

STORMWATER NOTES:

IMPERVIOUS AREA:	
EXISTING IMPERVIOUS SURFACE	12,501 SQ.FT.
PROPOSED IMPERVIOUS SURFACE	12,282 SQ.FT.
TOTAL AREA OF SITE	13,024 SQ.FT.
AREA OF DISTURBANCE	12,100 SQ.FT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICT'S WATERSHED COORDINATOR AT 1-502-540-6220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTION.

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 MODIFICATION 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 SEED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM THE 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 SEEDDED, MULCHED AND ADEQUATELY CONTAINED THROUGHOUT 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 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.

MSD NOTE:

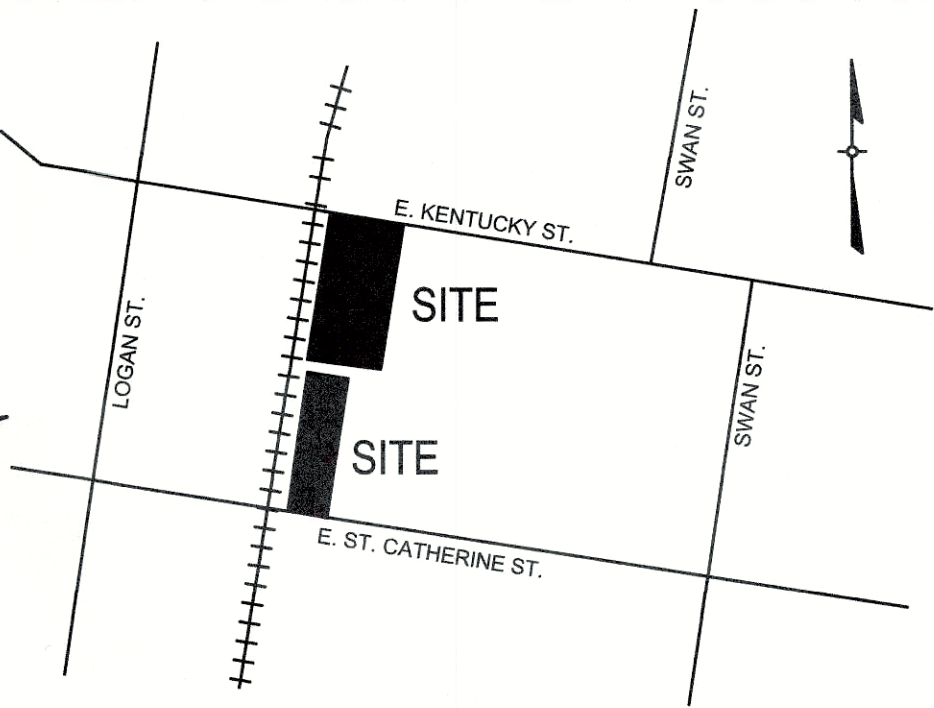
MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTNESS OR ACCURACY OF ALL ENGINEERING COMPUTATIONS REMAIN THE SOLE RESPONSIBILITY OF THE APPLICANT'S DESIGN PROFESSIONAL. MSD'S APPROVAL TO PROCEED WITH CONSTRUCTION IS BASED SOLELY ON THAT DESIGN PROFESSIONAL'S SEAL AND SIGNATURE.

APCD NOTE:

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

PUBLIC WORKS NOTE:

EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.



LOCATION MAP

N.T.S.

PRELIMINARY APPROVAL  
DEVELOPMENT PLAN

CONDITIONS:

BY: *James M. Harts*  
DATE: *12-13-17*  
LOUISVILLE/ JEFFERSON COUNTY  
METRO PUBLIC WORKS

LEGEND

	EX. SANITARY/STORM SEWER
	EXISTING CONTOURS
	EXISTING AND PROPOSED DRAINAGE FLOW
	EXISTING OVERHEAD ELECTRIC
	EXISTING L.W.C. WATERLINE
	EXISTING L.G.&E. GASLINE
	EXISTING SANITARY/STORM MANHOLE
	EXISTING TREE
	EXISTING GUY WIRE
	EXISTING LIGHT STANDARD
	EXISTING UTILITY POLE
	EXISTING GAS VALVE

SITE DATA

938 E. KENTUCKY ST.  
LOUISVILLE, KY 40204  
D.B. 6769, PG. 204  
TAX BLOCK 22H, LOT 68  
GROSS ACREAGE: 0.299 AC/13,024 SQ.FT.  
NET ACREAGE: 299 AC/13,024 SQ.FT.  
ZONED EZ-1  
TRADITIONAL NEIGHBORHOOD FORM DISTRICT  
HEIGHT: 45' (MAX); REQUESTING 65'4\"/>

SITE DATA

913 E. ST. CATHERINE ST.  
LOUISVILLE, KY 40204  
D.B. 7199, PG. 598  
TAX BLOCK 22H, LOT 47  
GROSS ACREAGE: 0.171 AC.  
NET ACREAGE: 0.171 AC.  
ZONED R-6  
TRADITIONAL NEIGHBORHOOD FORM DISTRICT  
BUILDING AREA: N/A  
EXISTING USE: VACANT LOT - INGRESS/EGRESS  
PROPOSED USE: VACANT LOT - INGRESS/EGRESS  
COUNCIL DISTRICT: 4  
FIRE DISTRICT: LOUISVILLE #4

RECEIVED  
NOV 30 2017  
PLANNING &  
DESIGN SERVICES

Condition of Approval:

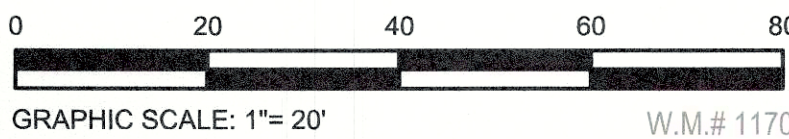
*Timothy J. Harts* 12-13-17  
Development Review Date

LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

RECEIVED

NOV 30 2017

PLANNING &  
DESIGN SERVICES



W.M.# 11706

PARKING SUMMARY:

RESIDENTIAL MULTI-FAMILY	
MIN. PARKING SPACES REQUIRED - 1.5 SP/IDU	38 SPACES
W/REDUCTION - 19 SPACES	
MAX. PARKING SPACES ALLOWED - 2.5 SP/IDU	63 SPACES
W/REDUCTION - 31 SPACES	

TOTAL PARKING SPACES PROVIDED: 21 SPACES (4 ON STREET PARKING; 15 BELOW STREET LEVEL SPACES INCLUDING 2 HC SPACES; 2 SPACES AT REAR OF PROPERTY)

REDUCTIONS

- 9.1.1.F.1 - A 10% REDUCTION IN THE MINIMUM REQUIRED NUMBER OF SPACES SHALL APPLY TO ANY DEVELOPMENT WITHIN 200 FEET OF A DESIGNATED TRANSIT ROUTE.
- 9.1.1.F.8 - A 20% REDUCTION IN THE MINIMUM NUMBER OF PARKING SPACES REQUIRED SHALL APPLY TO ANY DEVELOPMENT THAT REHABILITATES A STRUCTURE THAT IS ELIGIBLE FOR OR CURRENTLY LISTED ON THE NATIONAL REGISTER FOR HISTORIC PLACES IN ACCORDANCE WITH THE SECRETARY OF THE INTERIOR STANDARDS FOR HISTORIC PRESERVATION, OR SUSTAINABLE PERMIT PROJECTS.
- CHAPTER 3 APPENDIX A - A 20% REDUCTION FOR APPLYING SITE CRITERIA ITEMS 7 & 10
- TOTAL REDUCTION = 50%

BIKE PARKING

2 LONG TERM PARKING SPACES WILL BE PROVIDED IN THE GARAGE.

UTILITY PROTECTION NOTE:

ALL UTILITIES ON THIS PLAN ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. PRIOR TO ANY EXCAVATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY PROTECTION CENTER, BUJ PHONE 1-800-752-6007, WHICH WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF THE BELOW GROUND UTILITIES. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.

TREE CANOPY CALCULATIONS -  
T.B. 22H LOT 68 ZONED EZ-1:

NO INCREASE IN BUILDING FOOTPRINT OR IMPERVIOUS SURFACE;  
THEREFORE NO TREE CANOPY IS REQUIRED PER LDC 10.1.2.B

LANDSCAPING SUMMARY -  
T.B. 22H LOT 68 ZONED EZ-1:

VEHICULAR USE AREA INTERIOR LANDSCAPE AREA IS UNDER 6,000 AND LESS THAN 10 SURFACE PARKING SPACES - NO LANDSCAPING REQUIRED PER LDC 10.2.12

GENERAL NOTES:

THIS SITE IS LOCATED ATOP INTENSE KARST TERRAIN.

BUILDING DESIGN SHALL MEET LDC 5.6.3.D.2 & 4 FOR ROOF TOP DESIGN AND ROOFTOP EQUIPMENT.

SIGN SHALL MEET THE REQUIREMENTS OF LDC CHAPTER 8.

VARIANCES REQUESTED -  
T.B. 28H LOT 68 ZONED EZ-1:

- VARIANCE #1: FROM LDC SECTION 5.2.2.C.2, TABLE 5.2.2 FOR AN EZ-1 ZONED PARCEL ALLOWING THE PROPOSED FOURTH FLOOR ADDITION TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 45 FEET BY APPROXIMATELY 20' FEET 4 INCHES.
- VARIANCE #2: FROM LDC SECTION 5.2.2.C.2, TABLE 5.2.2 FOR AN EZ-1 ZONED PARCEL TO ALLOW THE PROPOSED FOURTH FLOOR ADDITION TO ENCR OACH 15 FEET INTO THE MINIMUM FRONT YARD SETBACK.
- VARIANCE #3: FROM LDC SECTION 5.2.2.C.2, TABLE 5.2.2 FOR AN EZ-1 ZONED PARCEL TO ALLOW THE PROPOSED FOURTH FLOOR ADDITION TO ENCR OACH 9.28 FEET INTO THE WEST 10 FOOT MINIMUM SIDE YARD SETBACK AND 9.98 FEET INTO THE EAST 10 FOOT MINIMUM SIDE YARD SETBACK.
- VARIANCE #4: FROM LDC SECTION 5.2.2.C.2, TABLE 5.2.2 FOR AN EZ-1 ZONED PARCEL TO ALLOW THE PROPOSED PARKING IN THE REAR SOUTHWEST CORNER OF THE PROPERTY TO ENCR OACH 15 FEET INTO THE 15 FOOT MINIMUM REAR YARD SETBACK.

WAIVER REQUESTED -  
T.B. 28H LOT 68 ZONED EZ-1:

- WAIVER: FROM LDC SECTION 10.2.10, TABLE 10.2.6 NOT PROVIDE THE REQUIRED VUA LBA AND REQUIRED PLANTINGS ALONG THE REAR OF THE EZ-1 ZONED PARCEL ABUTTING THE REAR ALLEY.