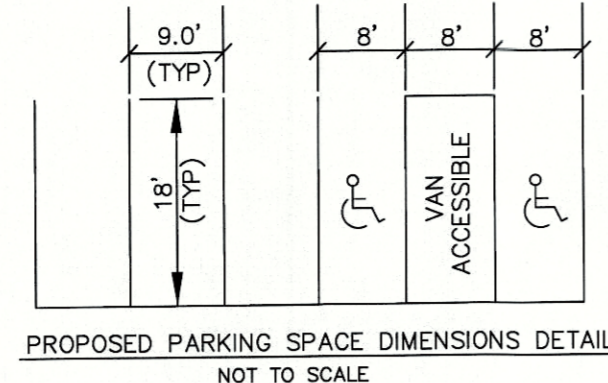


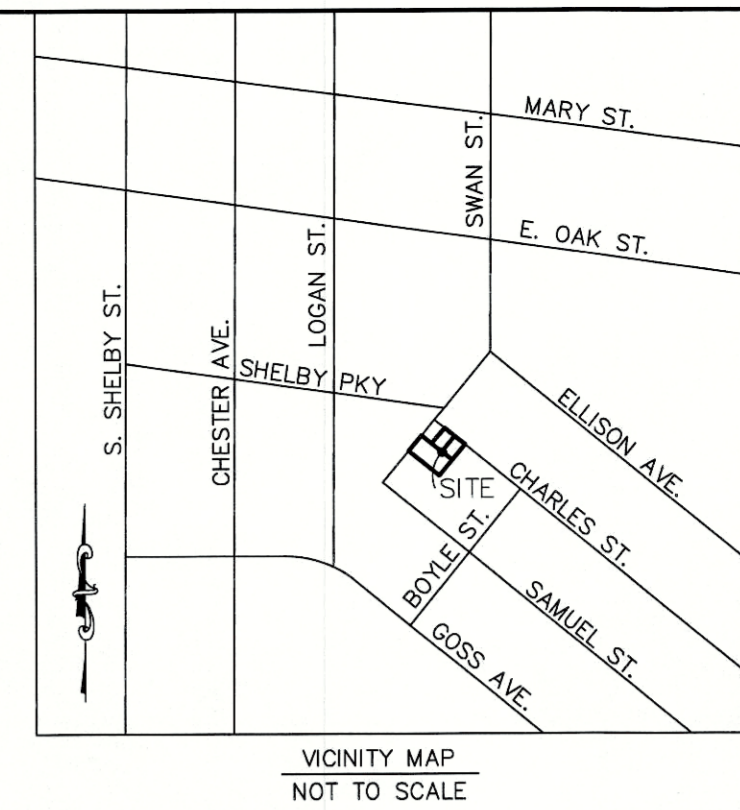


**SAFETY NOTE**  
The Contractor shall comply with the U.S. Dept of Labor Safety and Health regulations for construction promulgated under the Occupational Safety and Health Act of 1970 (P.L. 91-596) and under Section 107 of the Contract Work Hours and Safety Standards Act (P.L. 91-54). During all phases of this project (including excavations or trenching) the Contractor shall be responsible for safety at all times.



- GENERAL NOTES**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL STATE AND FEDERAL ORDINANCES.
  - WASTEWATER: SANITARY SEWER WILL BE PROVIDED BY EX. PROPERTY SERVICE CONNECTION. FLOW WILL BE TREATED AT THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT. CAPACITY CHARGES AND CONNECTION FEES TO BE CALCULATED.
  - THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA FIRM MAPPING 2111C0042E DATED DEC. 5, 2006.
  - ANY & ALL RAZOR / BARB WIRE TO BE REMOVED FROM FENCING.
  - ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS AND MEET LDC REQUIREMENTS.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
  - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH LDC CHAPTER 10.
  - PRIOR TO ANY CONSTRUCTION ACTIVITY, AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL.
  - CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY PRIOR TO CONSTRUCTION APPROVAL.

- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE DEVELOPMENT LIES IN THE LOUISVILLE#4 FIRE DISTRICT.
- PER 4.9.3 A KARST SURVEY WAS COMPLETED ON SEPTEMBER 4, 2013. NO KARST GEOLOGIC FEATURES OBSERVED ON THE SITE.
- MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS FOR TRACTS 1A AND 1B.
- EXISTING CONDITIONS ARE BASED UPON THE PRE 2006 HISTORIC AERIAL. VERIFICATION OF THE DOWNSYSTEM SYSTEM TO BOYLE ST. MAY BE REQUIRED.
- A WAIVER WAS APPROVED FROM SECTION 10.2.4 FROM THE LAND DEVELOPMENT CODE UNDER CASE #13ZONE1009 TO REDUCE THE REQUIRED 15' LANDSCAPE BUFFER AREA ALONG THE THE SOUTHEAST PROPERTY LINE TO 3 FEET.
- STREET TREES REQUIRED ALONG DANDRIDGE AVE & CHARLES STREET PER LAND DEVELOPMENT CODE SECTION 10.2.8 ; SINGLE FAMILY RESIDENTIAL TREES REQUIRED FOR THE PROPOSED RESIDENTIAL TRACTS ALONG CHARLES ST. PER LAND DEVELOPMENT CODE SECTION 5.4.1.A.1; PROPERTY PERIMETER LBA TREES REQUIRED PER LAND DEVELOPMENT TABLE 10.2.4 ; VIA LBA TREES REQUIRED PER LAND DEVELOPMENT CODE SECTION 10.2.10.A
- A MINOR SUBDIVISION PLAT TO BE APPROVED BY LOUISVILLE METRO PLANNING & DESIGN AND RECORDED PRIOR TO RECEIVING CONSTRUCTION APPROVAL.



**REVISIONS:**

5/25/2021	

DRWN BY: *DLK/KAL*  
DRAWING NAME:  
Charles Street.dwg



**LJB INC.**  
4010 Dupont Circle  
Suite 478  
Louisville, Ky 40207  
(502) 899-9611  
LJBinc.com

**CHARLES STREET/DANDRIDGE AVENUE HOUSING & OFFICE DEVELOPMENT**  
920 DANDRIDGE AVENUE & 902-904 CHARLES STREET  
LOUISVILLE, KY. 40204  
**REVISED DETAILED DISTRICT DEVELOPMENT PLAN**

**UTILITY NOTE**  
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE KENTUCKY UNDERGROUND UTILITY PROTECTION, INC. (PHONE: 1-800-752-6007) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDED ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. cables, electrical wires, gas, and water lines). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

**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 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 PRACTICABLE, 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.

EXISTING IMPERVIOUS	DECREASE IMPERVIOUS	TOTAL IMPERVIOUS
10,783 SQ.FT.	1,659 SQ.FT.	9,124 SQ.FT.

15.39% DECREASE  
AREA OF DISTURBANCE = 0.18 ACRES

**RECAPITULATION - EXISTING SITE**

1. EXISTING ZONING	C1
2. FORM DISTRICT	TRADITIONAL WORKPLACE
3. EXISTING USE	VACANT/OFFICE
4. LAND AREA	0.360 ACRES/15,6874 SQ.FT.
5. BUILDING AREA	
EXISTING OFFICE	3,723 SQ.FT. - 920 DANDRIDGE AVE.
PROPOSED SINGLE FAMILY	1,075 SQ.FT. - 902 CHARLES STREET
PROPOSED SINGLE FAMILY	1,075 SQ.FT. - 904 CHARLES STREET
TOTAL BUILDING AREA	5,873 SQ.FT. - 57.75% INCREASE

**RECAPITULATION - PROPOSED TRACT 1**

1. EXISTING ZONING	C1
2. FORM DISTRICT	TRADITIONAL WORKPLACE
3. EXISTING USE	VACANT/OFFICE
4. PROPOSED USE	OFFICE
5. LAND AREA	0.250 ACRES/10,878 SQ.FT.
6. BUILDING AREA	
EXISTING OFFICE	3,723 SQ.FT.
7. EXISTING BUILDING HEIGHT	15'
8. FAR	0.34
9. PARKING	
A. REQUIRED SPACES	MIN. 3,723 SQ.FT. 1/300 SQ.FT. 5 SPACES 12 SPACES
B. PROVIDED SPACES	7 TOTAL INCLUDING 1 HANDICAP
C. BICYCLE PARKING	NOT APPLICABLE
10. VIA	2,400 SQ.FT.
11. I.L.A.	
A. REQUIRED	NOT APPLICABLE

**RECAPITULATION - PROPOSED TRACT 1A**

1. EXISTING ZONING	C1
2. FORM DISTRICT	TRADITIONAL WORKPLACE
3. EXISTING USE	VACANT
4. PROPOSED USE	SINGLE FAMILY RESIDENCE
5. LAND AREA	0.055 ACRES/2,411 SQ.FT.
6. BUILDING AREA	
PROPOSED	1,075 SQ.FT. FOOTPRINT
7. PROPOSED BUILDING HEIGHT	22'
8. FAR	0.45
9. PARKING	
A. REQUIRED	NOT APPLICABLE
B. PROVIDED	1 ON-STREET SPACE

**RECAPITULATION - PROPOSED TRACT 1B**

1. EXISTING ZONING	C1
2. FORM DISTRICT	TRADITIONAL WORKPLACE
3. EXISTING USE	VACANT
4. PROPOSED USE	SINGLE FAMILY RESIDENCE
5. LAND AREA	0.055 ACRES/2,395 SQ.FT.
6. BUILDING AREA	
PROPOSED	1,075 SQ.FT. FOOTPRINT
7. PROPOSED BUILDING HEIGHT	22'
8. FAR	0.45
9. PARKING	
A. REQUIRED	NOT APPLICABLE
B. PROVIDED	1 ON-STREET SPACE

- VARIANCES REQUESTED:**
- A VARIANCE IS REQUESTED FROM LAND DEVELOPMENT CODE TABLE 5.2.2 TO ALLOW A PRINCIPLE STRUCTURE TO ENROACH INTO THE REQUIRED SIDE YARD SETBACKS AT 902 & 904 CHARLES STREET AS SHOWN. (REQUIREMENT 5 FT., REQUEST 3 FT. MINIMUM, VARIANCE 2 FT. MAXIMUM).
  - A VARIANCE IS REQUESTED FROM LAND DEVELOPMENT CODE SECTION 5.4.1.D.3 TO REDUCE THE REQUIRED PRIVATE YARD AREA FROM 20% TO 14% OF THE PROPOSED LOT AREA AT 902 & 904 CHARLES STREET AS SHOWN.  
902 CHARLES STREET - LOT AREA: 2,411 SQ. FT.  
20% PRIVATE YARD REQUIRED: 482 SQ. FT.  
14% PRIVATE YARD PROPOSED: 337 SQ. FT.  
904 CHARLES STREET - LOT AREA: 2,395 SQ. FT.  
20% PRIVATE YARD REQUIRED: 479 SQ. FT.  
14% PRIVATE YARD PROPOSED: 335 SQ. FT.
- WAIVER REQUESTED:**
- A WAIVER IS REQUESTED FROM LAND DEVELOPMENT CODE SECTION 10.2.4 TO REDUCE THE REQUIRED TREE PLANTINGS PER TABLE 10.2.3 FROM 9 TREES TO 5 TREES, REDUCE THE HEIGHT OF THE REQUIRED SCREEN FROM 8 FEET TO 6 FEET, AND ELIMINATE THE REQUIRED SCREEN BEGINNING AT THE REAR OF THE PROPOSED PRINCIPAL STRUCTURE AT 904 CHARLES STREET AND CONTINUING ALONG THE EAST PROPERTY LINE TO THE EXISTING RIGHT-OF-WAY LINE AS SHOWN.

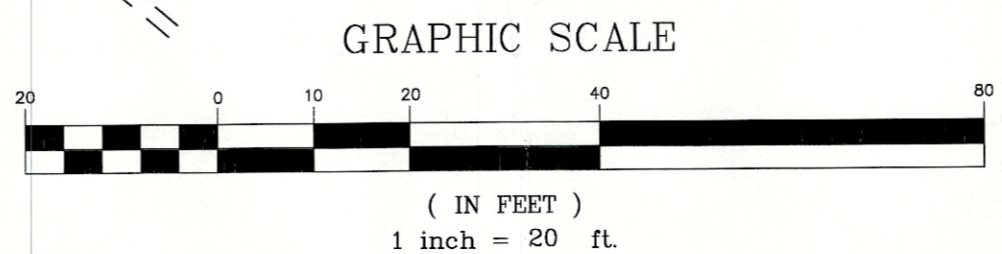
**LOT STANDARDS/ YARD REQUIREMENTS**

PROPOSED TRACT 1

MIN. LOT SIZE, DEPTH, & WIDTH:	NONE
FRONT & STREET SIDE YARD SETBACK:	25' MAX.
SIDE YARD SETBACK:	5'
REAR YARD SETBACK:	20'
BUILDING HEIGHT:	45' MAX.

PROPOSED TRACT 1A & 1B

MIN. LOT SIZE, DEPTH, & WIDTH:	NONE
FRONT & STREET SIDE YARD SETBACK:	INFILL STANDARDS PER 5.1.12.a
SIDE YARD SETBACK:	5' (VARIANCE REQUESTED)
REAR YARD SETBACK:	5'
BUILDING HEIGHT:	INFILL STANDARDS PER 5.1.12.d



**LEGEND**

	EXISTING SEWER LINE AND MANHOLE
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING CATCH BASIN
	EXISTING GUY WIRE
	FIRE HYDRANT
	WATER METER
	EXISTING LIGHT POLE
	EXISTING CONTOUR LINE
	EXISTING SPOT ELEVATION
	EXISTING GAS LINE WITH PIPE SIZE
	EXISTING WATER LINE WITH PIPE SIZE
	EXISTING UNDERGROUND ELECTRIC
	PROPOSED DRAINAGE FLOW DIRECTION
	EXISTING PROPERTY SERVICE CONNECTION
	PROPOSED TREE LOCATION PER NOTE 16 - THIS SHEET

**BENCHMARK**  
EXISTING SANITARY MANHOLE RIM  
ELEVATION: 457.66 (NAVD 1988)

RECEIVED  
MAY 26 2021  
PLANNING & DESIGN SERVICES  
**OWNER**  
STEPHEN B. DUNCAN  
2700 HOLLOWAY ROAD, STE. 105  
LOUISVILLE, KY. 40299  
D.B. 11941, PG. 23  
PARCEL ID: 025E01920000  
CASE# 21-DDP-0041 WM# 4946

DATE: 4/2/21  
PROJECT NO.: 0121059A.00  
Sheet 1 of 1

RELATED CASE # 13ZONE1009 & 20COMPLAT0132