

MSD 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.
- 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 APPLICANTS DESIGN PROFESSIONAL. MSD'S APPROVAL TO PROCEED WITH CONSTRUCTION IS BASED SOLELY ON THAT DESIGN PROFESSIONAL'S SEAL AND SIGNATURE.
- 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 AN INSPECTION.
- SITE IS NOT SUBJECT TO MSD'S REGIONAL FACILITY FEE BECAUSE THERE IS NO INCREASE IN IMPERVIOUS AREA OR RUNOFF.
- 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 PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 39,601 SF.
- LOWEST FINISH FLOOR TO BE AT OR ABOVE 460.12'
- 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.
- NO INCREASE OF STORM WATER PERMITTED TO SPRINGER ALLEY AS A RESULT OF THIS PROJECT.

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 SEEDED 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 SEEDED, MULCHED AND ADEQUATELY CONTAINED THROUGHOUT WITH 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.

SANITARY SEWER NOTE:
SEWERS ARE BY CONNECTION AND ARE SUBJECT TO ALL APPLICABLE FEES. WASTEWATER IS TO BE TREATED AT THE MORRIS FOREMAN WWTP.

PARKING SPACES PROVIDED:

TOTAL AUTOMOBILE PARKING SPACES REMAINING: 179
TOTAL MOTORCYCLE PARKING SPACES REMAINING: 0
TOTAL PARKING SPACES: 179; INCLUDES 6 ACCESSIBLE VAN SPACES

MINIMUM PARKING SPACES: = 148
1 SPACE / 350 SF = 164
SITE WITHIN 200' OF DESIGNATED TRANSPORTATION ROUTE (TARC BUS STOPS) = 164 - 0.1(164) = 148

MAX. PARKING SPACES: = 258
1 SPACE / 200 SF = 286
SITE WITHIN 200' OF DESIGNATED TRANSPORTATION ROUTE (TARC BUS STOPS) = 286 - 0.1(286) = 258

NOTE:
PER LDC 9.1.1 PARKING REQUIREMENTS ARE NOT APPLICABLE TO THIS SITE DUE TO IT BEING LOCATED IN THE DOWNTOWN FORM DISTRICT.

PUBLIC WORKS NOTES:

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

CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.

CROSSOVER ACCESS OR MERGER OF ALL PROPERTIES VIA MINOR PLAT AND ALLEY CLOSURE TO BE COMPLETED PRIOR TO CONSTRUCTION APPROVAL.

DUST CONTROL NOTE:

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

STORMWATER NOTE:

PROPOSED DEVELOPMENT DOES NOT RESULT IN AN INCREASE IN IMPERVIOUS AREA; THEREFORE, THERE IS NO INCREASE IN RUNOFF.

SQUARE FOOTAGE CALCULATIONS:

EXISTING = 113,071 SF
PROPOSED = (55,931) SF
DECREASE = 49.5%

NEW TOTAL FLOOR AREA = 57,140 SF
(3 FLOORS @ 19,047 SF EACH)

TYPICAL PARKING SPACES & AISLES:

90-DEGREE STALL 9' X 20'
24' MINIMUM AISLE WIDTH

GENERAL INFORMATION:

NO NEW SIGNAGE PROPOSED.

ALL CONSTRUCTION TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH AND WELLNESS.

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 (BUD) AT 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.

SOIL TYPE:

Ua: URBAN LAND, PER USDA / NRCS SOIL MAP.

PUBLIC WORKS:

CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

TREE CANOPY CALCULATIONS:

COMMERCIAL USE, DOWNTOWN FORM DISTRICT = CLASS A

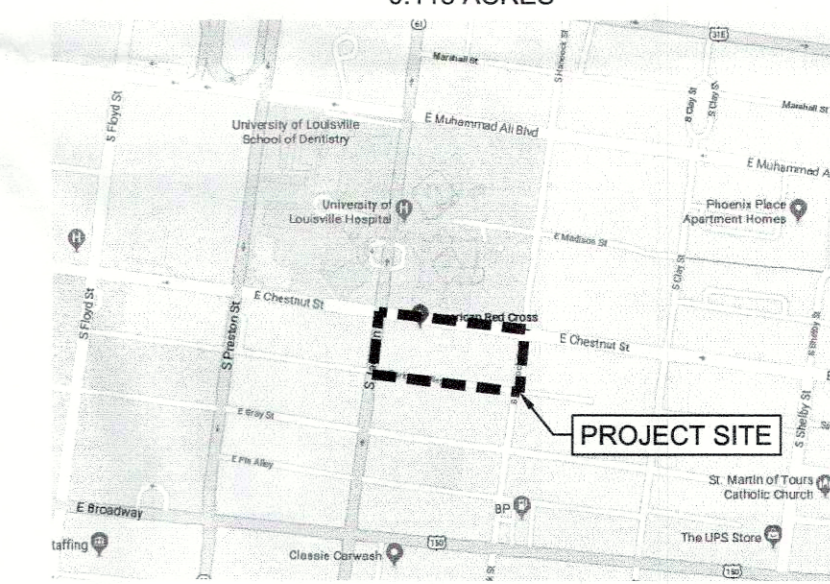
EXISTING CANOPY COVERAGE = .7% (432 SF)
(1) 'TYPE B' TREE AT 432 SF
= 10% (6,602 SF)
TOTAL REQUIRED TREE CANOPY = 17% (11,232 SF)
TREE CANOPY PROVIDED = 15 'TYPE A' TREES AT 600 SF
5 'TYPE B' TREES AT 360 SF

VUA/ILA CALCULATIONS:

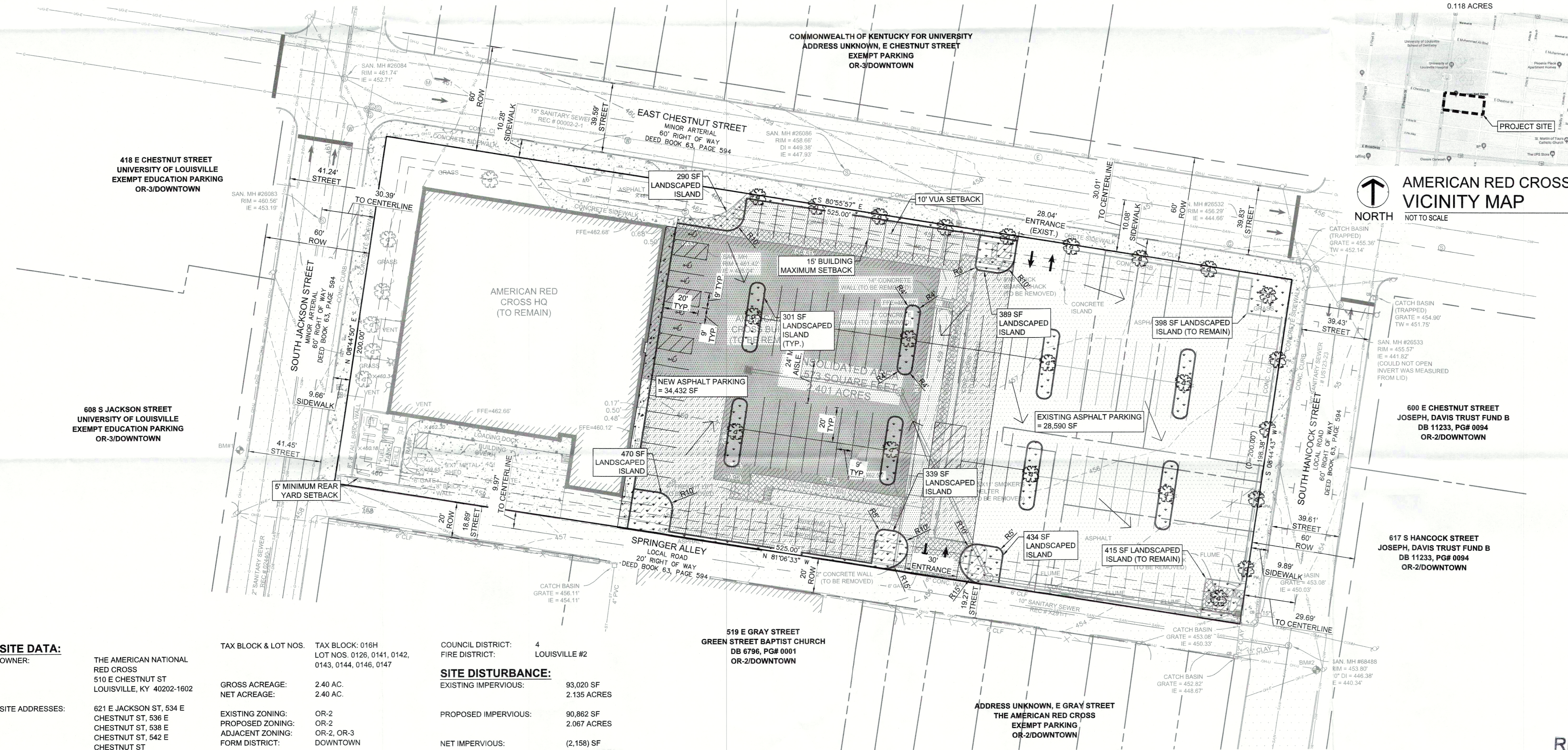
VUA AREA: 66,022 SF (COMBINED)
1.52 ACRES

ILA REQUIRED: 4,952 SF (7.5%)
0.114 ACRES

ILA PROVIDED: 5,143 SF
0.118 ACRES



AMERICAN RED CROSS VICINITY MAP
NORTH
NOT TO SCALE



SITE DATA:

OWNER: THE AMERICAN NATIONAL RED CROSS
510 E CHESTNUT ST
LOUISVILLE, KY 40202-1602

SITE ADDRESSES: 621 E JACKSON ST, 534 E CHESTNUT ST, 538 E CHESTNUT ST, 538 E CHESTNUT ST, 542 E CHESTNUT ST
LOUISVILLE, KY 40202

PROPOSED HEIGHT: 28'-8" (EXISTING, TO REMAIN)

PARCEL IDS: 016H01260000, 016H01410000, 016H01420000, 016H01430000, 016H01440000, 016H01460000, 016H01470000

TAX BLOCK & LOT NOS. TAX BLOCK: 016H
LOT NOS. 0126, 0141, 0142, 0143, 0144, 0146, 0147

GROSS ACREAGE: 2.40 AC.
NET ACREAGE: 2.40 AC.

EXISTING ZONING: OR-2
PROPOSED ZONING: OR-2
ADJACENT ZONING: OR-2, OR-3
FORM DISTRICT: DOWNTOWN

EXISTING USE: OFFICE
PROPOSED USE: OFFICE
REQUIRED SETBACK: MINIMUM 0' FROM RIGHT-OF-WAY (FRONT AND SIDE YARD)
MINIMUM 5' FROM RIGHT-OF-WAY (REAR YARD)
MAX 15' FROM RIGHT-OF-WAY (FRONT, SIDE, AND REAR YARD)

COUNCIL DISTRICT: 4
FIRE DISTRICT: LOUISVILLE #2

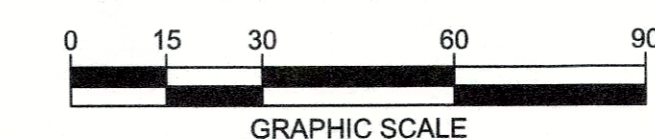
SITE DISTURBANCE:
EXISTING IMPERVIOUS: 93,020 SF
2.135 ACRES
PROPOSED IMPERVIOUS: 90,862 SF
2.067 ACRES
NET IMPERVIOUS: (2,158) SF
(0.050) ACRES

TOTAL SITE DISTURBANCE: 39,601 SF
0.909 ACRES



AMERICAN RED CROSS CAT2B DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE



RECEIVED

AUG 05 2019

DESIGN SERVICES

WM# 12001

DATE	2019.044
MADE BY	MDH
CHECKED BY	RLC
DATE	08-02-19
CATEGORY	2B
DEVELOPMENT PLAN	
DRAWING NO.	DDP

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Luckett & Farley
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AMERICAN RED CROSS LOUISVILLE, KY
510 E Chestnut St
Louisville, KY 40202

Date	
Description	
#	

SCALE SHOWN TO ENSURE REPRODUCTION ACCURACY