

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

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 (BEST MANAGEMENT PRACTICES) 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 SEED, 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. 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. WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- STREET TREES ARE REQUIRED AND SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- PROTECTION OF TREES TO BE PRESERVED: "CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA."
- THE DEVELOPMENT LIES IN THE LOUISVILLE #4 FIRE DISTRICT.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARIES TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT IF THE THRESHOLDS ARE MET.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
- THIS SITE LIES WITHIN THE KARST TERRAIN AREA. ANY SUBSEQUENT DEVELOPMENT ON THE SITE IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 4 SECTION 9 OF THE LAND DEVELOPMENT CODE. SITE HAS NO KARST FEATURE PER INSPECTION / LETTER RECEIVED ON OCTOBER 10, 2021 BY GREENBAUM ASSOCIATES INC.

MSD NOTES:

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER SERVICE PROVIDED BY PROPOSED PROPERTY SERVICE CONNECTION AND SUBJECT TO FEES AND ANY APPLICABLE CHARGES AND THE PROJECT LIES IN THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY AN EXISTING LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.

TRANSPORTATION PLANNING NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND LOUISVILLE METRO WORKS R/W WITHOUT AN ENCROACHMENT PERMIT.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY LOUISVILLE METRO PUBLIC WORKS.
- VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS STANDARDS.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES, IF REQUIRED.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.

FLOOD NOTE:

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" THAT IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAIN PER A REVIEW OF FIRM MAP #21111C0058F, EFFECTIVE 2/26/21.

SOIL DESCRIPTION:

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE SITE CONSISTS OF URBAN LAND (U₆).

APPLICABLE MSD STANDARD DRAWINGS:

- STABILIZED CONSTRUCTION ENTRANCE [TGCE] ER-01-03
- SILT FENCE [SF] EF-09-02
- STONE BAG INLET PROTECTION [SBIP] EF-03-02

LEGEND:

- EXISTING BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EXISTING CONTOURS
- EXISTING SANITARY SEWERS
- PROPOSED SANITARY SEWER LATERAL / WASTE
- PRIVATE YARD
- PROPOSED CONCRETE PAVEMENT OR SIDEWALK
- DRAINAGE FLOW ARROWS
- FND FOUND
- EX EXISTING
- EOP EDGE OF PAVEMENT
- R/W RIGHT OF WAY
- CL CENTERLINE
- OHD OVERHEAD DOOR
- MD MANDOOR

VARIANCE REQUEST:

LAND DEVELOPMENT CODE 5.4.D.3 RESIDENTIAL SITE DESIGN STANDARDS, PRIVATE YARD AREA VARIANCE REQUEST - TO ALLOW FOR THE 754.33 S.F. PRIVATE YARD AREA REQUIREMENT TO BE REDUCED TO 688 S.F.

CENTRAL CHURCH OF GOD
2101 S SHELBY ST
LOUISVILLE, KY, 40217-2121
T.B. 24H, LOT 43
D.B. N/A, PG. N/A
RS/TNFD

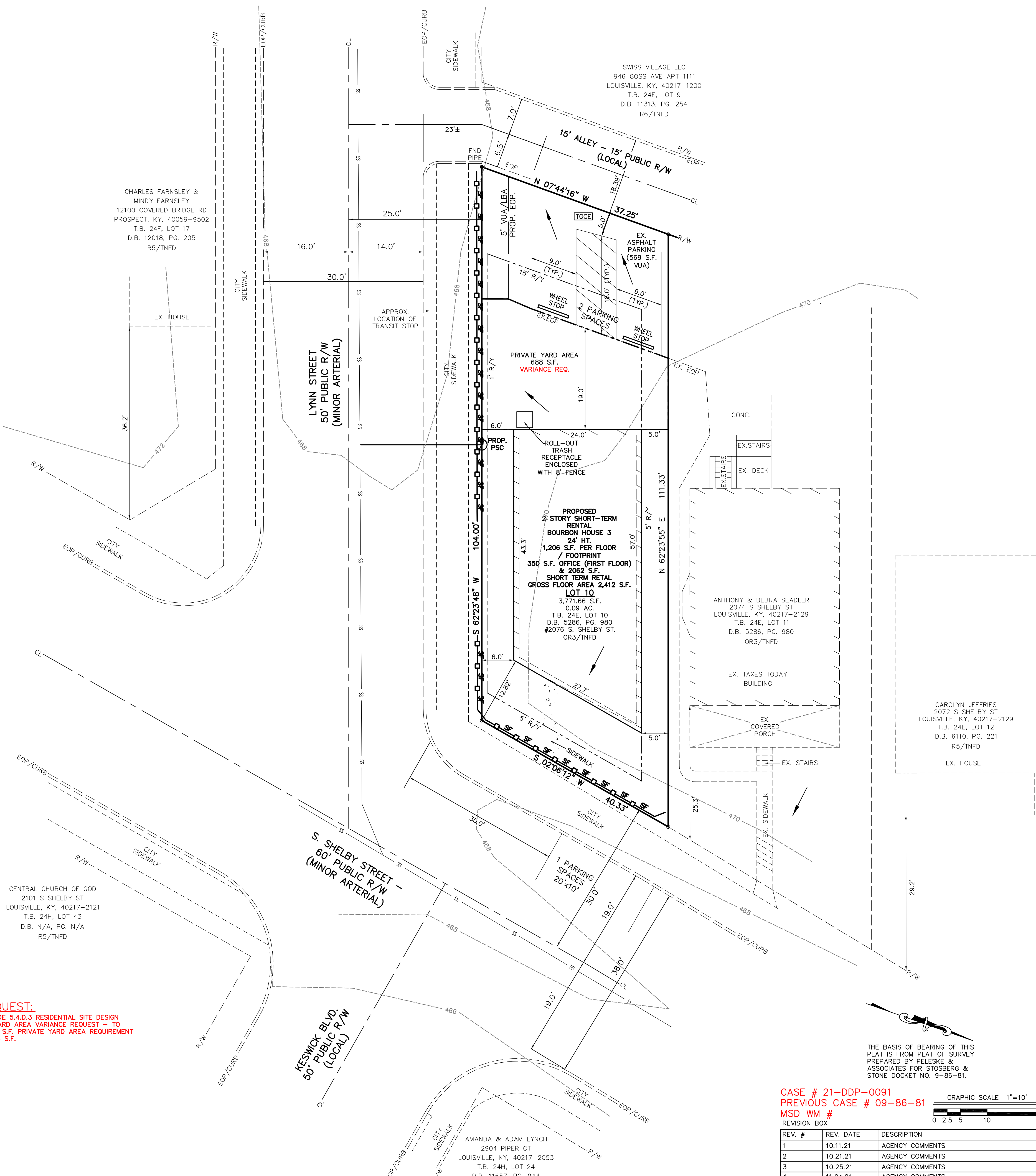
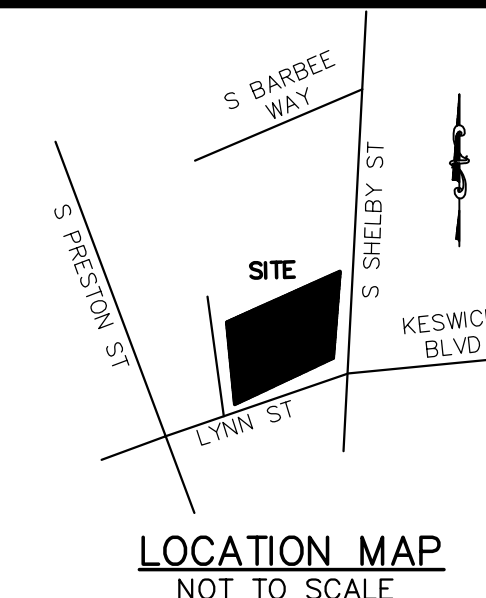
CHARLES FARNSLEY &
MINDY FARNSLEY
12100 COVERED BRIDGE RD
PROSPECT, KY, 40059-9502
T.B. 24F, LOT 17
D.B. 12018, PG. 205
RS/TNFD

SWISS VILLAGE LLC
946 GOSS AVE APT 1111
LOUISVILLE, KY, 40217-1200
T.B. 24E, LOT 9
D.B. 11313, PG. 254
R6/TNFD

ANTHONY & DEBRA SEADLER
2074 S SHELBY ST
LOUISVILLE, KY, 40217-2129
T.B. 24E, LOT 11
D.B. 5286, PG. 980
OR3/TNFD

CAROLYN JEFFRIES
2072 S SHELBY ST
LOUISVILLE, KY, 40217-2129
T.B. 24E, LOT 12
D.B. 6110, PG. 221
RS/TNFD

AMANDA & ADAM LYNCH
2904 PIPER CT
LOUISVILLE, KY, 40217-2053
T.B. 24H, LOT 24
D.B. 11657, PG. 944
RS/TNFD



PROJECT DATA:

PROPERTY SIZE	3,771.66 S.F./ 0.09 AC.
EXISTING USE	VACANT
EXISTING ZONING	OR3
EXISTING FORM DISTRICT	TRADITIONAL NEIGHBORHOOD FORM DISTRICT
PROPOSED USE	NEW SINGLE FAMILY LOT / SHORT-TERM RENTAL
PROPOSED ZONING	UNCHANGED
PROPOSED FORM DISTRICT	UNCHANGED
FOOTPRINT	1,206 S.F.
OFFICE	350 S.F.
SHORT-TERM RENTAL	2,062 S.F.
TOTAL BUILDING	2,412 S.F.
BUILDING HEIGHT	24' HT. / 2 STORIES
FLOOR AREA RATIO (F.A.R.)	0.64 F.A.R. (ALLOWED 4.0)
MIN. LOT SIZE	0 S.F.
MIN. LOT WIDTH	50'
MIN. FRONT	5' S. SHELBY STREET
STREET SIDE YARD	1' LYNN STREET
MIN. SIDE YARD	10'
MIN. REAR YARD	15'
MAX. BUILDING HEIGHT	45'
PARKING MIN. (SHORT TERM RENTAL)	0 SPACES
PARKING MAX. (SHORT TERM RENTAL)	5 SPACES
PARKING MIN. (OFFICE)	1 SPACE
PARKING MAX. (OFFICE)	1 SP. / 750 S.F.
TOTAL PARKING MIN.	1 SPACE
TOTAL PARKING MAX.	4 SPACES
PARKING CREDIT FOR 1000' OF TRANSIT LINE	0 SPACES
PARKING PROVIDED:	3 SPACES (2 ONSITE AND 1 STREET)
VEHICLE USE AREA	569 S.F.
INTERIOR LANDSCAPE AREA REQ. (0%)	0 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	0 S.F.
TREE CANOPY	
LAND AREA	3,771.66 S.F./ 0.09 AC.
EX. TREE CANOPY	0.00 S.F. (0%)
PRESERVED TREE CANOPY	0.00 S.F. (0%)
TREE CANOPY AREA % REQ.	0%
TREE CANOPY AREA REQ.	0.00 S.F.
NEW TREE CANOPY AREA PROVIDED	0.00 S.F.
0-TYPE "A" TREES	
● 1,200 S.F. EACH	
TOTAL TREE CANOPY % PROVIDED	0.00 S.F. (0%)

DRAINAGE CALCULATIONS:

SITE DISTURBANCE AREA = 3,771.66 S.F./ 0.09 AC.
 TOTAL SITE AREA = 3,771.66 S.F./ 0.09 AC.
 TOTAL EXISTING IMPERVIOUS AREA = 600.00 S.F.
 TOTAL PROPOSED IMPERVIOUS AREA = 1,657.66 S.F.
 EXISTING RUN-OFF COEFFICIENT = 0.36 (C)
 DEVELOPED RUN-OFF COEFFICIENT = 0.56 (C)
 RUNOFF VOLUME CALCS:
 X = CRA/12 FOR 1 HOUR 100 YR. STORM
 = (0.56 - 0.36) (2.8) (0.09 ACRES) / 12
 = 0.0042 AC.-FT.
 STORM WATER RUN-OFF TO SHEET DRAIN TO EXISTING S. SHELBY STREET AND LYNN STREET DRAINAGE SYSTEM. NO ONSITE DETENTION PROVIDED THEREFOR REGIONAL FACILITY FEE TO BE PAID TO MSD.

REVISED DETAILED DISTRICT DEVELOPMENT PLAN FOR BOURBON HOUSE 3

OWNER NAME/ADDRESS: ANTHONY & DEBRA SEADLER
 6813 W. HIGHWAY 146, CRESTWOOD, KY 40014
 2076 S SHELBY STREET, LOUISVILLE, KY 40217
 T.B. 24E, LOT 10 / D.B. 5286, PG. 980
 PLAN DATE: 9.20.21
 C. R. P. & ASSOCIATES, INC.
 7321 New LaGrange Road, Suite 111
 Louisville, KY. 40222
 (502)423-8747

CASE # 21-DDP-0091
 PREVIOUS CASE # 09-86-81
 MSD WM #
 REVISION BOX

REV. #	REV. DATE	DESCRIPTION
1	10.11.21	AGENCY COMMENTS
2	10.21.21	AGENCY COMMENTS
3	10.25.21	AGENCY COMMENTS
4	11.24.21	AGENCY COMMENTS

GRAPHIC SCALE 1"=10'
 0 2.5 5 10 20

THE BASIS OF BEARING OF THIS PLAN IS FROM PLAT OF SURVEY PREPARED BY PELESKE & ASSOCIATES FOR STOSBERG & STONE DOCKET NO. 9-86-81.