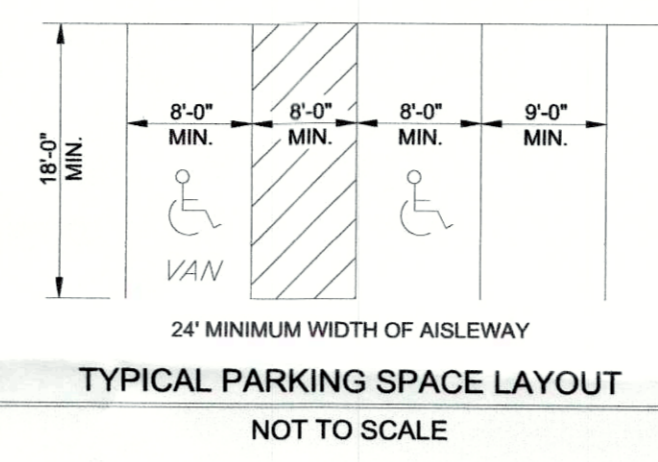
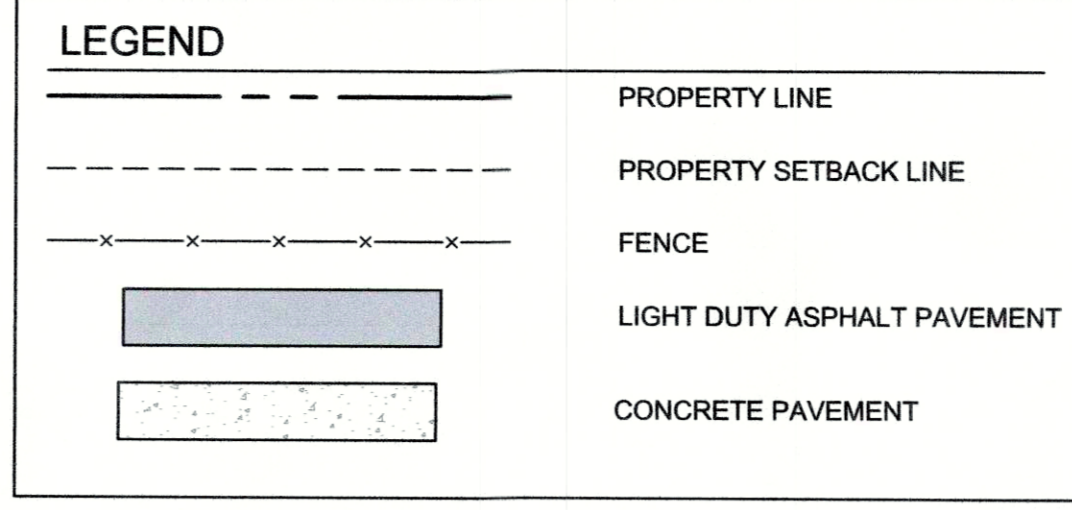


NOT FOR
CONSTRUCTION

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

CATEGORY 3
DETAILED DISTRICT
DEVELOPMENT PLAN

DDDP



- 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 4.9.
 - 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 DISTRICTS 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 SEEDED, 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 DOWNSTREAM 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 FATS, 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 (0.05%)

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 ENCOACH 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	TRADITIONAL NEIGHBORHOOD
ZONING	C2
SPECIAL ZONING	NONE
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)	MAXIMUM (2 SPACES PER UNIT @ 97 UNITS)	TOTAL ON-SITE PARKING PROVIDED
SPACES	0	194	23
INC. 2 ACCESSIBLE			

BICYCLE PARKING

TEMPORARY REQUIRED	TEMPORARY PROPOSED	PERMANENT REQUIRED	PERMANENT PROPOSED
0 SPACES	0 SPACES	0 SPACES	0 SPACES

LANDSCAPING SUMMARY

LANDSCAPE BUFFER	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED (INDOOR CLUBHOUSE)	VUA BUFFER	VUA AREA	ILA REQUIRED (2.5%)	ILA PROVIDED	EXISTING TREE CANOPY	REQUIRED TREE CANOPY	EXISTING TREE CANOPY PRESERVED	EXISTING TREE CANOPY PROVIDED
NOT REQUIRED FT	1,672 SF	1,700 SF	5 FT	7,069 SF	201 SF	270 SF	0% SF	35% 11,706 SF	0% 0 SF	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
45680.00

