

**TREE CANOPY CALCULATIONS**

SITE AREA:	56,387 SF
EXISTING TREE CANOPY:	15,693 SF (28%)
EXISTING TREE CANOPY TO REMAIN:	0 SF (0%)
TREE CANOPY REQUIRED:	8,458 SF (15%)
*TREE CANOPY REDUCTION (66%):	-8,639 SF (10%)
TOTAL TREE CANOPY REQUIRED:	2,819 SF (5%)

\*REDUCTION IN TREE CANOPY OF 66% PER LDC CHAPTER 10.1.4.B.2.b.

**ILA / VUA CALCULATIONS**

EXISTING VUA	0 SF
PROPOSED VUA	4,830 SF
CHANGE IN VUA SF/%	+4,830 SF

\* PER CH. 10.2.12 - THE PROPOSED VUA DOES NOT MEET THE LANDSCAPE REQUIREMENTS THRESHOLD FOR ILA.

**GENERAL NOTES**

- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE GRASS IS ESTABLISHED.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 2111100024E, DECEMBER 5, 2006)
- 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.
- CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- SANITARY SEWER - SERVICE SHALL BE PROVIDED BY UTILIZING EXISTING PROPERTY SERVICE CONNECTIONS. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WASTEWATER TREATMENT PLANT.
- DRAINAGE / STORM WATER DETENTION: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 34,675 S.F.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARDS SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION SHALL BE OBTAINED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

**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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

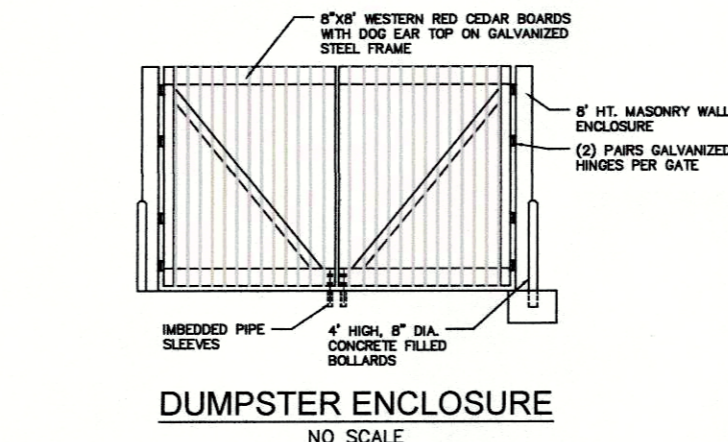
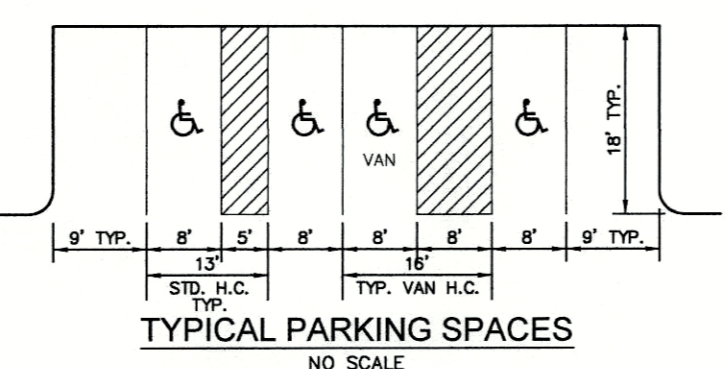
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

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 NOTES**

- INSTALL SILT FENCE AND INLET PROTECTION.
- BEGIN GRADING OF SITE.
- CONSTRUCT BUILDING, PARKING LOT & SITE IMPROVEMENTS.
- REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.



**UTILITY WARNING**

THE UNDERGROUND UTILITIES SHOWN ON THIS DOCUMENT HAVE NOT BEEN PRECISELY LOCATED BY EXCAVATION METHODS. SUB-SURFACE UTILITIES HAVE BEEN MAPPED FROM APPARENT SURFACE FEATURES AND INFORMATION FROM EXISTING PUBLIC RECORD DRAWINGS. FEATURES NOT IDENTIFIABLE UPON THE GROUND OR WITHIN CLOSE PROXIMITY OF THE PUBLIC UTILITY OF RECORD ARE NOT TO BE CONSIDERED ACCURATE FOR CONSTRUCTION PURPOSES, EVEN THOUGH THEIR POSITIONS MAY BE SCALED CLOSELY UPON THE MAP. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. (KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123)

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**RECEIVED**  
JUN 03 2019  
PLANNING & DESIGN SERVICES

CASE # 18ZONE1059  
WM#19173  
OWNER  
ZION BAPTIST CHURCH, INC.;  
ZION COMMUNITY DEVELOPMENT CORP.  
2200 W MUHAMMAD ALI BLVD  
LOUISVILLE, KY 40212  
DB 10142, PG. 955  
DB 9612, PG. 530

DEVELOPER  
THE HOUSING PARTNERSHIP, INC  
1512 CRUMS LANE, STE. 401  
LOUISVILLE, KY 40216  
&  
ZION COMMUNITY DEVELOPMENT CORP  
2200 W MUHAMMAD ALI BLVD  
LOUISVILLE, KY 40212

18Zone1059



**SITE DATA**  
NOT TO SCALE

TOTAL SITE AREA:	1.29 ACS (56,387 SF)
EXISTING ZONING:	R-6
PROPOSED ZONING:	R-8A
EXISTING FORM DISTRICT:	TRADITIONAL NEIGHBORHOOD
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY
DENSITY:	34 UNITS (26.35 UN/AC)
PROPOSED FOOTPRINT:	11,945 SF
PROPOSED GROSS FLOOR AREA:	35,835 SF
FAR:	0.63
MAXIMUM BUILDING HEIGHT:	3 STORY
PROPOSED BUILDING HEIGHT:	3 STORY/40'

**PARKING CALCULATIONS**

<b>MINIMUM PARKING REQUIRED:</b>	0.5 SPACE PER UNIT
SENIOR APARTMENTS:	17 SPACES
EMPLOYEES (34 UNITS):	1 SPACE PER 2 EMPLOYEES ON MAX SHIFT
EMPLOYEES (4):	2 SPACES
TOTAL REQUIRED:	19 SPACES
<b>MAXIMUM PARKING ALLOWED:</b>	1.5 SPACE PER UNIT
SENIOR APARTMENTS:	51 SPACES
EMPLOYEES (34 UNITS):	1 SPACE PER 1 EMPLOYEES ON MAX SHIFT
EMPLOYEES (4):	4 SPACES
TOTAL REQUIRED:	55 SPACES

**BICYCLE PARKING CALCULATIONS**

PROPOSED PARKING	26 SPACES
ON-SITE: 13 SPACES	
ON-STREET: 13 SPACES	

**OPEN SPACE CALCULATIONS**

SITE AREA	1.29 AC (56,387 SF)
OPEN SPACE REQUIRED:	5,638 SF (10%)
OPEN SPACE PROVIDED:	8,250 SF (14.6%)

**IMPERVIOUS AREA CALCULATIONS**

SITE AREA	1.29 AC (56,387 SF)
EXISTING IMPERVIOUS AREA:	*0.39 AC (17,293 SF)
PROPOSED IMPERVIOUS AREA:	16,750 SF (30%)
DIFFERENCE:	-543 SF
APPROXIMATE AREA OF DISTURBANCE:	0.79 AC (34,675 SF)

**RUNOFF CALCULATIONS**

EXISTING IMPERVIOUS AREA:	*0.40 ACS
PROPOSED IMPERVIOUS AREA:	0.38 ACS

PRE 10 YR.: 0.50x5.35x1.29=3.45cfs\*

POST 100 YR.: (0.38/1.29)=29%IMP-C=0.49  
0.49x7.20x1.29=4.55cfs.

NOTE: POST-DEVELOPED 100-YEAR RATE OF RUNOFF SHALL EQUAL TO OR BELOW THE PRE-DEVELOPED 10-YEAR RATE.

\*PRE-DEVELOPED IMPERVIOUS AREAS AND RUNOFF BASED ON R-4 ZONING AND HISTORICAL LOJC MAPPING REFLECTING SINGLE FAMILY HOMES ON THE SITE.

**SA BAK, WILSON & LINGO, INC**  
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808 S. THIRD STREET,  
LOUISVILLE, KENTUCKY 40202  
(502) 584 - 8271

**DETAILED DISTRICT DEVELOPMENT PLAN**

PROJECT TITLE:  
**ZION MANOR SENIOR APARTMENTS II**  
2217-2237 W MUHAMMAD ALI BLVD  
LOUISVILLE, KY 40212  
TAX BLOCK 002J, LOT 102-113,179,180,182

SHEET TITLE:  
NO. REVISION DATE  
1. AGENCY COMMENTS 5/24/19  
2. AGENCY COMMENTS 6/27/19

JOB NO. 3166  
SCALE: 1"=20'  
DATE: 5/6/19  
DRAWING NO:  
**DDDP**  
SHEET 1 OF 1