

**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 MSD DESIGN MANUAL STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0042E, DECEMBER 5, 2006)
- 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 LOUISVILLE #2 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.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- NO INCREASE OF STORM WATER ONTO THE ADJACENT RESIDENTIAL PROPERTIES OR COKE AVENUE AS A RESULT OF THIS PROJECT.
- SITE IS SUBJECT TO REGIONAL FACILITY FEES.
- ROLL OUT DUMPSTERS WILL BE USED AT THIS SITE.

**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 SEEDDED 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 SEEDDED, 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.

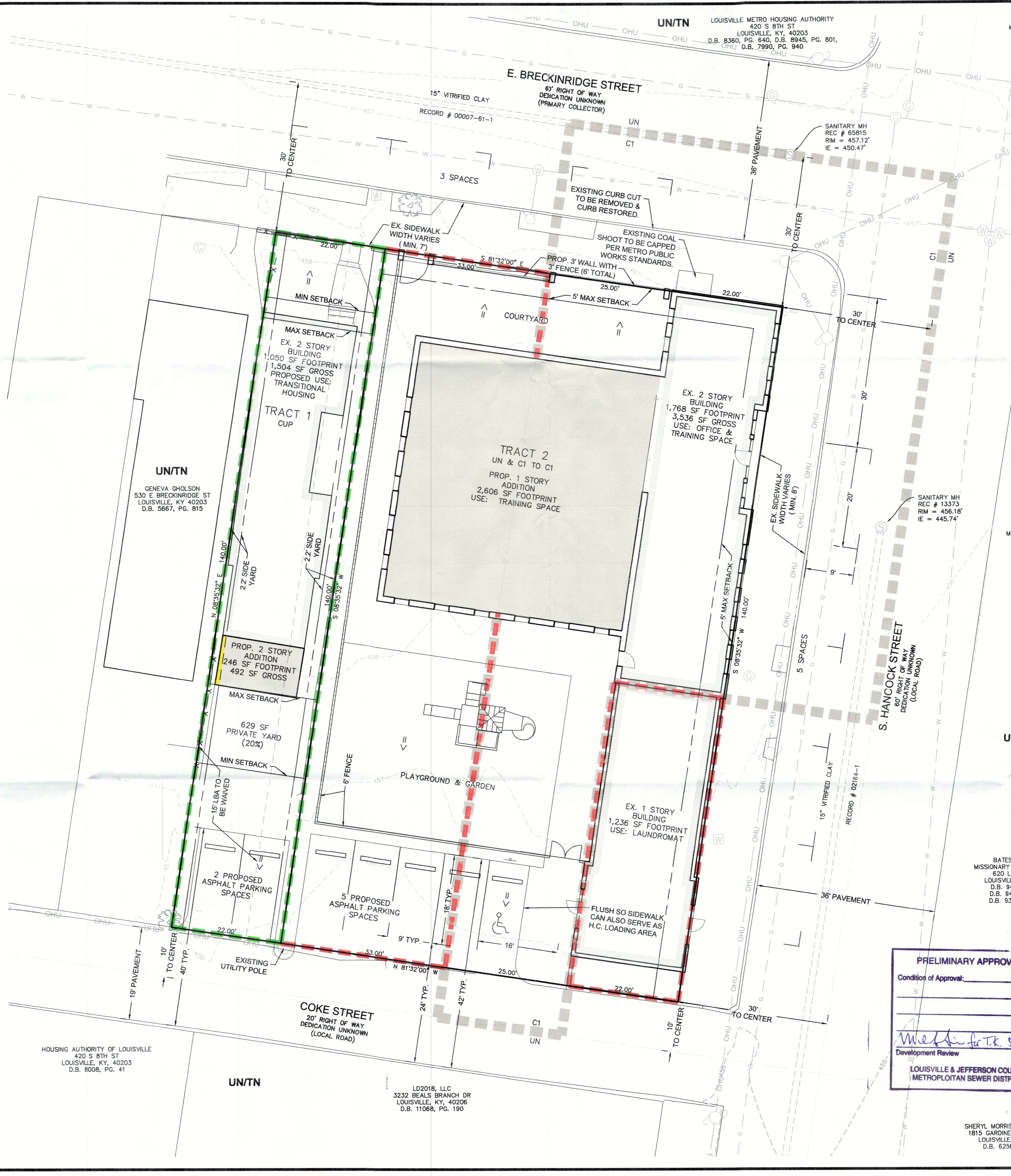
**UTILITY NOTE**

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-381-5544) 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.

**LEGEND**

- EX. SANITARY SEWER
- DRAINAGE FLOW ARROWS
- EX. CONTOUR
- OVERHEAD UTILITY
- OVERHEAD ELECTRIC
- GAS LINE
- WATER LINE
- EX. FENCE LINE
- EX. ZONING BOUNDARY
- AREA OF ZONE CHANGE (UN TO C1)
- AREA OF CUP
- EXISTING BUILDING TO REMAIN
- PROPOSED NEW BUILDING
- AREA OF VARIANCE



**PRELIMINARY APPROVAL**  
 Condition of Approval: \_\_\_\_\_  
 Development Review Date: *Melvin for Tr. 5-19-20*  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



**SITE DATA**

	TRACT 1	TRACT 2
EXISTING ZONING DISTRICT:	UN	CT & UN
PROPOSED ZONING DISTRICT:	TND	TND
FORM DISTRICT:	UN	COMMERCIAL
EXISTING USE:	RESIDENTIAL	COMMERCIAL/OFFICE
PROPOSED USE:	TRANSITIONAL HOUSING	COMMERCIAL/OFFICE
SITE AREA:	0.071 AC (3,080 SF)	0.26 AC (11,200 SF)
BUILDING FOOTPRINT:	1,296 SF	5,610 SF
EXISTING:	1,050 SF	3,004 SF
NEW:	246 SF	2,606 SF
GROSS BUILDING AREA:	1,996 SF	7,378 SF
EXISTING:	1,504 SF	4,772 SF
NEW:	492 SF	2,606 SF
BUILDING HEIGHT:	24'	28'
MAX. PERMITTED HEIGHT*:	35'	35'
FAR:	0.65	0.66
DWELLING UNITS:	1 DU	NA
GROSS DENSITY:	14.08 DU/AC	NA

\* PER INFILL STANDARDS, THE BUILDING MAY BE 25% TALLER THAN THE TALLEST BUILDING IN THE BLOCK. THE BUILDING ON TRACT 2 IS APPROXIMATELY 28' TALL, SO THE MAXIMUM BUILDING HEIGHT IS 35' WHICH IS UNDER THE 45' PERMITTED HEIGHT OF THE UNDERLYING FORM DISTRICT REGULATIONS.

**TREE CANOPY REQUIREMENTS**

	TRACT 1	TRACT 2
SITE AREA:	3,080 SF	11,200 SF
CLASS:	CLASS B	CLASS B
CANOPY TO REMAIN:	0 SF (0%)	0 SF (0%)
BASE REQUIREMENT:	462 SF (15%)	1,680 SF (15%)
REDUCTION:	66%	66%
REQUIRED CANOPY:	157 SF (5%)	571 SF (5%)

**ILA CALCULATIONS**

VIA TRACT 1:	369 SF
VIA TRACT 2:	988 SF

ILA IS NOT REQUIRED FOR EITHER OF THESE PROPERTIES PER LDC 10.2.12 BECAUSE THERE ARE LESS THAN 10 PARKING SPACES AND LESS THAN 6,000 SF OF VUA.

**IMPERVIOUS AREA CALCULATIONS**

	TRACT 1	TRACT 2
SITE AREA:	3,080 SF	11,200 SF
EXISTING IMPERVIOUS:	2,464 SF	8,334 SF
PROPOSED IMPERVIOUS:	2,464 SF	8,334 SF
DIFFERENCE:	-121 SF	+2,812 SF

**PARKING CALCULATIONS**

	MIN.	MAX.
RESIDENTIAL:	1/UNIT	3 OUTSIDE/UNIT
LAUNDRY:	1/350 SF	1/150 SF
OFFICE:	1/500 SF	1/200 SF

	TRACT 1	TRACT 2
RESIDENTIAL:	1 UNITS	NA
LAUNDRY:	NA	1,236 SF
OFFICE:	NA	6,142 SF

PARKING REQUIRED: 1 SPACE 16 SPACES  
 LESS 40%: 1 SPACE 10 SPACES

PARKING ALLOWED: 3 SPACES 39 SPACES

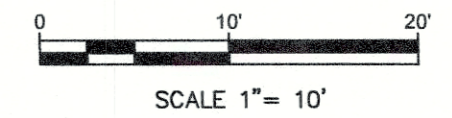
PARKING PROVIDED: 3 SPACES 12 SPACES

THIS SITE QUALIFIES FOR THE FOLLOWING REDUCTIONS PER LDC 9.1.3.F AS FOLLOWS:  
 20% REDUCTION - NATIONAL REGISTER ELIGIBLE  
 20% REDUCTION - GREEN SITE DESIGN STANDARDS

**ADDITIONAL REQUESTS**

- VARIANCE FROM LDC 5.5.1.A.2 TO ALLOW A PORTION OF THE COMMERCIAL STRUCTURE ON A CORNER LOT TO BE SET BACK MORE THAN 5' FROM THE RIGHT-OF-WAY ON TRACT 2.
- VARIANCE TO ALLOW THE PROPOSED ADDITION ON THE RESIDENTIAL STRUCTURE ON TRACT 1 TO ENCRoACH 10 INCHES INTO THE REQUIRED SIDE YARD.
- WAIVER OF LDC 10.2.4 TO NOT PROVIDE THE REQUIRED LANDSCAPE BUFFER BETWEEN UN AND THE CUP AREA.
- WAIVER OF LDC 5.5.1.A.1 TO ALLOW A CUSTOMER ENTRANCE TO FACE ONLY ONE STREET ON TRACT 2.
- RELIEF FROM THE CUP REQUIREMENT IN 4.2.55.1 TO ALLOW THE BUILDING TO BE CLOSER THAN 30' TO THE PROPERTY LINE.
- RELIEF FROM THE CUP REQUIREMENT IN 4.2.55.5 TO ALLOW WAIVERS AND VARIANCES FROM THE LDC AS LISTED ABOVE.

**RECEIVED**  
 MAY 15 2020  
 PLANNING & DESIGN SERVICES



WM# 12097

CASE # 20-ZONE-0030 & 20-CUP-\_\_\_\_\_  
 RELATED CASE #S 20-ZONEPA-0001 & 20-CUPPA-0069

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

**YouthBuild Louisville**  
 DETAILED DISTRICT DEVELOPMENT PLAN  
 PROJECT TITLE: YouthBuild Louisville  
 SHEET TITLE: DETAILED DISTRICT DEVELOPMENT PLAN  
 OWNER/DEVELOPER: YOUNG ADULT DEVELOPMENT IN ACTION, INC.  
 532, 534, 536 & 538 EAST BRECKINRIDGE ST., LOUISVILLE, KY 40203  
 TAX BLOCK 22A, LOTS 17A, 17B, 177, & 178  
 800 W. CHESTNUT ST. LOT 119, LOUISVILLE, KY 40203  
 DEED BOOK 10822, PAGE 810 & DEED BOOK 11488, PAGE 714

JOB NO.: 3204  
 SCALE: 1"=10'  
 DATE: 02/18/20  
 DRAWING NO.: **DDP**  
 SHEET 1 OF 1