

**VICINITY MAP**  
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY  
NOT TO SCALE

**GENERAL NOTES**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- SANITARY SEWER SERVICE PROVIDED BY PRIVATE SERVICE CONNECTION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 16,500 SF (0.38 ACRES).
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS. CONSTRUCTION PLANS WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- ALL PROPOSED SIDEWALKS ARE A MINIMUM OF 4' WIDE ALONG ALLEYS AND INTERNAL TO DEVELOPMENT DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS, IF REQUIRED.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELFARE IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ANY REQUIRED FILL IN THE COMBINED SEWER FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1. HOWEVER, NO ADDITIONAL FILL MATERIAL IS PROPOSED WITHIN THE LIMITS OF THE COMBINED SEWER FLOODPLAIN.
- LOWEST ELEVATION FOR FINISH FLOOR AND MACHINERY TO BE AT OR ABOVE 455.50.
- SITE IS SUBJECT TO REGIONAL FACILITY FEES AND SHALL REMAIN SHEET FLOW TO THE RIGHT OF WAY. CAPACITY TO THE CATCH BASINS SHALL BE VERIFIED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THE DEVELOPER / PROPERTY OWNER SHALL INSTALL A CONCRETE BOARDING PAD, BENCH PAD AND THEN NOTIFY TARC WHEN THE CONSTRUCTION IS COMPLETE. TARC WILL THEN INSTALL A STANDARD BENCH. IN ADDITION, THE DEVELOPER / PROPERTY OWNER SHALL CLEAN THE STOP AS NEEDED.

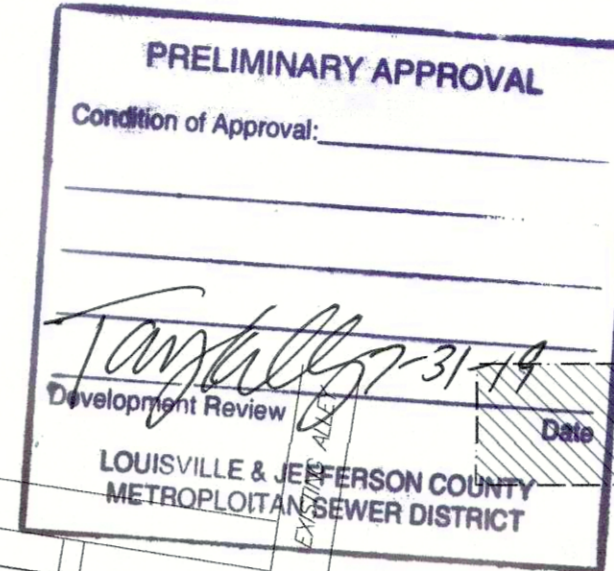
**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

**SURVEY INFORMATION**

THE SITE SURVEY INFORMATION WAS OBTAINED FROM A PREVIOUS AS-BUILT BOUNDARY SURVEY PERFORMED BY DUKES & ASSOC. LAND SURVEYING INC, ORIGINALLY DATED APRIL 10, 1996 AND REVISED SEPTEMBER 16, 1996.

TOPOGRAPHY, LOCATION OF EXISTING UTILITIES, AND EDGE OF EXISTING PAVEMENT INFORMATION WAS OBTAINED FROM LOJIC.



COMBINED SEWER OVERFLOW FLOODPLAIN (OBTAINED FROM LOJIC)

**SITE DATA**

SITE ADDRESS	226 N 17TH STREET LOUISVILLE, KY 40203
TAX BLOCK AND LOT	TB 015F - LOT 0289
DEED BOOK AND PAGE #	DEED BOOK 08951, PAGE 0581
TOTAL PROPERTY AREA	1.88 Ac. (81,900 SF)
FORM DISTRICT	TRADITIONAL NEIGHBORHOOD (TNFD)
EXISTING ZONING	C-1
PROPOSED ZONING	C-1
EXISTING USE	MULTI FAMILY RESIDENTIAL
PROPOSED USE	MULTI FAMILY RESIDENTIAL
MAXIMUM DENSITY	34.84 DU/Acre
ALLOWED TOTAL UNITS:	65
PROPOSED DENSITY	34.57 DU/Acre
EXISTING UNITS:	47 APARTMENT UNITS
PROPOSED UNITS:	18 SENIOR DWELLING UNITS
TOTAL UNITS:	65 DWELLING UNITS
MAX HEIGHT ALLOWED	45'
MAX HEIGHT PROPOSED	42'
GROSS BUILDING FOOTPRINT:	4,995 SF
GROSS FLOOR AREA:	
FIRST FLOOR:	4,995 SF
SECOND FLOOR:	4,995 SF
THIRD FLOOR:	4,995 SF
TOTAL FLOOR AREA:	14,985 SF
PARKING CALCULATIONS:	55 TOTAL PARKING SPACES REQUIRED

EXISTING	47 APARTMENTS X 1.5 SPACES / UNIT = 71 SPACES REQUIRED
9.1.1 F(1)	10% TRANSIT REDUCTION
9.1.1 F(2)	10% RESIDENTIAL - TRADITIONAL NEIGHBORHOOD
9.1.1 F(8)	20% HISTORIC
9.1.1 F(9)	20% SITE CRITERIA (APPENDIX 5A)
5A.1	Located on a previously developed site
5A.4	Maintain 20% of site area as open space
	(20% OF 1.88 ACRES = 16,380 SF)
60% TOTAL REDUCTION (-42 PARKING SPACES)	
29 EXISTING PARKING SPACES REQUIRED	

PROPOSED	18 SENIOR DWELLING UNITS AT 50% = 9 SPACES REQUIRED
10% TRANSIT REDUCTION	
10% RESIDENTIAL - TRADITIONAL NEIGHBORHOOD	
20% SITE CRITERIA (APPENDIX 5A)	
5A.1	Located on a previously developed site
5A.4	Maintain 20% of site area as open space
	(20% OF 1.88 ACRES = 16,380 SF)
40% TOTAL REDUCTION (-3 PARKING SPACES)	
6 PROPOSED PARKING SPACES REQUIRED	
TOTAL REQUIRED:	35 PARKING SPACES (29 EXISTING + 6 PROPOSED)

PARKING PROVIDED:	78 SPACES
EXISTING PARKING:	50 SPACES
HANDICAP REQUIRED:	2 SPACES (1 VAN ACCESSIBLE SPACE)
HANDICAP PROVIDED:	3 SPACES (1 VAN ACCESSIBLE SPACE)
ON-STREET PARKING:	28 SPACES
(PER LDC SECTION 9.1.10)	
28 PARKING SPACES ARE AVAILABLE WITHIN THE FOLLOWING PUBLIC STREETS	
ABUTTING THE DEVELOPMENT:	DUNCAN, 17TH, AND 18TH STREETS

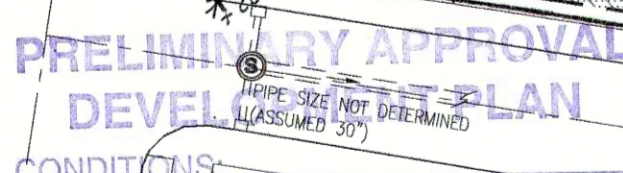
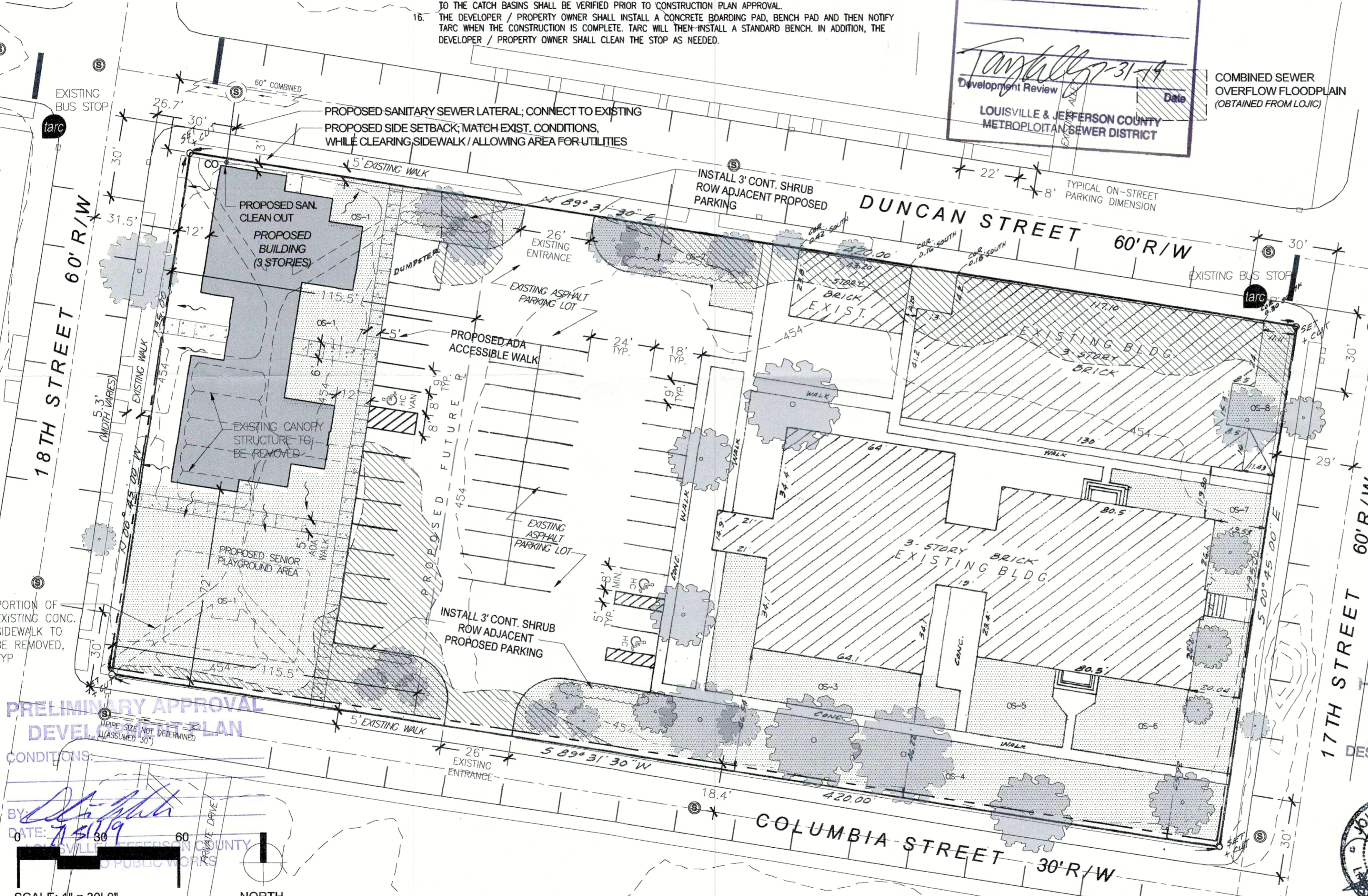
**BUILDING SETBACK REQUIREMENTS:**  
FRONT YARD: 15' MINIMUM  
SIDE YARD: NONE, UNLESS ADJACENT SINGLE FAMILY RESIDENTIAL  
REAR YARD: 5' MINIMUM

NO PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA. THIS DETERMINATION HAS BEEN MADE FROM A REVIEW OF FEMA MAP 21111C-0025-E.

MORRIS FORMAN WOTP IS THE SEWAGE TREATMENT PLANT SERVICING THE SITE.

NO ADDITIONAL INTERIOR PARKING IS PROPOSED, THUS NO INTERIOR LANDSCAPE AREA IS REQUIRED PER CHAPTER 10, PART 2.12 OF THE LAND DEVELOPMENT CODE.

CROSS ACCESS AND SHARED PARKING AGREEMENT SHALL BE REQUIRED PRIOR TO REQUESTING A BUILDING PERMIT. SAID DOCUMENT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO PLANNING AND SERVICES STAFF IN COORDINATION WITH THE PLANNING COMMISSION'S LEGAL COUNSEL.



BY: [Signature]  
DATE: 7/31/19  
SCALE: 1" = 30'-0"  
NORTH

**IMPERVIOUS AREA & PRELIM. DETENTION CALCS**

PROPOSED LIMITS OF DISTURBANCE (LOD):	16,500 SF
EXISTING IMPERVIOUS AREAS WITHIN LOD:	3,980 SF
PROPOSED IMPERVIOUS AREA WITHIN LOD:	8,350 SF
ADDITIONAL IMPERVIOUS AREA PROPOSED:	4,370 SF
STORAGE REQUIRED = 0.007 AC/FT (305 C.F.)	
STORAGE PROVIDED = 0.007 AC/FT (320 C.F. [20' X 20' X 2' = 800 C.F. X 40%])	

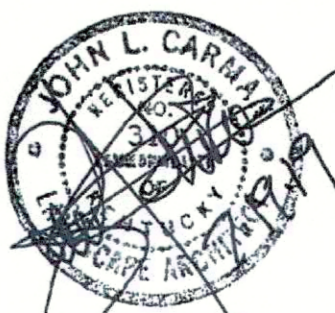
**OPEN SPACE KEY**

OS-1:	10,442 SF
OS-2:	1,273 SF
OS-3:	2,222 SF
OS-4:	5,773 SF
OS-5:	959 SF
OS-6:	2,155 SF
OS-7:	1,260 SF
OS-8:	647 SF
TOTAL OPEN SPACE:	24,733 SF

**TREE CANOPY NOTES**

- PER LAND DEVELOPMENT CODE (LDC) TABLE 10.1.1 - THIS PROPERTY IS CATEGORIZED AS A "CLASS B" PROPERTY (MULTI-FAMILY WITHIN TRADITIONAL NEIGHBORHOOD)
- PER LDC TABLE 10.1.2 - 10% TOTAL TREE CANOPY COVERAGE AREA IS REQUIRED. AN ASSESSMENT OF THE EXISTING TREE CANOPY WAS MEASURED FROM AERIAL IMAGERY TO DETERMINE THE FOLLOWING:  
COVERAGE AREA REQUIRED = 8,190 SF (10% OF 81,900 SF)  
EXISTING COVERAGE PROVIDED = 8,810 SF  
NO ADD'L CANOPY COVERAGE REQUIRED

RECEIVED  
JUL 31 2019  
PLANNING & DESIGN SERVICES



**NEW DIRECTIONS HOUSING CORPORATION**

1000 East Liberty Road  
Louisville, Kentucky 40204  
NOT FOR CONSTRUCTION  
**CATEGORY 3 SITE PLAN**  
JULY 1, 2019  
REVISED JULY 30, 2019

Landscape Architect/Civil Engineer  
**CARMAN**  
400 E. Main Street, Ste. 106  
Louisville, Kentucky 40202  
502.742.6581

Owner/Developer:  
**NEW DIRECTIONS HOUSING CORPORATION**  
1000 East Liberty Street  
Louisville, Kentucky 40204