

**GENERAL NOTES**

1. PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE.
2. ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
3. ANY PROPOSED LIGHTING TO NOT SURPASS 0.5 FOOT CANDLES PAST THE PROPERTY LINE, PER CODE.
4. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED, OR TURNED OFF.
5. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION COMPLETED ON THIS PROPERTY.
6. THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
7. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
8. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
9. COMPATIBLE UTILITIES, IF NEEDED, SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
10. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
11. SIGNAGE TO COMPLY WITH LOCAL ZONING REQUIREMENTS.
12. 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.
13. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT UPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
14. ALL NEW AND EXISTING SIDEWALKS SHALL EITHER BE BROUGHT UP TO OR BUILT TO CURRENT ADA STANDARDS.
15. 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.
16. MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
17. PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.
18. EXISTING PROPERTY LINE BETWEEN THE TWO SUBJECT PROPERTIES IS TO BE REMOVED AND THE PROPERTIES CONSOLIDATED INTO ONE PROPERTY. CURRENTLY BOTH PROPERTIES ARE OWNED BY THE SAME ENTITY. NO CONSTRUCTION ACTIVITY WILL BE COMPLETED PRIOR TO A REVISED PLAT BEING COMPLETED.
19. UPON APPROVAL OF THE ZONING CHANGE, A CROSSOVER ACCESS AGREEMENT WILL BE RECORDED BETWEEN THE THREE PARCELS CONCURRENT WITH THE CREATION OF THE PLAT CREATING SAID PARCELS.

**MSD NOTES**

1. THE SITE IS LABELED AS ZONE "X" WITHIN THE 100-YEAR FLOODPLAIN AND IS BEING PROTECTED FROM THE 1 PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM PER FIRM MAPS NO. 21111C0023F & 21111C0039F, DATED FEBRUARY 26TH, 2021.
2. DRAINAGE PATTERN DEPICTED BY ARROW ( ) IS FOR CONCEPTUAL PURPOSES. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. THERE ARE NO WETLANDS OR FLOODPLAIN RECORDED ON THIS PROPERTY.
4. SANITARY SEWER SERVICE WILL BE PROVIDED BY PROPERTY SERVICE CONNECTION. WASTE WATER TREATMENT PROVIDED BY MORRIS FORMAN TREATMENT PLANT.
5. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE. ALL DISTURBED AREAS NOT INDICATED TO RECEIVE A SPECIFIC SURFACE TREATMENT WILL BE SEEDED.
6. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
7. NO NEW SANITARY CONNECTIONS ARE PROPOSED WITH THIS DEVELOPMENT. SANITARY SEWER SERVICE TO BE PROVIDED BY EXISTING 8" PSC'S.
8. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
9. SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR POST DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL. PRE-DEVELOPED DRAINAGE AREA AND FLOW RATE TO BE EVALUATED AND DOWNSTREAM CAPACITY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
10. UNDERGROUND DETENTION BASIN MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
11. KYTC APPROVAL MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION.
12. SITE MUST UTILIZE THE EXISTING ONSITE PSC'S TO TIE INTO THE 126" SEWER LINE. STORM CONNECTION AND SANITARY SEWER CONNECTION SHALL CONNECT SEPARATELY. PSC'S SHALL BE FIELD LOCATED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

**EROSION PREVENTION & SEDIMENT CONTROL NOTES**

CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AS WELL AS OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.

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 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.

**UTILITIES NOTE**

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION SO EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATERLINES). WHEN CONTRACTING THE "KENTUCKY 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

**STORMWATER CALCULATIONS**

TOTAL SITE AREA	191.034 SF, OR 4.39 AC
TOTAL SITE DISTURBANCE	46,900 SF, OR 1.08 AC
EXISTING IMPERVIOUS SURFACE (WHOLE SITE)	101,475 SF
PROPOSED IMPERVIOUS SURFACE (WHOLE SITE)	123,969 SF
NET CHANGE IN IMPERVIOUS	22,494 SF, OR 22.17% INCREASE

**TREE CANOPY REQUIREMENTS**

NO TREE CANOPY IS REQUIRED PER LDC TABLE 10.1.1, AS THIS SITE IS LOCATED IN A TRADITIONAL FORM DISTRICT.

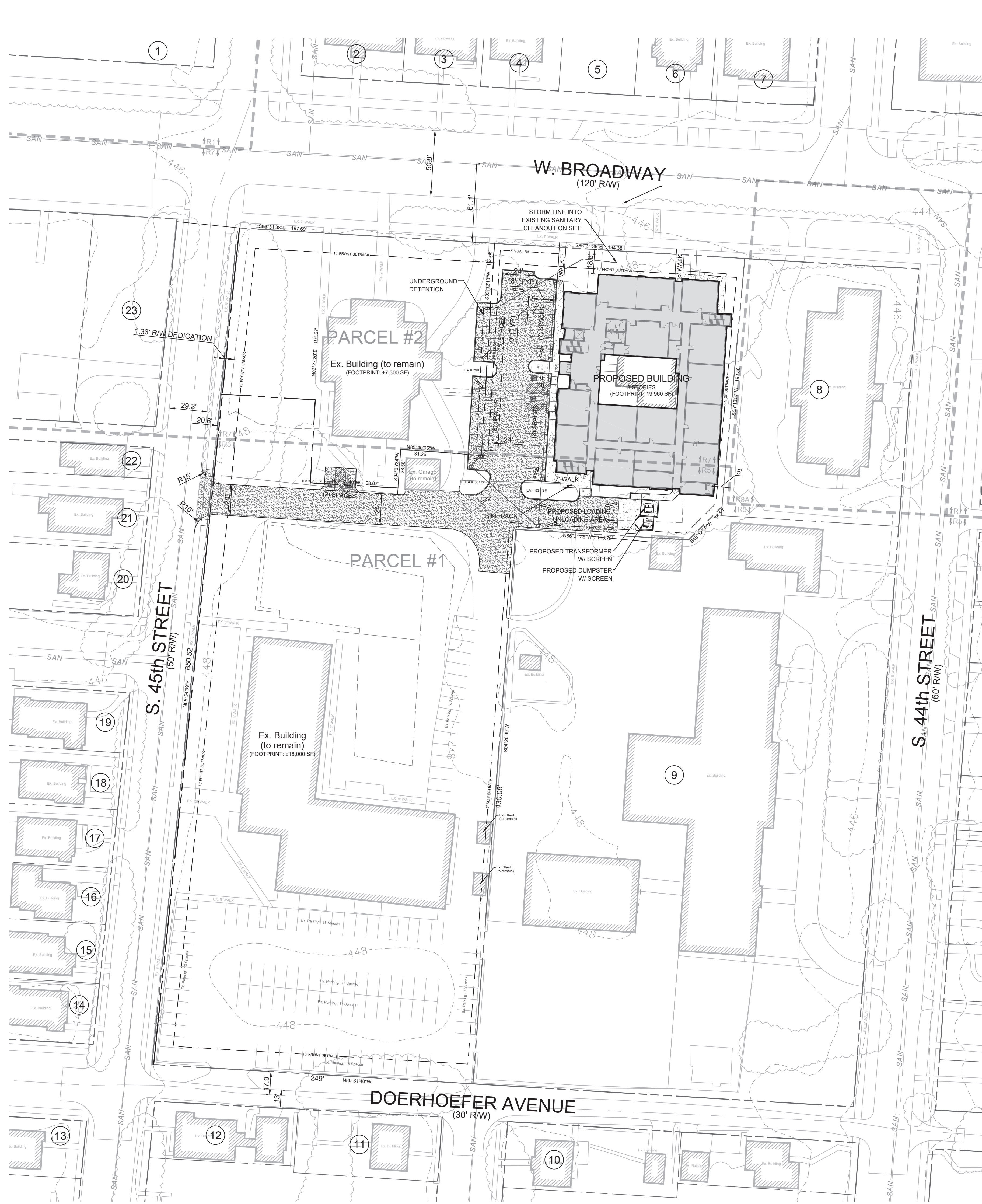
**LANDSCAPE REQUIREMENTS**

APPLICABILITY	SEE LDC 10.2.2.A.2
PERIMETER LANDSCAPE BUFFERS	NONE*
VEHICLE USE AREA	19,560 SF
REQUIRED BUFFER	5 FT
INTERIOR LANDSCAPE AREAS (ILA'S) REQUIRED	5% (978 SF)
ILA'S PROVIDED	1,498 SF
ILA TREES REQUIRED	5 MEDIUM OR LARGE TREES
STREET TREES REQUIRED (200' FRONTAGE ON BROADWAY)	4 LARGE TREES**

\* NO BUFFER IS REQUIRED BETWEEN R7 & R5 PER LDC 10.2.4.B.5. THE USE ON THE ADJACENT R5 PROPERTY IS A CHURCH.  
\*\* 4 EXISTING TREES ALREADY EXIST IN THIS VICINITY.

**WAIVER REQUESTS**

1. A LANDSCAPE WAIVER IS REQUESTED TO NOT PROVIDE THE REQUIRED VUA LANDSCAPE BUFFER AREA TO SCREEN THE VUA FROM THE ADJACENT PARCEL LOCATED TO THE SOUTHEAST OF PARCEL 1.



**1st TIER ADJOINING PROPERTY OWNERS**

1	PARCEL: 008K00020000 OWNER: Louisville Metro Parks ADDRESS: 4501 W. Broadway DB / PG: Not Available ZONING: TN / R1	2	PARCEL: 006D00550000 OWNER: B&T Express LLC ADDRESS: 8372 / 595 DB / PG: 8372 / 595 ZONING: TN / R7	3	PARCEL: 006D00560000 OWNER: James Medlin Jr. ADDRESS: 4419 W. Broadway DB / PG: 4691 / 278 ZONING: TN / R7	4	PARCEL: 006D000570000 OWNER: 4413 Revocable Living Trust ADDRESS: 4413 W. Broadway DB / PG: 12275 / 170 ZONING: TN / R7	5	PARCEL: 006D00580000 OWNER: West End Church of Christ ADDRESS: 4411 W. Broadway DB / PG: 6577 / 412 ZONING: TN / R7	6	PARCEL: 006D00580000 OWNER: Aaron Cole ADDRESS: 4409 W. Broadway DB / PG: 8117 / 774 ZONING: TN / R7		
7	PARCEL: 006D00600000 OWNER: West End Church of Christ ADDRESS: 4401 W. Broadway DB / PG: Not Available ZONING: TN / R7	8	PARCEL: 043B01220000 OWNER: Housing Partnership Inc. ADDRESS: 700 S. 44th Street DB / PG: 11080 / 124 ZONING: TN / R8A	9	PARCEL: 043B01230000 OWNER: Roman Catholic Bishop of Louisville ADDRESS: 718 S. 44th Street DB / PG: Not Available ZONING: TN / R5	10	PARCEL: 043B00900000 OWNER: Gregory Crowe ADDRESS: 741 Loretto Avenue DB / PG: 9939 / 931 ZONING: TN / R5	11	PARCEL: 043B00290000 OWNER: Equity Trust Company Custodian FOB O ADDRESS: 742 Loretto Avenue DB / PG: 11036 / 589 ZONING: TN / R5	12	PARCEL: 043B00250000 OWNER: Hazel Calloway ADDRESS: 801 S. 45th Street DB / PG: 7392 / 938 ZONING: TN / R5		
13	PARCEL: 043B00170000 OWNER: Robert English ADDRESS: 800 S. 45th Street DB / PG: 10631 / 345 ZONING: TN / R5	14	PARCEL: 043B00580000 OWNER: Clarence Calloway II ADDRESS: 5438 / 69 DB / PG: 5438 / 69 ZONING: TN / R5	15	PARCEL: 043B00590000 OWNER: Christopher Wallace ADDRESS: 730 S. 45th Street DB / PG: 8777 / 972 ZONING: TN / R5	16	PARCEL: 043B00600000 OWNER: Astron Hardin ADDRESS: 728 S. 45th Street DB / PG: 6782 / 276 ZONING: TN / R5	17	PARCEL: 043B00610000 OWNER: Kisha Calloway ADDRESS: 726 S. 45th Street DB / PG: 11079 / 634 ZONING: TN / R5	18	PARCEL: 043B00620000 OWNER: Cynthia Brooks ADDRESS: 724 S. 45th Street DB / PG: 6149 / 456 ZONING: TN / R5	19	PARCEL: 043B00630000 OWNER: Jerome & Teresa Perry ADDRESS: 722 S. 45th Street DB / PG: 7212 / 138 ZONING: TN / R5
20	PARCEL: 043B00740000 OWNER: Patrick Caldwell ADDRESS: 720 S. 45th Street DB / PG: 10981 / 280 ZONING: TN / R5	21	PARCEL: 043B00750000 OWNER: John Anderson ADDRESS: 718 S. 45th Street DB / PG: 9209 / 682 ZONING: TN / R5	22	PARCEL: 043B00760000 OWNER: All World Kentucky Hospitality LLC ADDRESS: 716 S. 45th Street DB / PG: 10686 / 260 ZONING: TN / R5	23	PARCEL: 043B00870000 OWNER: William & Margaret Mitchell ADDRESS: 4500 W. Broadway DB / PG: 5043 / 627 ZONING: TN / R7						



**VICINITY MAP**  
NOT TO SCALE

**SITE DATA**

EXISTING FORM DISTRICT	TRADITIONAL NEIGHBORHOOD (TO REMAIN)
EXISTING ZONING	R-5 / R-7 RESIDENTIAL
PROPOSED ZONING (ALL PARCELS)	R-7 RESIDENTIAL
HISTORIC PRESERVATION / NATIONAL REGISTER DISTRICTS	
PARCEL 1 (OWNER #1)	INDIVIDUAL LANDMARK / PETER C. DOERHOEFER HOUSE
PARCEL 2 (OWNER #2)	NONE / BASIL DOERHOEFER HOUSE
SITE AREA (OVERALL)	4.38± ACRES (190,803 SF)
PARCEL 1	3.84± ACRES (165,387 SF)
PARCEL 2	0.74± ACRES (32,415 SF)
EXISTING USE (ALL PARCELS)	CHURCH (TO REMAIN), HOUSING (12 UNITS, TO REMAIN), VACANT
PROPOSED USE (PARCEL 1 - MIXED-USE)	CHURCH, SCHOOL, & APARTMENT COMPLEX (42 UNITS)
PROPOSED BUILDING FOOTPRINT	20,000 SF
PROPOSED BUILDING AREA	3 STORIES / 54,600 GSF

**DIMENSIONAL INFO**

FRONT SETBACK (W. BROADWAY)	WITHIN RANGE OF EXISTING BUILDING SETBACKS WITHIN THE BLOCK FACE
FRONT SETBACK (S. 45th STREET)	15 FT (25 FT MAXIMUM)
EAST/WEST SIDE SETBACK	15 FT (25 FT MAXIMUM)
REAR SETBACK	NONE
MAXIMUM BUILDING HEIGHT	53.75 FT
PROPOSED BUILDING HEIGHT	40 FT, OR 3 STORIES
MAXIMUM DENSITY ALLOWED	34.8 UNITS/ACRE (PER LDC 2.2.12.E)
PROPOSED DENSITY (PARCEL 2)	12 EXISTING UNITS / 0.74 ACRES = 16.20 UNITS/ACRE
PROPOSED DENSITY (PARCEL 1)	42 PROPOSED UNITS / 3.64 ACRES = 11.54 UNITS/ACRE

\* LDC 5.1.12: MAXIMUM HEIGHT WILL BE SET BY THE HEIGHT OF THE TALLEST BUILDING ON THE BLOCK FACE. THAT HEIGHT CAN BE EXCEEDED BY UP TO 25% PER LDC 5.1.12.A.2.d. CALCULATION: 43 FT. (HEIGHT OF ADJACENT BLDGS.) x 1.25 = 53.75 FEET

**PARKING REQUIREMENTS**

EXISTING USE	CHURCH
UNIT OF CALCULATION	N/A
MIN. REQ. PARKING	TO BE DETERMINED BY PLANNING DIRECTOR OR DESIGNEE
MAX. REQ. PARKING	NO MORE THAN 25% ABOVE MINIMUM
EXISTING USE	MULTI-FAMILY RESIDENTIAL
UNIT OF CALCULATION	UNITS
MIN. REQ. PARKING	NOT APPLICABLE (TRADITIONAL FORM)
MAX. REQ. PARKING (2 SPACES PER UNIT)	24 SPACES
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
UNIT OF CALCULATION	UNITS
MIN. REQ. PARKING	NOT APPLICABLE (TRADITIONAL FORM)
MAX. REQ. PARKING (2 SPACES PER UNIT)	110 SPACES
TOTAL MIN. REQUIRED / MAX. ALLOWED	UNKNOWN / UNKNOWN
EXISTING ON-STREET PARKING PROVIDED	42 SPACES
EXISTING OFF-STREET PARKING PROVIDED	103 SPACES
PROPOSED OFF-STREET PARKING PROVIDED	30 SPACES
TOTAL PARKING PROVIDED	175 SPACES

**BICYCLE PARKING REQUIREMENTS**

EXISTING USE	CHURCH (MASS ASSEMBLY OF PEOPLE)
UNIT OF CALCULATION	3 SPACES OR 10% OF REQUIRED PARKING, WHICHEVER IS GREATER
REQUIRED PARKING	NOT APPLICABLE
BICYCLE PARKING REQUIRED	3 SPACES
EXISTING / PROPOSED USE	RESIDENTIAL
UNIT OF CALCULATION	NOT APPLICABLE
BICYCLE PARKING REQUIRED	NOT APPLICABLE
TOTAL BICYCLE PARKING PROVIDED	4 SPACES

**LEGEND**

[Symbol]	NEW BUILDING
[Symbol]	NEW CONCRETE PAVEMENT
[Symbol]	NEW ASPHALT PAVEMENT
[Symbol]	PROPOSED DRAINAGE FLOW ARROWS



**Renaissance on Broadway DEVELOPMENT PLAN**

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE  
0 20 40 80 120  
GRAPHIC SCALE

<b>OWNER #1</b> CHRIST TEMPLE APOSTOLIC CHURCH INC. 723 S. 45th STREET LOUISVILLE, KY 40211	<b>DEVELOPER</b> BWL LLC 1630 N. MERIDIAN STREET, SUITE 350 INDIANAPOLIS, IN 46202	<b>OWNER #2</b> CHRIST TEMPLE CHRISTIAN LIFE CENTER 723 S. 45th STREET LOUISVILLE, KY 40211
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<b>SOURCE OF TITLE</b> PARCEL 043B01190000 DB 4725 / PG 705	<b>SITE ADDRESS</b> 4440 & 4422 W. BROADWAY LOUISVILLE, KY 40211	<b>SOURCE OF TITLE</b> PARCEL 043B01190000 DB 10899 / PG 406
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**22-ZONE-0075**  
**WM# 124444**

SCALE SHOWN TO ENSURE REPRODUCTION ACCURACY

REVISIONS	Date
Description	

CONTRACT NO.	2022.021
MADE BY	CRP
CHECKED BY	MDG
DATE	05/27/2022
DEVELOPMENT PLAN	
DRAWING NO.	
<b>DP-101</b>	