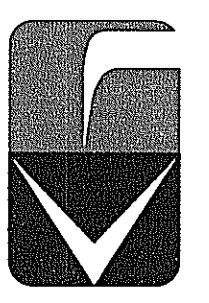
3 South Elevation  
1/8" = 1'-0"



4 West Elevation  
1/8" = 1'-0"

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**KovertHawkins**  
ARCHITECTS

Drawn By: TFS  
Checked By: JAH  
Project: 2013B001  
Date: 08/14/2012

Revisions

Certified By:

**Franciscan Food Shelter**  
Building Addition  
748 S. Preston Street  
Louisville, Kentucky 40203

Sheet

**A-501**

Elevations