

VICINITY MAP
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY
NOT TO SCALE

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.
- SANITARY SEWER SERVICE PROVIDED BY PRIVATE SERVICE CONNECTION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- 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 DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 16,500 SF (0.38 ACRES).
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS. CONSTRUCTION PLANS WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- ALL PROPOSED SIDEWALKS ARE A MINIMUM OF 4' WIDE ALONG ALLEYS AND INTERNAL TO DEVELOPMENT DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS, IF REQUIRED.
- 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 ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ANY REQUIRED FILL IN THE COMBINED SEWER FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1. HOWEVER, NO ADDITIONAL FILL MATERIAL IS PROPOSED WITHIN THE LIMITS OF THE COMBINED SEWER FLOODPLAIN.
- LOWEST ELEVATION FOR FINISH FLOOR AND MACHINERY TO BE AT OR ABOVE 455.50.
- SITE IS SUBJECT TO REGIONAL FACILITY FEES AND SHALL REMAIN SHEET FLOW TO THE RIGHT OF WAY. CAPACITY TO THE CATCH BASINS SHALL BE VERIFIED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THE DEVELOPER / PROPERTY OWNER SHALL INSTALL A CONCRETE BOARDING PAD, BENCH PAD AND THEN NOTIFY TARC WHEN THE CONSTRUCTION IS COMPLETE. TARC WILL THEN INSTALL A STANDARD BENCH. IN ADDITION, THE DEVELOPER / PROPERTY OWNER SHALL CLEAN THE STOP AS NEEDED.

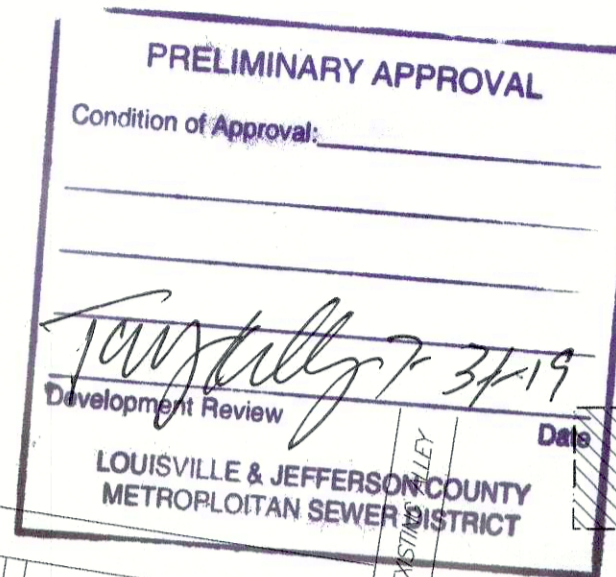
EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

SURVEY INFORMATION

THE SITE SURVEY INFORMATION WAS OBTAINED FROM A PREVIOUS AS-BUILT BOUNDARY SURVEY PERFORMED BY DUKES & ASSOC. LAND SURVEYING INC, ORIGINALLY DATED APRIL 10, 1996 AND REVISED SEPTEMBER 16, 1996.

TOPOGRAPHY, LOCATION OF EXISTING UTILITIES, AND EDGE OF EXISTING PAVEMENT INFORMATION WAS OBTAINED FROM LOJIC.



COMBINED SEWER
OVERFLOW FLOODPLAIN
(OBTAINED FROM LOJIC)

SITE DATA

SITE ADDRESS: 226 N 17TH STREET
LOUISVILLE, KY 40203
TAX BLOCK AND LOT: TB 015F - LOT 0289
DEED BOOK AND PAGE #: DEED BOOK 08951, PAGE 0581
TOTAL PROPERTY AREA: 1.88 Ac. (81,900 SF)

FORM DISTRICT: TRADITIONAL NEIGHBORHOOD (TNFD)
EXISTING ZONING: C-1
PROPOSED ZONING: C-1
EXISTING USE: MULTI FAMILY RESIDENTIAL
PROPOSED USE: MULTI FAMILY RESIDENTIAL

MAXIMUM DENSITY: 34.84 DU/Acre
ALLOWED TOTAL UNITS: 65
PROPOSED DENSITY: 34.57 DU/Acre
EXISTING UNITS: 47 APARTMENT UNITS
PROPOSED UNITS: 18 SENIOR DWELLING UNITS
TOTAL UNITS: 65 DWELLING UNITS
MAX HEIGHT ALLOWED: 45'
MAX HEIGHT PROPOSED: 42'
GROSS BUILDING FOOTPRINT: 4,995 SF
GROSS FLOOR AREA:
FIRST FLOOR: 4,995 SF
SECOND FLOOR: 4,995 SF
THIRD FLOOR: 4,995 SF
TOTAL FLOOR AREA: 14,985 SF

PARKING CALCULATIONS: 55 TOTAL PARKING SPACES REQUIRED
EXISTING: 47 APARTMENTS X 1.5 SPACES / UNIT = 71 SPACES REQUIRED
9.1.1 F(1) 10% TRANSIT REDUCTION
9.1.1 F(2) 10% RESIDENTIAL - TRADITIONAL NEIGHBORHOOD
9.1.1 F(8) 20% HISTORIC
9.1.1 F(9) 20% SITE CRITERIA (APPENDIX 5A)
5A.1 Located on a previously developed site
5A.4 Maintain 20% of site area as open space
(20% OF 1.88 Acres = 16,380 SF)
60% TOTAL REDUCTION (-42 PARKING SPACES)
29 EXISTING PARKING SPACES REQUIRED

PROPOSED: 18 SENIOR DWELLING UNITS AT 50% = 9 SPACES REQUIRED
10% TRANSIT REDUCTION
10% RESIDENTIAL - TRADITIONAL NEIGHBORHOOD
20% SITE CRITERIA (APPENDIX 5A)
5A.1 Located on a previously developed site
5A.4 Maintain 20% of site area as open space
(20% OF 1.88 Acres = 16,380 SF)
40% TOTAL REDUCTION (-3 PARKING SPACES)
6 PROPOSED PARKING SPACES REQUIRED
TOTAL REQUIRED: 35 PARKING SPACES (29 EXISTING + 6 PROPOSED)

PARKING PROVIDED: 78 SPACES
EXISTING PARKING: 50 SPACES
HANDICAP REQUIRED: 2 SPACES (1 VAN ACCESSIBLE SPACE)
HANDICAP PROVIDED: 3 SPACES (1 VAN ACCESSIBLE SPACE)
ON-STREET PARKING: 28 SPACES
(PER LDC SECTION 9.1.10)
28 PARKING SPACES ARE AVAILABLE WITHIN THE FOLLOWING PUBLIC STREETS ABUTTING THE DEVELOPMENT: DUNCAN, 17TH, AND 18TH STREETS

BUILDING SETBACK REQUIREMENTS:
FRONT YARD: 15' MINIMUM
SIDE YARD: NONE, UNLESS ADJACENT SINGLE FAMILY RESIDENTIAL
REAR YARD: 5' MINIMUM

NO PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA. THIS DETERMINATION HAS BEEN MADE FROM A REVIEW OF FEMA MAP 21111C-0025-E.

MORRIS FORMAN WOTP IS THE SEWAGE TREATMENT PLANT SERVICING THE SITE.

NO ADDITIONAL INTERIOR PARKING IS PROPOSED, THUS NO INTERIOR LANDSCAPE AREA IS REQUIRED PER CHAPTER 10, PART 2.12 OF THE LAND DEVELOPMENT CODE.

CROSS ACCESS AND SHARED PARKING AGREEMENT SHALL BE REQUIRED PRIOR TO REQUESTING A BUILDING PERMIT. SAID DOCUMENT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO PLANNING AND SERVICES STAFF IN COORDINATION WITH THE PLANNING COMMISSION'S LEGAL COUNSEL.

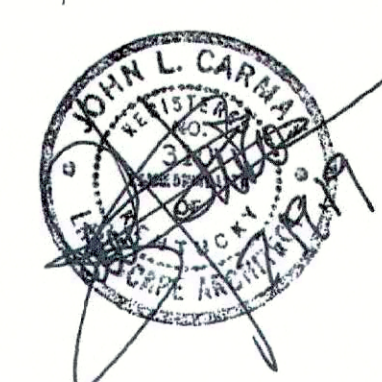
NEW DIRECTIONS HOUSING CORPORATION

1000 East Liberty Road
Louisville, Kentucky 40204

NOT FOR CONSTRUCTION

CATEGORY 3 SITE PLAN

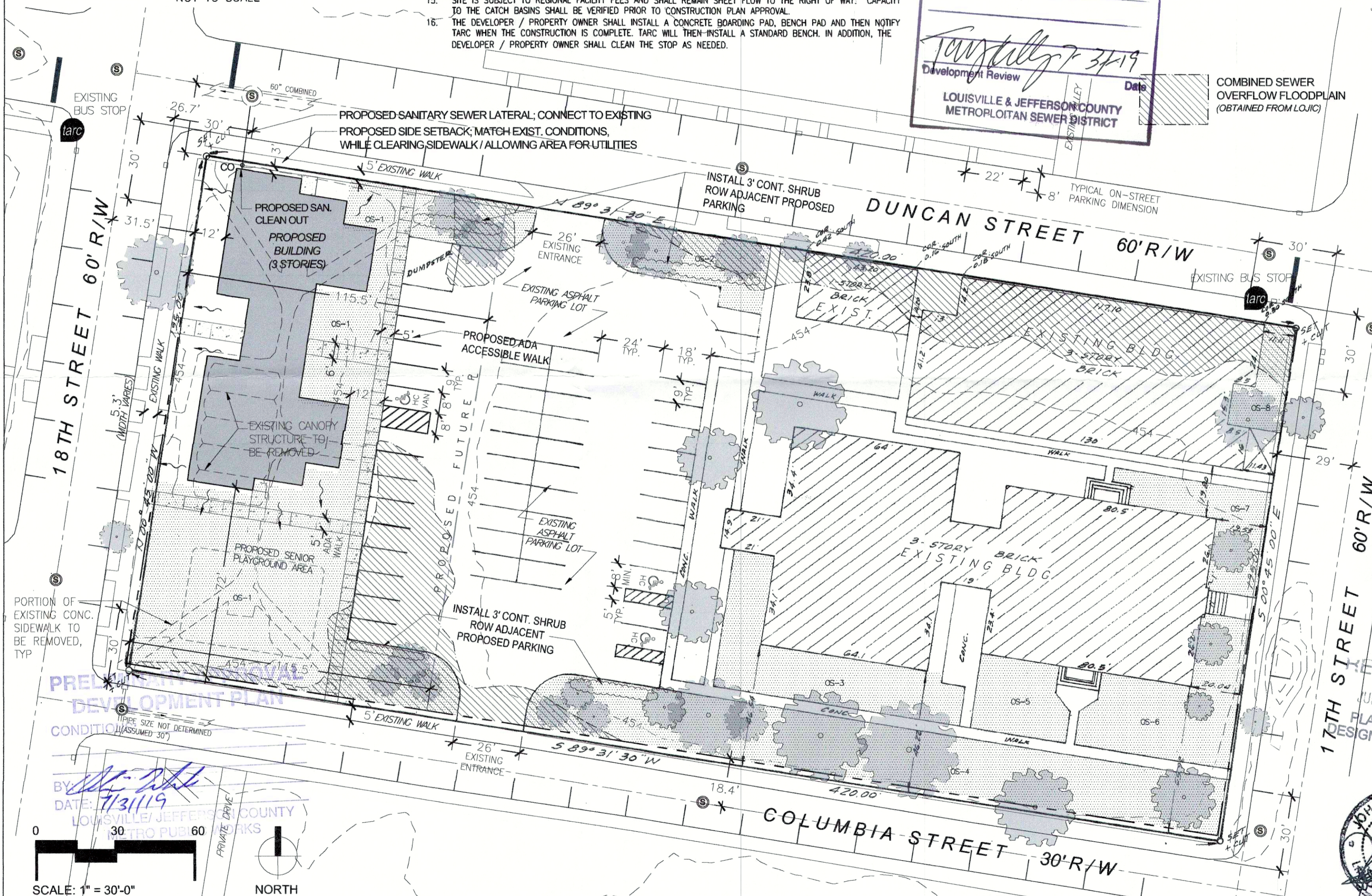
JULY 1, 2019
REVISED JULY 30, 2019



Landscape Architect/Civil Engineer
CARMAN
400 E. Main Street, Ste. 106
Louisville, Kentucky 40202
502.742.6581

Owner/Developer:
NEW DIRECTIONS HOUSING CORPORATION
1000 East Liberty Street
Louisville, Kentucky 40204

MSD WM#12012



PRELIMINARY DEVELOPMENT PLAN
CONDITIONS (ASSUMED 30')

BY: [Signature]
DATE: 7/31/19
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS
SCALE: 1" = 30'-0"
NORTH

IMPERVIOUS AREA & PRELIM. DETENTION CALCS

PROPOSED LIMITS OF DISTURBANCE (LOD):	16,500 SF
EXISTING IMPERVIOUS AREAS WITHIN LOD:	3,980 SF
PROPOSED IMPERVIOUS AREA WITHIN LOD:	8,350 SF
ADDITIONAL IMPERVIOUS AREA PROPOSED:	4,370 SF
STORAGE REQUIRED = 0.007 AC/FT (305 C.F.)	
STORAGE PROVIDED = 0.007 AC/FT (320 C.F. [20' x 20' x 2' = 800 C.F. x 40%])	

OPEN SPACE KEY

OS-1:	10,442 SF
OS-2:	1,273 SF
OS-3:	2,222 SF
OS-4:	5,773 SF
OS-5:	959 SF
OS-6:	2,155 SF
OS-7:	1,260 SF
OS-8:	647 SF
TOTAL OPEN SPACE:	24,733 SF

TREE CANOPY NOTES

- PER LAND DEVELOPMENT CODE (LDC) TABLE 10.1.1 - THIS PROPERTY IS CATEGORIZED AS A "CLASS B" PROPERTY (MULTI-FAMILY WITHIN TRADITIONAL NEIGHBORHOOD)
- PER LDC TABLE 10.1.2 - 10% TOTAL TREE CANOPY COVERAGE AREA IS REQUIRED. AN ASSESSMENT OF THE EXISTING TREE CANOPY WAS MEASURED FROM AERIAL IMAGERY TO DETERMINE THE FOLLOWING:
COVERAGE AREA REQUIRED = 8,190 SF (10% OF 81,900 SF)
EXISTING COVERAGE PROVIDED = 8,810 SF
NO ADD'L CANOPY COVERAGE REQUIRED

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