

WAIVER REQUESTED

Ⓜ A WAIVER IS REQUESTED FROM CHAPTER 10.2.4 OF THE LDC TO ALLOW EXISTING STRUCTURES TO ENCRoACH WITHIN THE REQUIRED 5' LBA.

TREE CANOPY CALCULATIONS (TCCA)

CLASS: B
 SITE AREA: 0.23 AC (5,145 SF)
 EXISTING TREE CANOPY: 9,060 SF (100% COVERAGE)
 PRESERVED TREE CANOPY AREA: 9,060 SF (100%)
 NEW TREE CANOPY COVERAGE REQUIRED: 0 SF (0%)
 TOTAL TREE CANOPY COVERAGE REQUIRED: 984 S.F. (10%)

PROJECT SUMMARY

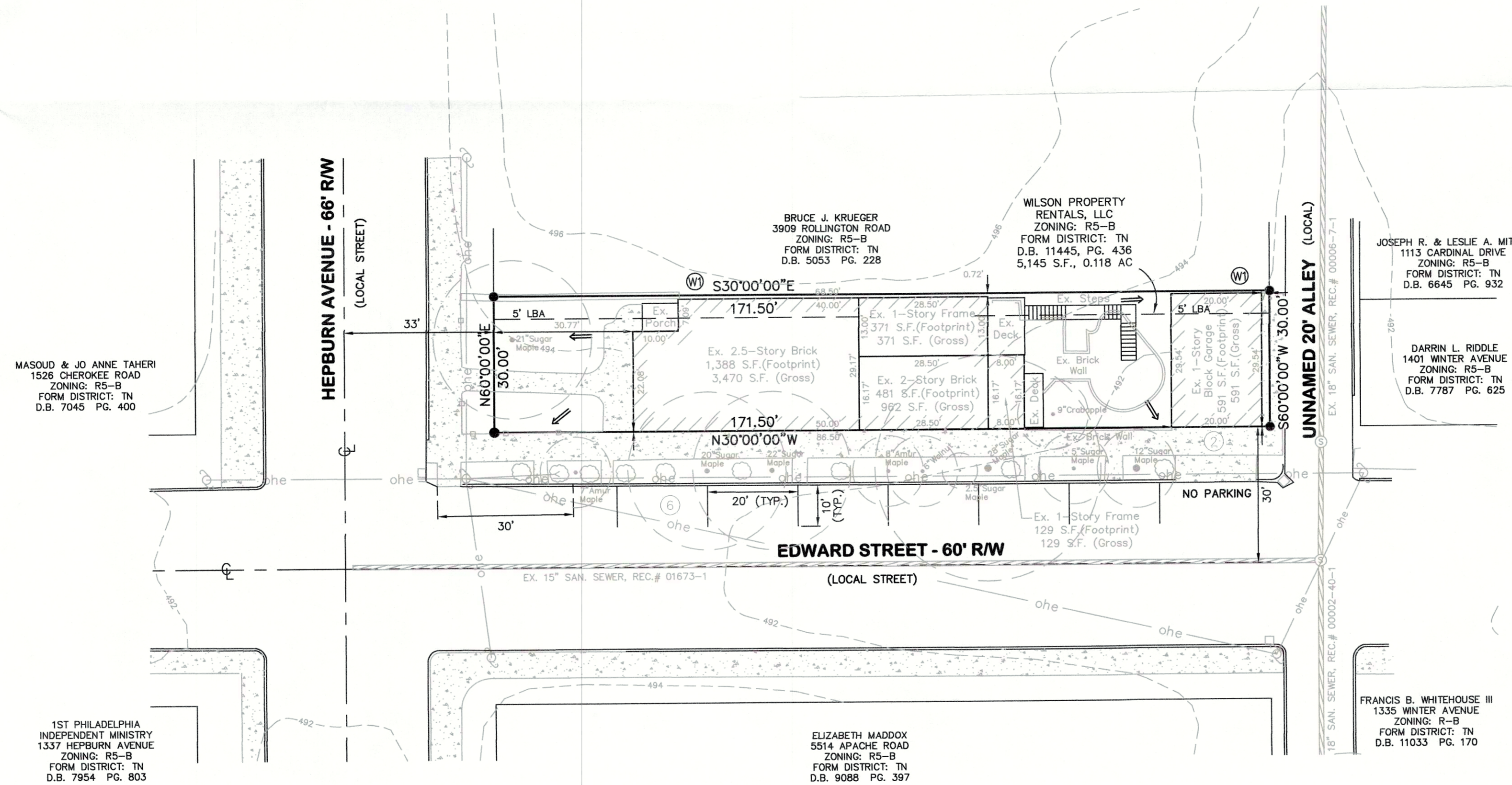
EXISTING ZONE	R5-B
PROPOSED ZONE	R-BA
EXISTING FORM DISTRICT	TNFD
EXISTING USE	MULTI-FAMILY RESIDENTIAL
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
TOTAL NO. OF EX. D.U.	6
SITE ACREAGE	0.118± ACRES (5,145 S.F.)
DENSITY	50.80 D.U./AC. (58.08 MAX.)
BUILDING HEIGHT	23' (45' MAX.)
VUA (N/A)	0 S.F.
ILA REQUIRED (5%) (N/A)	0 S.F.
ILA PROVIDED	0 S.F.
F.A.R.	0.96

PARKING SUMMARY

REQUIRED SPACES	
MIN. 6 D.U. (1.5 SPACES)	9 SPACES
MAX. 6 D.U. (2.5 SPACES)	15 SPACES
MIN. WITH REDUCTION PER 9.1.1.F.2 OF LDC	8 SPACES
PROVIDED SPACES	
STANDARD (IN EXISTING GARAGE)	2
STREET PARKING	6
TOTAL	8

GENERAL NOTES:

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- SEWAGE FROM THIS SITE IS TREATED AT THE MORRIS FOREMAN WATER QUALITY TREATMENT CENTER.
- 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.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE CLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE PUBLIC RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- NO SITE CONSTRUCTION PROPOSED AS A RESULT OF THIS ZONING CHANGE.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- A KARST SURVEY IS NOT APPLICABLE FOR THE SUBJECT PROPERTY, PER LDC 4.9.2



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: *Gywneth White*
 DATE: *2/5/20*
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

Milestone design group
 108 Davenport Lane, Suite 300 Louisville, KY 40223
 502.327.7075 www.milestoneddesign.org

1400 HEPBURN AVE

DATE: 9/9/2019
 DRAWN BY: TAL
 CHECKED BY: JMM
 SCALE: 1"=20' (HORZ)
 SCALE: N/A (VERT)

REVISIONS

△	AGENCY CMNTS 10/2/19
△	AGENCY CMNTS 1/30/20
△	
△	
△	
△	
△	

EROSION PREVENTION AND SEDIMENT CONTROL 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 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 SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL 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 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 A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, 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.

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0042E

THIS SITE PROPOSES NO ALTERATIONS TO THE EXISTING DRAINAGE PATTERNS

INCREASED IMPERVIOUS SURFACE

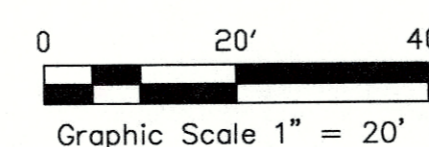
PRE-DEVELOPED IMPERVIOUS SURFACE = 3,180 SF
 POST-DEVELOPED IMPERVIOUS SURFACE = 3,180 SF
 NET INC/DECREASE IN IMPERVIOUS SURFACE = 0 SF
 TOTAL SITE DISTURBANCE = 0 SF

INCREASED RUNOFF CALCULATIONS

Cpre = 0.66
 Cpost = 0.66
 AREA = 0.11 AC.
 (0.66 - 0.66) X 2.8/12 X 0.11 AC = 0.00 AC.-FT.

LEGEND

- 498- = EX. CONTOUR
- - - = EX. CONCRETE
- - - - - = EX. UTILITY POLE
- ⊙ = EX. SANITARY SEWER MANHOLE
- = EX. DRAINAGE STRUCTURE
- - - - - = EX. GUY WIRE
- - - - - = EX. OVERHEAD ELECTRIC LINE
- - - - - = EX. FENCE
- - - - - = EX. SANITARY SEWER
- = SET 1/2"x18" IRON PIN WITH CAP STAMPED "RCW JR 4050"
- = FOUND 1/2" IRON PIN WITH SURVEY CAP #2747 UNLESS NOTED OTHERWISE
- ⊙ = PARKING SPACE COUNT

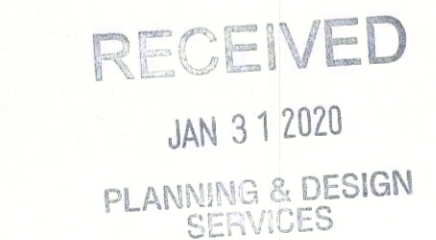


CASE # 19-ZONE-0060
 RELATED CASE(S) # 19-ZONEPA-0042
 RELATED CASE(S): B-24-89,
 B-86-91

DETAILED DISTRICT DEVELOPMENT PLAN

CHANGE IN ZONING
 1400 HEPBURN AVE
 LOUISVILLE, KY 40204
 D.B. 11445 PG. 436
 T.B. 027B LOT 48

FOR
 OWNER/DEVELOPER:
 WILSON PROPERTY RENTALS, LLC
 ALEXANDER GORDON WILSON
 2113 ARNOLD PALMER BLVD
 LOUISVILLE, KY 40245



DEVELOPMENT PLAN

JOB NUMBER 19082

1 OF 1

WM# 19082dev.dwg