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PRELIMINARY APPROVAL

Condition of Approval: _____

Development Review: Medha B. Th. Date: 7-28-22

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

NORTON PROPERTIES, INC.
211 E JACOB ST.
D.B. 5691 PG. 795
C2 / DOWNTOWN

WAVE HOLDINGS LLC
1469 SOUTH 4TH STREET
D.B. 8071 PG. 844
C2 / DOWNTOWN

WAVE HOLDINGS LLC
1469 SOUTH 4TH STREET
D.B. 8071 PG. 844
C2 / TRADITIONAL NEIGHBORHOOD

BLURT & GETTELENGER
PRESTONBURG LLC
305 E COLLEGE ST.
D.B. 8828 PG. 135
C2 / TRADITIONAL NEIGHBORHOOD

GENERAL AUTO PARS, CORP.
211 E COLLEGE ST.
D.B. 4294 PG. 62
C2 / TRADITIONAL NEIGHBORHOOD

GENUINE PARTS, CO.
231 E COLLEGE ST.
D.B. 5739 PG. 883
C2 / TRADITIONAL NEIGHBORHOOD

GENUINE PARTS, CO.
233 E COLLEGE ST.
D.B. 5739 PG. 886
C2 / TRADITIONAL NEIGHBORHOOD

GENUINE PARTS, CO.
235 E COLLEGE ST.
D.B. 5739 PG. 889
C2 / TRADITIONAL NEIGHBORHOOD

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:

BY: [Signature]
DATE: 08/01/2022
LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

EAST JACOB STREET
LOCAL ROAD 60' ROW

PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING
19,580 SQ. FT.

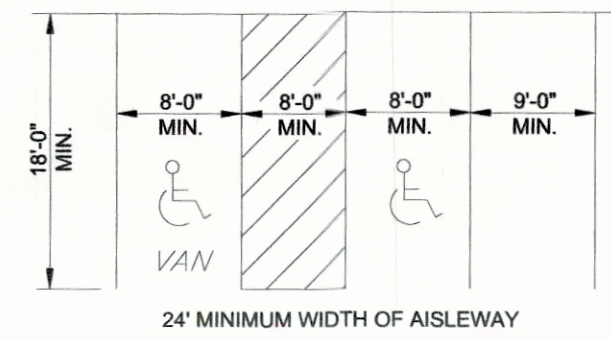
SOUTH FLOYD STREET
PRIMARY COLLECTOR 60' ROW

20' ALLEY
(BRICK)

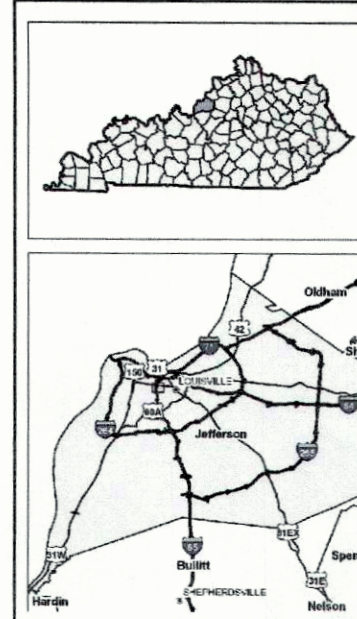


LEGEND

	PROPERTY LINE
	PROPERTY SETBACK LINE
	FENCE
	LIGHT DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT



TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE



DEVELOPER:
LDG DEVELOPMENT
1469 SOUTH 4TH STREET
LOUISVILLE, KENTUCKY 40208

LAND OWNER:
LDG LAND HOLDINGS LLC
1469 SOUTH 4TH STREET
LOUISVILLE, KENTUCKY, 40208

ENGINEER:
GRESHAM SMITH
111 W. MAIN ST., STE 201
LOUISVILLE, KENTUCKY 40202
MATT MCLAREN, PE

SITE INFO:
232 E. Jacob Street
Louisville, Kentucky, 40203
D.B. 12250 Pg. 766
Tax Block: 30B Lot: 19
Parcel ID: 030B00190000

LAND DEVELOPMENT CODE (LDC) GENERAL NOTES:

- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C0041 F DATED FEBRUARY 26, 2021.
- DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
- ALL SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF CHAPTER 8. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER CHAPTER 10.
- LOT PROPERTY LINES ARE LOCATED VIA ALTA SURVEY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- A KARST SURVEY IS NOT REQUIRED PER CHAPTER 4.8.
- THE DEVELOPMENT LIES WITHIN THE CITY OF LOUISVILLE FIRE DISTRICT.

METRO PUBLIC WORKS (MPW) AND KENTUCKY TRANSPORTATION CABINET (KYTC) NOTES:

- TRANSPORTATION PLANNING APPROVAL IS REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY PRIOR TO CONSTRUCTION APPROVAL.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- ALL NEW SIDEWALKS SHALL BE BUILT TO ADA CURRENT STANDARDS.
- 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 SIDEWALKS ARE A MINIMUM OF 5' WIDE. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%.

MSD/EPSC/UTILITY NOTES:

- SITE SERVED BY MORRIS FORMAN WASTE WATER TREATMENT PLANT.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- THE APPROVED EROSION PREVENTION AND SETTLEMENT 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 MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- 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.
- 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.
- ON-SITE DETENTION IS PROVIDED IN THE PROPOSED UNDERGROUND DETENTION BASIN. 100-YR POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO 10-YR PRE-DEVELOPED PEAK FLOWS OR TO THE CAPACITY OF THE DOWNSIDE STREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. UNDERGROUND DETENTION MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- SANITARY SEWER SERVICE PROVIDED BY EXISTING PROPERTY SERVICE CONNECTION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- MSD DRAINAGE BOND MAY BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ANY PROPOSED RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S OIL, AND GREASE POLICY.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA: 30,900 SF (0.71 ACRES)
PROPOSED IMPERVIOUS AREA: 27,650 SF (0.64 ACRES)
NET DECREASE IN IMPERVIOUS AREA: 3,250 SF (10.5%)

DETENTION CALCULATIONS:

Q10 (PRE): 3.81 CFS
Q100 (POST): 5.44 CFS
VOL 100 (POST): 15,179 CF

Q10 / Q100 = 0.70
Req. STORAGE VOL. = 0.22 * VOL 100 (POST) =
0.22 * 15,179 CF = 3,340 CF

HEALTH DEPARTMENT NOTES:

- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- EACH PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER.
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER.

WAIVERS AND VARIANCES:

- A VARIANCE IS BEING REQUESTED FROM LDC CHAPTER 5.2.2, TABLE 5.2.2 TO ENCROACH INTO THE FRONT YARD SETBACK.
- A VARIANCE IS BEING REQUESTED FROM LDC CHAPTER 5.2.2, TABLE 5.2.2 TO EXCEED THE MAXIMUM BUILDING HEIGHT.
- A ROW WAIVER IS BEING REQUESTED FOR S FLOYD STREET

PROJECT SUMMARY

FORM DISTRICT
ZONING
SPECIAL ZONING
SETBACKS

FRONT YARD	15 MIN.	FT	25 MAX.	FT
STREET-SIDE YARD	3	FT		
SIDE YARD	0	FT		
REAR YARD	5	FT		
MAXIMUM BUILDING HEIGHT	45	FT	3	STORIES
PROPOSED BUILDING HEIGHT			4	STORIES

PREVIOUS USE	RELIGIOUS FACILITY			
PROPOSED USE	MULTI FAMILY HOUSING			
TOTAL SITE AREA	33,445	SF	0.77	ACRE
PROPOSED SITE AREA	33,445	SF	0.77	ACRE

GROSS FLOOR AREA OF BUILDINGS	78,320	SF		
GROSS BUILDING FOOTPRINT AREA	19,580	SF		
DWELLING UNITS	97	UNITS		
MAX DENSITY ALLOWED	217	UNITS / ACRE		
PROPOSED DENSITY	126	UNITS / ACRE		
FLOOR TO AREA RATIO				
MAXIMUM	5.0	FAR		
PROPOSED	2.34	FAR		

PARKING SUMMARY

RESIDENTIAL (MULTI-FAMILY)				
MINIMUM (NOT APPLICABLE)	0	SPACES		
MAXIMUM (2 SPACES PER UNIT @ 97 UNITS)	194	SPACES		
TOTAL ON-SITE PARKING PROVIDED	23	SPACES	INC. 2	ACCESSIBLE
BICYCLE PARKING				
TEMPORARY REQUIRED	0	SPACES		
TEMPORARY PROPOSED	0	SPACES		
PERMANENT REQUIRED	0	SPACES		
PERMANENT PROPOSED	0	SPACES		

LANDSCAPING SUMMARY

LANDSCAPE BUFFER	NOT REQUIRED	FT		
OPEN SPACE REQUIRED	1,672	SF		
OPEN SPACE PROVIDED (INDOOR CLUBHOUSE)	1,700	SF		
VUA BUFFER	5	FT		
VUA AREA	7,069	SF	0.16	Acres
ILA REQUIRED (2.5%)	201	SF		
ILA PROVIDED	270	SF		
EXISTING TREE CANOPY	0%		0	SF
REQUIRED TREE CANOPY	35%		11,706	SF
EXISTING TREE CANOPY PRESERVED	0%		0	SF
EXISTING TREE CANOPY PROVIDED			TOTAL	12,240 SF
			TYPE A (6)	7,200 SF
			TYPE B (7)	5,040 SF

STREET TREES REQUIRED 1 TYPE C TREE PER 20 FT, OR 1 TYPE B TREE EVERY 25 FT, OR 1 TYPE A TREE EVERY 30 FT

MSD WM#: 12458

RECEIVED

JUL 26 2022
PLANNING &
DESIGN SERVICES

Gresham Smith

22-CAT3-6807

GreshamSmith.com

111 West Main Street
Suite 201
Louisville, KY 40202

502.627.8900

Jacob Street Multi-family

232 East Jacob Street
Louisville, Kentucky 40203

NOT FOR CONSTRUCTION

Revision

No.	Date	Description
1	06/27/2022	AGENCY COMMENTS

**CATEGORY 3
DETAILED DISTRICT
DEVELOPMENT PLAN**

DDDP

45680.00
MAY 16, 2022

This is one of 3 sheets. Please refer to the other sheets for additional information.