

LOCATION MAP

NOT TO SCALE NORTH

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:
BY: [Signature]
DATE: 06/11/2020
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

1217 STORY AVE
SWIFT & COMPANY
PARCEL ID: 019H 0033 0000
ZONING: M3
FORM DISTRICT:
TRADITIONAL NEIGHBORHOOD
DEED BOOK: 7686 PAGE #: 0585

PRELIMINARY APPROVAL

Condition of Approval:

Middle for TK 6/2/20
Development Review Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

GENERAL NOTES

- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS & NEIGHBORHOODS
- ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL COMPLY WITH MSD'S WASTEWATER/STORMWATER DISCHARGE REGULATIONS (WDR) AND MSD'S FATS, OILS & GREASE (FOG) MANAGEMENT POLICY.
- ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL CONTACT MSD PRIOR TO CONDUCTING PRIVATE PLUMBING WORK AT THE MULTI-UNIT SITE.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE W/ CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES

- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- NO CHANGE TO EXISTING UTILITY SERVICES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES
- MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS
- SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEES & ANY APPLICABLE CHARGES

NOTE: CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL
EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE

NOTE: KARST SURVEY COMPLETED ON MARCH 19TH, 2020 BY SANDOR R GREENBAUM AT GREENBAUM ASSOCIATES, INC.

EPSC 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 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 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 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

TREE CANOPY CALCULATIONS

EXISTING TREE CANOPY ON SITE (12 TREES) 7,160 SQ FT
TOTAL SITE AREA 5,083 SQ FT
COMMERCIAL= CLASS B TREE CANOPY CATEGORY
TOTAL TREE CANOPY COVERAGE AREA REQUIRED = 15% 762 SQ FT
FAR 0.735 = TREE CANOPY REDUCTION = 0% 762 SQ FT REQUIRED

SQUARE FOOTAGES

EXISTING HOUSE FOOTPRINT 1,410 SQ FT
EXISTING HOUSE GROSS FLOOR AREA 2,488 SQ FT
CARRIAGE HOUSE FOOTPRINT 720 SQ FT
CARRIAGE HOUSE GROSS FLOOR AREA 1,247 SQ FT
TOTAL GROSS FLOOR AREA 3,735 SQ FT

FAR CALCULATIONS

TOTAL GROSS AREA / GROSS SITE AREA = FAR
3,735 SQ FT / 5,083 SQ FT .735
MAXIMUM FLOOR AREA RATIO .10
PROPOSED FLOOR AREA RATIO .735

DENSITY

MAXIMUM DENSITY (1198 X 34.84) 34.84 DWELLINGS PER ACRE
PROPOSED DENSITY (4 DWELLINGS / .1198 ACRES) = 33.39 DWELLINGS PER ACRE

OWNER

JSE LLC
6404 MISTFLOWER CIRCLE
PROSPECT KY 40059
JOHN HOWELL 502 639 0781
jchowell@ionenergysolutions.com

ARCHITECT

ARCHITECTURAL ARTISANS INC
213 SOUTH SHELBY STREET
LOUISVILLE KY 40202
JEFF RAWLINS 502 582 3907
jr@architecturalartisans.net

DEVELOPER

JSE LLC
6404 MISTFLOWER CIRCLE
PROSPECT KY 40059
JOHN HOWELL 502 639 0781
jchowell@ionenergysolutions.com

PROPERTY INFO

PARCEL ID 019J 0012 0000
ZONING R-6
PROPOSED ZONING C-1
FORM DISTRICT TRADITIONAL NEIGHBORHOOD
HISTORIC SITE NO
CONSTRUCTION TYPE 5B
USE GROUP R-6
EXISTING USE MULTIFAMILY
PROPOSED USE MULTIFAMILY
GROSS SITE AREA 5,083 SQ FT.
ACRES .11980 ACRES
EXISTING BUILDING HEIGHT: 31'-6"
CARRIAGE HOUSE HEIGHT: 24'-1"
SEWAGE PLANT: MORRIS FORMAN WASTE

DEED BOOK/PAGE

11420 922

SCOPE OF WORK

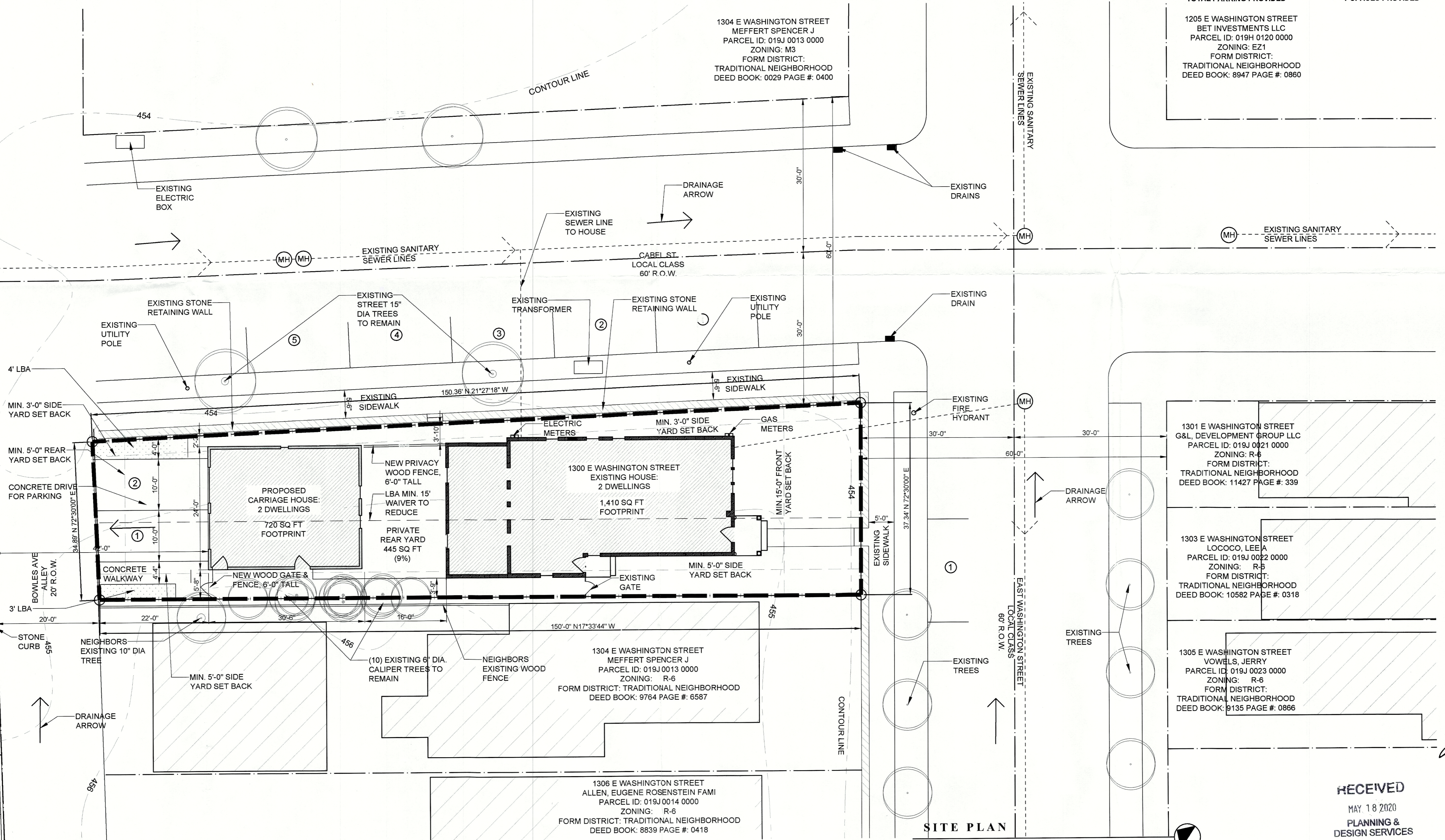
- RENOVATE EXISTING HOUSE ACCORDING TO PLANS
- ADD ADDITION IN BACK ACCORDING TO PLANS

PARKING SUMMARY

4 DWELLINGS @ 1.5 SPACE PER DWELLING MIN. 6 SPACES MIN
4 DWELLINGS @ 2.5 SPACES PER DWELLING MAX. 10 SPACES MAX
ON-SITE PARKING 2 SPACES
ON-STREET NON RESTRICTED 5 SPACES
TOTAL PARKING PROVIDED 7 SPACES PROVIDED

1205 E WASHINGTON STREET
BET INVESTMENTS LLC
PARCEL ID: 019H 0120 0000
ZONING: E21
FORM DISTRICT:
TRADITIONAL NEIGHBORHOOD
DEED BOOK: 8947 PAGE #: 0860

NO.	REVISION	BY	DATE
1		A.A.	04/09/2020



SITE PLAN

SCALE: 1" = 10'-0"
5' 10' 20' 40'
NORTH

1300 EAST WASHINGTON
RENOVATION / ADDITION

1300 EAST WASHINGTON STREET LOUISVILLE KENTUCKY 40206
JEFFREY M. RAWLINS
REGISTERED ARCHITECT
411 COMMONWEALTH
LOUISVILLE, KY 40202
REVISIONS
11 FEBRUARY 2020
09 APRIL 2020
DATE
25 SEPTEMBER 2019
SHEET
OF 1

RECEIVED
MAY 18 2020
PLANNING & DESIGN SERVICES

20-2096-0017