



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 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 SEEDS 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 SEEDS, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

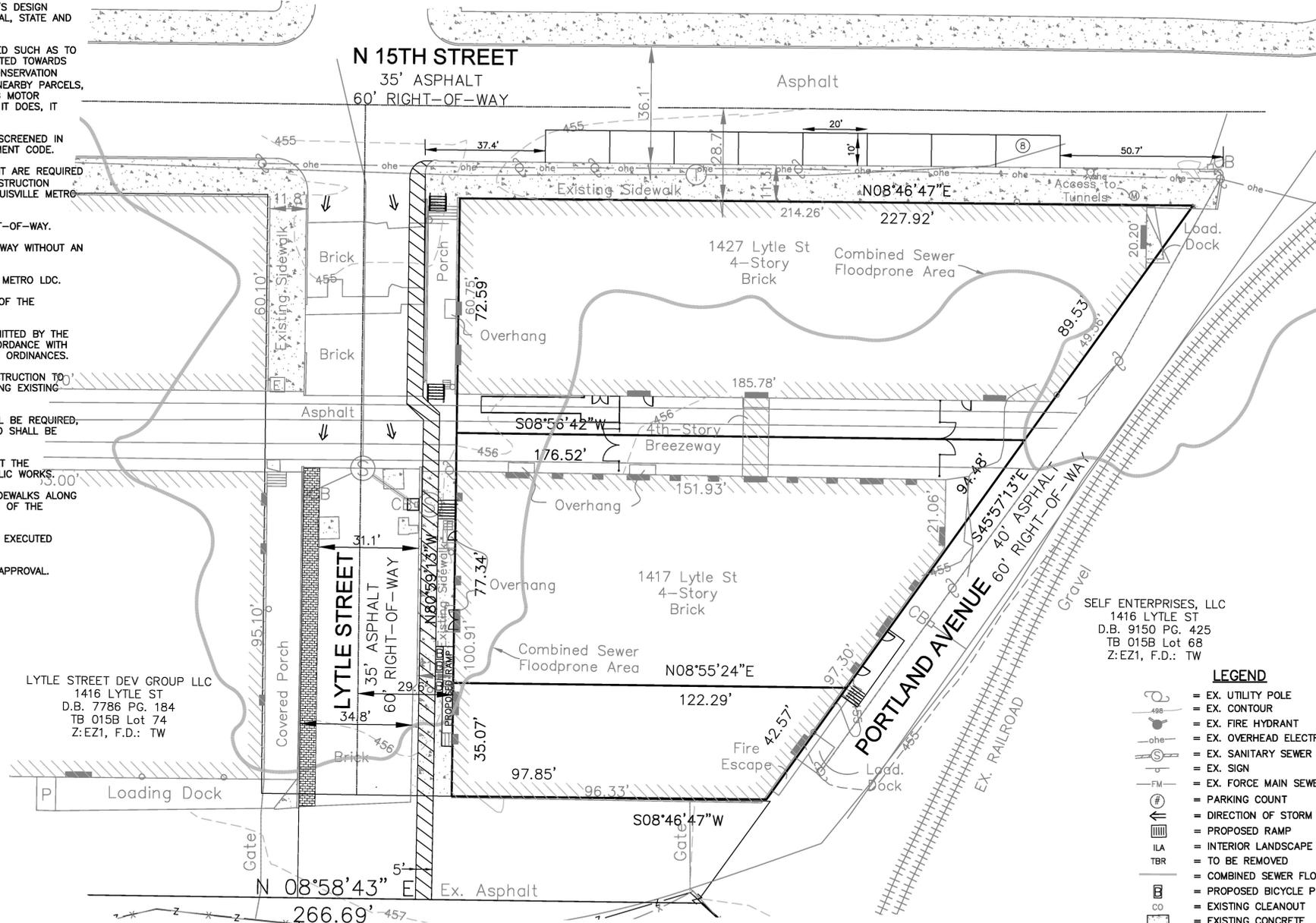
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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 PRACTICAL, 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.

GENERAL NOTES:

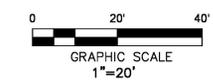
- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- 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.
- MITIGATION MEASURES SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS SET BY METRO PUBLIC WORKS.
- A FEE-IN-LIEU WILL BE PAID INSTEAD OF PROVIDING SIDEWALKS ALONG PORTLAND AVENUE BETWEEN 15TH STREET AND THE END OF THE EASTERN RIGHT OF WAY OF PORTLAND AVENUE.
- LICENSE AGREEMENT FOR ITEMS IN RIGHT IF WAY TO BE EXECUTED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- JPOP TO BE EXECUTED PRIOR TO CONSTRUCTION PLAN APPROVAL.



LYTLE STREET DEV GROUP LLC
1416 LYTLE ST
D.B. 7786 PG. 184
TB 015B Lot 74
Z: E21, F.D.: TW

SELF ENTERPRISES, LLC
1416 LYTLE ST
D.B. 9150 PG. 425
TB 015B Lot 68
Z: E21, F.D.: TW

- LEGEND**
- EX. UTILITY POLE
 - EX. CONTOUR
 - EX. FIRE HYDRANT
 - EX. OVERHEAD ELECTRIC
 - EX. SANITARY SEWER
 - EX. SIGN
 - EX. FORCE MAIN SEWER
 - PARKING COUNT
 - DIRECTION OF STORM WATER FLOW
 - PROPOSED RAMP
 - INTERIOR LANDSCAPE AREA
 - TO BE REMOVED
 - COMBINED SEWER FLOODPRONE AREA
 - PROPOSED BICYCLE PARKING
 - EXISTING CLEANOUT
 - EXISTING CONCRETE



PROJECT SUMMARY

EXISTING ZONING	E21
FORM DISTRICT	TW
EXISTING USE	VACANT
PROPOSED USE	MIXED USE RESIDENTIAL
EXISTING SITE ACREAGE:	0.69 AC. (30,133 S.F.)
EXISTING BUILDING S.F.	102,200 S.F.
VJA	0 S.F.
ILA REQUIRED	0 S.F.

PARKING SUMMARY

PARKING REQUIRED (61 D.U.)	
MIN. (NOT APPLICABLE)	NOT APPLICABLE
MAX. (2 SPACES/UNIT)	122 SPACES
PARKING REQUIRED (COFFEE SHOP 3,733 S.F.)	
MIN. (1 SPACE/1,000 S.F.)	4 SPACES
MAX. (1 SPACES/500 S.F.)	7 SPACES
PARKING REQUIRED (OFFICE 35,919 S.F.)	
MIN. (1 SPACE/750 S.F.)	48 SPACES
MAX. (1 SPACE/300 S.F.)	120 SPACES
TOTAL MIN. REQUIRED	52 SPACES
TOTAL MAX ALLOWED	249 SPACES
PARKING PROVIDED *	
ON-STREET SPACES	8 SPACES
STANDARD SPACES	94 SPACES
HANDICAP SPACES	3 SPACES
TOTAL PROVIDED	101 SPACES

* PARKING CALCULATIONS INCLUDE PARKING PROVIDED ON 1403 ROWAN ST ON THE PREVIOUSLY APPROVED DEVELOPMENT PLAN 19-CAT3-0020

BICYCLE PARKING

REQUIRED SPACES (OFFICE)	
LONG TERM (2 OR 1/50,000 S.F.)	2 SPACES
SHORT TERM (2 OR 1/ 50,000 S.F.)	2 SPACES
REQUIRED SPACES (COFFEE SHOP)	
LONG TERM (2 OR 1/50 EMPLOYEES)	2 SPACES
SHORT TERM (4 OR 1/ 50 SEATS)	4 SPACES
PROVIDED SPACES	
LONG TERM	12 SPACES
SHORT TERM	18 SPACES
TOTAL	30 SPACES

CASE# 20-CAT3-0011
RELATED CASE(S):
19-CAT3-0020
CATEGORY 3 DEVELOPMENT PLAN
THE AUDUBON
1427, 1417 & 1409 LYTLE ST
LOUISVILLE, KY 40203
TAX BLOCK: 015B LOT:0030, 0070, 0071
DEVELOPER/
OWNER:
1427 LYTLE LLC
1139 LEXINGTON RD,
LOUISVILLE, KY 40204
D.B. 10931 Pg. 641
OWNER:
CANAL STREET LLC
10035 HARRIS CREEK DR,
PROSPECT, KY 40059
D.B. 11265 Pg. 628
OWNER:
4 BLOKES LLC
1139 LEXINGTON RD,
LOUISVILLE, KY 40204
D.B. 10371 Pg. 490

RECEIVED
OCT 19 2020
PLANNING & DESIGN
SERVICES

FLOOD NOTE
FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0025E

INCREASED IMPERVIOUS SURFACE
PRE-DEVELOPED IMPERVIOUS SURFACE = 30,133 S.F.
POST-DEVELOPED IMPERVIOUS SURFACE = 30,133 S.F.*
*NO INCREASE IN IMPERVIOUS SURFACE

Milestone design group
108 Davenport Lane, Suite 300 Louisville, KY 40223
502.527.7073 www.milestonedesign.org

THE AUDUBON

DATE: 6/12/2020
DRAWN BY: G.C.Z.
CHECKED BY: J.M.M.
SCALE: 1"=20' (HORZ)
SCALE: N/A (VERT)

REVISIONS

CMNTS 10/1/2020
CMNTS 10/19/2020

DEVELOPMENT PLAN

JOB NUMBER 19065
1
OF
1

WM # 12083

20-CAT3-0011