

GENERAL NOTES

1. PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE.
2. ALL UTILITIES AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
3. ANY PROPOSED LIGHTING TO NOT SURPASS 6.5 FOOT CANDLE PER THE PROPERTY LINE. PER CODE.
4. TURNED OFF.
5. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION COMPLETED ON THIS PROPERTY.
6. THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER TO THE SITE. THE RESPONSIBILITY FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
7. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
8. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED METRO PUBLIC WORKS PRIOR TO CONSTRUCTION.
9. CONSTRUCTION UTILITIES, IF NEEDED, SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
10. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FLUENT PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
11. SIGNAGE TO COMPLY WITH LOCAL ZONING REQUIREMENTS.
12. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL CODES.
13. EROSION CONTROL MEASURES SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT METRO STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
14. ALL NEW AND EXISTING SIDEWALKS SHALL EITHER BE BROUGHT UP TO OR BUILT TO CURRENT ADA STANDARDS.
15. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELFARE IN ACCORDANCE WITH CHAPTER 145 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
16. MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 98 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
17. PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.
18. EXISTING PROPERTY LINE BETWEEN THE TWO SUBJECT PROPERTIES IS TO BE REMOVED AND THE PROPERTIES CONSTRUCTION ACTIVITY WILL BE COMPLETED PRIOR TO A REVISED PLAN BEING COMPLETED.
19. UPON APPROVAL OF THE ZONING CHANGE, A CROSSOVER ACCESS AGREEMENT WILL BE RECORDED BETWEEN THE THREE PARCELS CONCURRENT WITH THE CREATION OF THE PLAT CREATING SAID PARCELS.

MSD NOTES

1. THE SITE IS LABELED AS ZONE "X" WITHIN THE 100-YEAR FLOODPLAIN AND IS BEING PROTECTED FROM THE 1 PERCENT ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM PER FRM MAPS NO. 21111C00228 & 21111C00299 DATED FEBRUARY 28TH, 2021.
2. DRAINAGE PATTERNS DERIVED BY ARROW 1 IS FOR CONCEPTUAL PURPOSES. FINAL CONFIGURATION AND PROCESS, DRAINAGE FACILITIES SHALL CONFORM TO THE CONSTRUCTION PLAN DESIGN REQUIREMENTS.
3. THERE ARE NO WETLANDS OR FLOODPLAIN RECORDED ON THIS PROPERTY.
4. SANITARY SEWER SERVICE WILL BE PROVIDED BY PROPERTY SERVICE CONNECTION. WASTE WATER TREATMENT PROVIDED BY MORRIS FORMAL TREATMENT PLANT.
5. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE. ALL DISTURBED AREAS NOT INDICATED TO RECEIVE A SPECIFIC SURFACE TREATMENT WILL BE SEEDED.
6. AN EPC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO PLAN APPROVAL.
7. MEASURING PROGNOSTICATORS ARE PROPOSED WITH THE DEVELOPMENT. SANITARY SEWER SERVICE TO BE PROVIDED BY EXISTING 6" PIPS.
8. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSW WATER QUALITY REGULATIONS ESTABLISHED BY MSO. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
9. SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR POST CONSTRUCTION FLOW TO 1.5 TIMES THE DESIGN FLOW. THE DESIGN FLOW SHALL BE VERIFIED PRIOR TO MSO CONSTRUCTION PLAN APPROVAL.
10. UNDERGROUND DETENTION BASIN MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSO'S DESIGN MANUAL.
11. RWIC APPROVAL MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION.
12. SITE MUST UTILIZE THE EXISTING CONCRETE PILES TO THE 12" STORM LINE. STORM CONNECTION AND CONSTRUCTION PLAN APPROVAL.

EROSION PREVENTION & SEDIMENT CONTROL NOTES

CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AS WELL AS OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE. THE APPROVED EPC PLAN SHALL BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPC BINS SHALL BE INSTALLED PER THE PLAN AND MSO 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 CONSTRUCTION AREAS ONTO PUBLIC AREAS. TRACKING SHALL BE PREVENTED BY THE USE OF MUD TRACK MATS, MUD TRACKS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSO 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 PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEMI-ANNUAL GROUNDWATER MONITORING DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE REQUIRED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM. POND SWALE OR CATCH BASIN.

UTILITIES NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY 811" TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123 FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THE SITE. THIS NUMBER HAS BEEN ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

STORMWATER CALCULATIONS

TOTAL SITE AREA	191,004 SF OR 4.39 AC
TOTAL SITE DISTURBANCE	46,800 SF OR 1.08 AC
EXISTING IMPERVIOUS SURFACE (WHOLE SITE)	101,475 SF
PROPOSED IMPERVIOUS SURFACE (WHOLE SITE)	123,889 SF
NET CHANGE IN IMPERVIOUS	22,414 SF OR 22.17% INCREASE

TREE CANOPY REQUIREMENTS

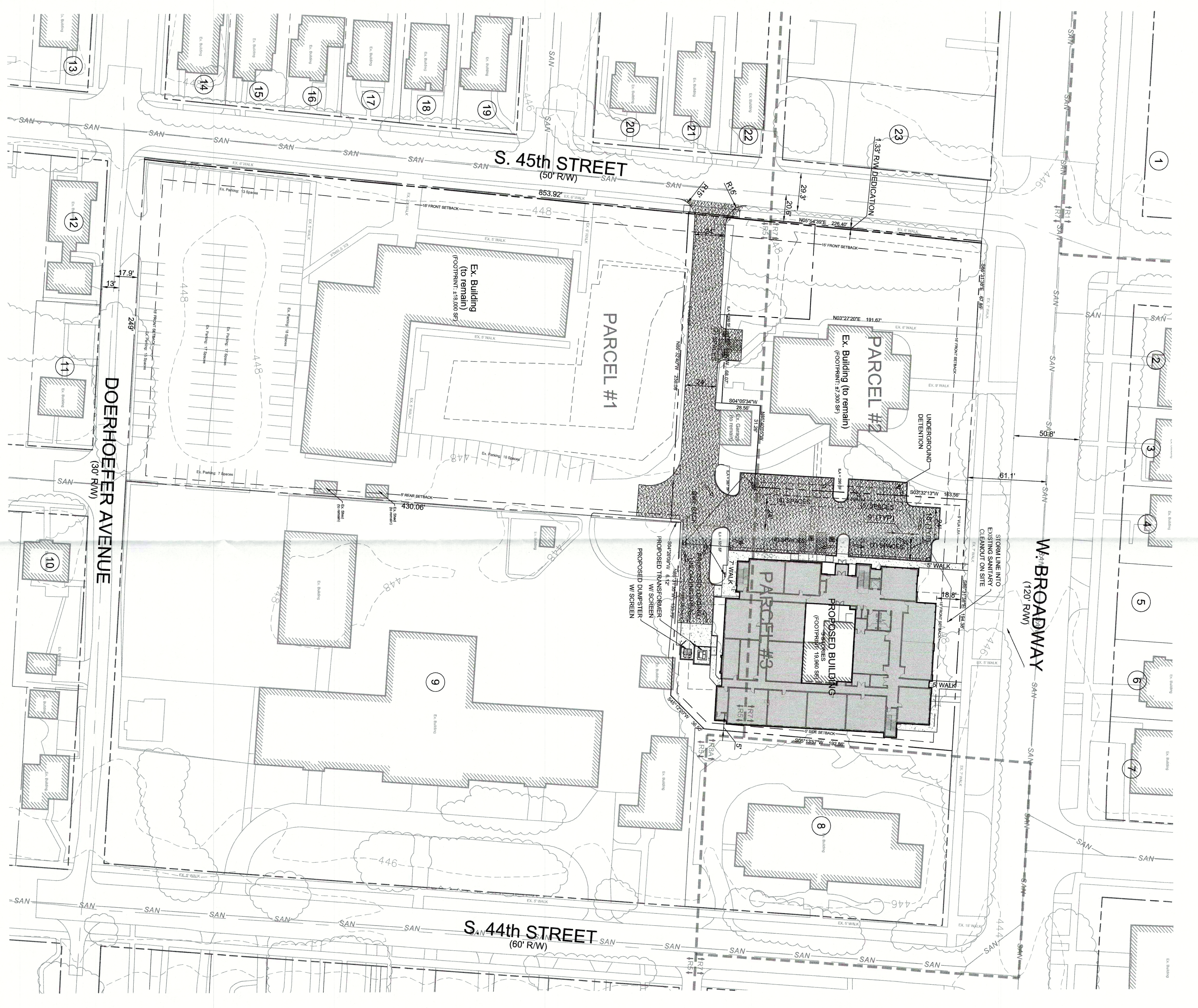
NO TREE CANOPY IS REQUIRED PER LDC TABLE 10.1.1, AS THIS SITE IS LOCATED IN A TRADITIONAL FORM DISTRICT.

LANDSCAPE REQUIREMENTS

APPLICATION	SEE LDC 10.2.2.4.2
PERMITS LANDSCAPE BUFFERS	NONE
VEHICLE USE AREA	19,800 SF
REQUIRED BUFFER	5% (278 SF)
LANDSCAPE CANOPY (LUS) REQUIRED	5% (278 SF)
LUS PROVIDED	1,488 SF
LUS TREES REQUIRED	5 MEDIUM OR LARGER TREES
STREET TREES REQUIRED (20' FRONTAGE ON BROADWAY)	4 LARGE TREES**

WAIVER REQUESTS

1. A GENERAL WAIVER IS REQUESTED FROM LDC 5.4.1 TO ALLOW THE PROPOSED DEVELOPMENT TO NOT COMPLY WITH THE FOUR AREAS OF TRADITIONAL SITE DESIGN.
2. A SIDEWALK WAIVER IS REQUESTED TO NOT PROVIDE SIDEWALKS ALONG DOERHOEFER AVENUE, AS REQUIRED BY LDC 5.4.1B.
3. A LANDSCAPE WAIVER IS REQUESTED TO NOT PROVIDE THE REQUIRED LANDSCAPE BUFFER AREA TO SCREEN THE VIEW FROM THE ADJACENT PARCEL LOCATED TO THE SOUTH OF PARCEL 3 AND TO THE EAST OF PARCEL 1.



14. TIER ADJOINING PROPERTY OWNERS

1. PARCEL: 04890020000 OWNER: Louisiana Metro Parks ADDRESS: 4591 W. Broadway ZONING: TN/R1	2. PARCEL: 00900550000 OWNER: BKT Express LLC ADDRESS: 855 Southwestern Parkway ZONING: TN/R1	3. PARCEL: 00800550000 OWNER: James Meadi, Jr. ADDRESS: 4419 W. Broadway ZONING: TN/R1	4. PARCEL: 00800570000 OWNER: 1413 Revocable Living Trust ADDRESS: 4413 W. Broadway ZONING: TN/R1	5. PARCEL: 00800580000 OWNER: West End Church of Christ ADDRESS: 11001/ 899 ZONING: TN/RS	6. PARCEL: 00800580000 OWNER: Aaron Cook ADDRESS: 4409 W. Broadway ZONING: TN/R1
7. PARCEL: 00600600000 OWNER: West End Church of Christ ADDRESS: 4401 W. Broadway ZONING: TN/R1	8. PARCEL: 04380120000 OWNER: Housing Partnership Inc. ADDRESS: 1015 4th Street ZONING: TN/R1	9. PARCEL: 04380120000 OWNER: Roman Catholic Church of ADDRESS: 716 S. 4th Street ZONING: TN/RS	10. PARCEL: 04380090000 OWNER: Gregory Crow ADDRESS: 782/ 276 ZONING: TN/RS	11. PARCEL: 04380220000 OWNER: Equity Trust Company ADDRESS: 742 Lomb. Avenue ZONING: TN/RS	12. PARCEL: 04380220000 OWNER: Head Center ADDRESS: 739/ 739 ZONING: TN/RS
13. PARCEL: 04380170000 OWNER: Robert Eggen ADDRESS: 1601/ 134 ZONING: TN/RS	14. PARCEL: 04380390000 OWNER: Charlene Callaway II ADDRESS: 543/ 69 ZONING: TN/RS	15. PARCEL: 04380590000 OWNER: Christopher Wacker ADDRESS: 8777/ 972 ZONING: TN/RS	16. PARCEL: 04380610000 OWNER: Simon Nathan ADDRESS: 728 S. 4th Street ZONING: TN/RS	17. PARCEL: 04380610000 OWNER: 728 S. 4th Street ADDRESS: 11079/ 64 ZONING: TN/RS	18. PARCEL: 04380620000 OWNER: Head Center ADDRESS: 727 S. 4th Street ZONING: TN/RS
19. PARCEL: 04380630000 OWNER: 222 S. 4th Street ADDRESS: 222 S. 4th Street ZONING: TN/RS	20. PARCEL: 04380740000 OWNER: 1081/ 280 ADDRESS: 1081/ 280 ZONING: TN/RS	21. PARCEL: 04380750000 OWNER: 9209/ 682 ADDRESS: 716 S. 4th Street ZONING: TN/RS	22. PARCEL: 04380760000 OWNER: Headquility LLC ADDRESS: 716 S. 4th Street ZONING: TN/RS	23. PARCEL: 04380870000 OWNER: 4600 W. Broadway ADDRESS: 4600 W. Broadway ZONING: TN/R1	



VICINITY MAP

NOT TO SCALE

SITE DATA

EXISTING ZONING	TRADITIONAL NEIGHBORHOOD (TO REMAIN)
EXISTING DISTRICT	R7/RESIDENTIAL
EXISTING PARCELS	INDIVIDUAL LANDMARK: PETER C. DOERHOEFER HOUSE
HISTORIC PRESERVATION	NATIONAL REGISTER DISTRICTS
PARCEL 1 (OWNER #1)	NONE / BASIL DOERHOEFER HOUSE
PARCEL 2 (OWNER #2)	2.96 ACRES (190,803 SF)
SITE AREA (OVERALL)	0.744 ACRES (32,415 SF)
PARCEL 1	1.27 ACRES (85,520 SF)
PARCEL 2	1.74 ACRES (120,887 SF)
EXISTING USE (ALL PARCELS)	CHURCH (TO REMAIN), HOUSING (12 UNITS, TO REMAIN), VACANT APARTMENT COMPLEX (42 UNITS)
PROPOSED USE (PARCEL 1)	22,414 SF
PROPOSED BUILDING FOOTPRINT	20,000 SF
PROPOSED BUILDING AREA	31,000 SF

DIMENSIONAL INFO

WITHIN RANGE OF EXISTING BUILDING SETBACKS WITHIN THE BLOCK FACE

FRONT SETBACK (S. 44th STREET)	15 FT (25 FT MAXIMUM)
FRONT SETBACK (DOERHOEFER AVENUE)	15 FT (25 FT MAXIMUM)
EASTWEST SIDE SETBACK	NONE
REAR SETBACK	5 FT
MAXIMUM BUILDING HEIGHT	40 FT OR 3 STORIES
MAXIMUM DENSITY ALLOWED	34.8 UNITS/ACRE (PER LDC 22.1.2)
PROPOSED DENSITY (PARCEL 1)	42 EXISTING UNITS / 67.7 ACRES = 16.20 UNITS/ACRE
PROPOSED DENSITY (PARCEL 2)	42 PROPOSED UNITS / 17.2 ACRES = 30.07 UNITS/ACRE

LOC 11.12: MAXIMUM HEIGHT WILL BE SET BY THE HEIGHT OF THE TALLEST BUILDING ON THE BLOCK FACE. THAT HEIGHT CAN BE EXCEEDED BY UP TO 50% PER LDC 11.12.2.2.2. CALCULATION: 43 FT. (HEIGHT OF ADJACENT BLDGS) x 1.25 = 53.75 FEET

PARKING REQUIREMENTS

EXISTING USE	CHURCH	NA
MIN. REQ. PARKING	TO BE DETERMINED BY PLANNING DIRECTOR OR DESIGNER	
MAX. REQ. PARKING	NONE	NO MORE THAN 25% ABOVE MINIMUM
EXISTING USE	MULTI-FAMILY RESIDENTIAL	UNITS
UNIT OF CALCULATION	NOT APPLICABLE (TRADITIONAL FORM)	24 SPACES
MIN. REQ. PARKING	NOT APPLICABLE (TRADITIONAL FORM)	
MAX. REQ. PARKING	2 SPACES PER UNIT	
PROPOSED USE	MULTI-FAMILY RESIDENTIAL	UNITS
UNIT OF CALCULATION	NOT APPLICABLE (TRADITIONAL FORM)	
MIN. REQ. PARKING	NOT APPLICABLE (TRADITIONAL FORM)	
MAX. REQ. PARKING	2 SPACES PER UNIT	
TOTAL MIN. REQUIRED	MAX. ALLOWED	UNKNOWN / UNKNOWN
EXISTING ON-STREET PARKING PROVIDED	EXISTING OFF-STREET PARKING PROVIDED	42 SPACES
EXISTING OFF-STREET PARKING PROVIDED	PROPOSED OFF-STREET PARKING PROVIDED	30 SPACES
TOTAL PARKING PROVIDED		178 SPACES

BICYCLE PARKING REQUIREMENTS

EXISTING USE	CHURCH / MASS ASSEMBLY OF PEOPLE	3 SPACES OR 10% OF REQUIRED PARKING, WHICHEVER IS GREATER
MIN. REQ. PARKING	NOT APPLICABLE	
MAX. REQ. PARKING	NOT APPLICABLE	
EXISTING / PROPOSED USE	RESIDENTIAL	NOT APPLICABLE
UNIT OF CALCULATION	NOT APPLICABLE	
BICYCLE PARKING REQUIRED		4 SPACES

LEGEND

NEW BUILDING	NEW CONCRETE PAVEMENT
PROPOSED DRAINAGE FLOW ARROWS	NEW ASPHALT PAVEMENT

REnaissance on Broadway DEVELOPMENT PLAN

OWNER #1: CHRIST TEMPLE EPISCOPAL CHURCH INC. 1630 N. MERIDIAN STREET, SUITE 590 INDIANAPOLIS, IN 46202

OWNER #2: BMLI, LLC 723 S. 4th STREET LOUISVILLE, KY 40211

DEVELOPER: CHRIST TEMPLE & CHRISTINA LIFE CENTER 723 S. 4th STREET LOUISVILLE, KY 40211

SITE ADDRESS: 4442 & 4422 W. BROADWAY LOUISVILLE, KY 40211

SOURCE OF TITLE: PARCEL: 04380180000 DB / PG: 10899 / PG: 405

SOURCE OF TITLE: PARCEL: 04380190000 DB / PG: 10899 / PG: 405

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22-ZONE-0075 WM# 124444

REVISIONS

#	Description	Date
1	2022.02.01	
2	05/27/2022	

DATE: 05/27/2022

DESIGNER: MDG

DEVELOPMENT PLAN

DP-101

Luckett & Farley
Architecture | Engineering | Interior Design

737 South Third Street, Louisville, Kentucky 40202-2100
502.585.4181 502.587.0488 Fax
www.luckett-farley.com

RENAISSANCE ON BROADWAY
RENAISSANCE ON BROADWAY, LP
4422 WEST BROADWAY, LOUISVILLE, KY 40211

22-ZONE-0075

DATE: 05/27/2022

DESIGNER: MDG

DEVELOPMENT PLAN

DP-101