EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

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 (BEST MANAGEMENT PRACTICES) 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 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 SEEDED, 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.

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.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

PROJECT DATA:

PROPERTY SIZE	6,930.00 S.F. / 0.16 AC.
EXISTING USE	SINGLE FAMILY DWELLING
EXISTING ZONING	U-N
EXISTING FORM DISTRICT	TRADITIONAL NEIGHBORHOOD FORM DISTRICT
PROPOSED USE	PLANNED DEVELOPMENT OPTION FOR 4 UNIT MULTI-FAMILY APARTMENT
PROPOSED ZONING	PLANNED DEVELOPMENT OPTION
PROPOSED FORM DISTRICT	UNCHANGED
EXISTING BUILDING SIZE	3,042 S.F. ± (1,521 S.F. ± PER FLOOR / 2 STORIES)
PROPOSED RENOVATION SIZE	3,042 S.F. ± (1,521 S.F. ± PER FLOOR / 2 STORIES)
PROPOSED DENSITY	25.00 DWELLING UNITS / AC. (58.08 DWELLING UNITS / AC. ALLOWED)
FLOOR AREA RATIO (F.A.R.)	----- F.A.R
MIN. LOT SIZE	1,500 S.F. (PROVIDED 6,930.00 S.F.)
MIN. LOT WIDTH	18' (PROVIDED 35')
MIN. FRONT YARD / STREET SIDE YARD SETBACK	15' FRONT YARD / 3' STREET SIDE YARD (PROVIDED 24.6') INFILL DEVELOPMENT
MAX. FRONT YARD	25' (PROVIDED 24.6')
MIN. SIDE YARD	3' (PROVIDED 0.5' AND 4.1') / NON-CONFORMING STRUCTURE
MIN. REAR YARD	5' (PROVIDED 114.5')
MAX. BUILDING HEIGHT	45' (PROVIDED 27', 2 STORIES)
MIN. PARKING SPACES	0 PARKING SPACES
MAX. PARKING SPACES	8 PARKING SPACES (2 PARKING SPACES PER UNIT)
PARKING SPACES PROVIDED	3 PARKING SPACES (ONSITE) AND 1 PARKING SPACES (STREET) 4 PARKING SPACES TOTAL
INTERIOR LANDSCAPE AREA REQ. (0%)	630 S.F.
INTERIOR LANDSCAPE ARE PROVIDED	0 S.F.

TREE CANOPY

CANOPY CLASS	COMMERCIAL (CLASS C)
LAND AREA	6,930.00 S.F. / 0.16 AC.
EX. TREE CANOPY	0 S.F. 0%
PRESERVED TREE CANOPY	0 S.F. (0%)
TREE CANOPY AREA % REQ.	35%
TREE CANOPY AREA REQ.	2,426 S.F.
NEW TREE CANOPY AREA PROVIDED	3,600 S.F.
3-TYPE "A" TREES @ 1,200 S.F. EACH	
TOTAL TREE CANOPY % PROVIDED	3,600 S.F. (52%)

DRAINAGE CALCULATIONS:

SITE DISTURBANCE AREA = 0 S.F. / 0.00 AC.

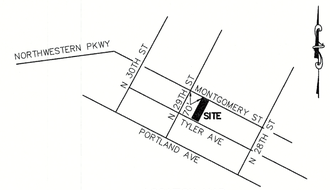
TOTAL SITE AREA = 6,930.00 S.F. / 0.16 AC.
TOTAL EXISTING IMPERVIOUS AREA = 2,256 S.F.
TOTAL PROPOSED IMPERVIOUS AREA = 0 S.F.
TOTAL PROPOSED PERVIOUS AREA = 0 S.F.
EXISTING RUN-OFF COEFFICIENT = 0.48 (C)
DEVELOPED RUN-OFF COEFFICIENT = 0.48 (C)

RUNOFF VOLUME CALCS:
X = CRA/12 FOR 1 HOUR 100 YR. STORM
= (0.48-0.48) (2.8) (0.16 ACRES) / 12
= 0.0000 AC.-FT.

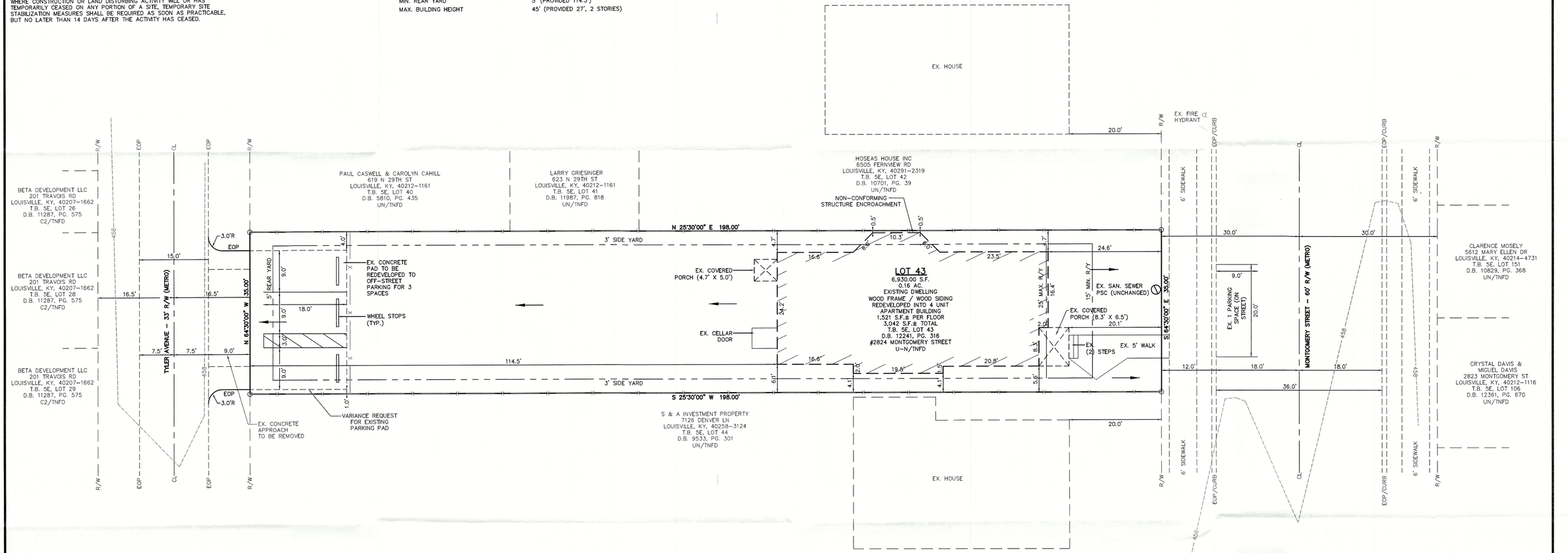
STORM WATER RUN-OFF IS EXISTING AND PROJECT IN REDEVELOPED WITH NO INCREASE IN RUN-OFF THEREFORE DETENTION IS NOT REQUIRED.

VARIANCE REQUEST:

LAND DEVELOPMENT CODE, CHAPTER 5, PART 2 – TRADITIONAL FORM DISTRICT TABLE 5.2.2 DIMENSIONAL STANDARDS – TRADITIONAL NEIGHBORHOOD TO ALLOW FOR A REDUCTION OF A PORTION OF THE SOUTH SIDE YARD FROM 3' TO 1' FOR THE EXISTING PARKING PAD TO ENCROACH.



LOCATION MAP
NOT TO SCALE



FLOOD NOTE:

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF FIRM MAP #21111C0024F, EFFECTIVE 2/26/21. BASED ON THE ABOVE INFORMATION THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAIN.

SOIL DESCRIPTION:

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE SITE CONSISTS OF URBAN LAND-ALFIC UDORTHENTS COMPLEX (UbC).

APPLICABLE MSD STANDARD DRAWINGS:

STABILIZED CONSTRUCTION ENTRANCE TCCE ER-01-03
SILT FENCE SF EF-09-02

LEGEND:

	EXISTING BOUNDARY LINE
	EXISTING BOUNDARY LINE
495	EXISTING CONTOURS
X X	EXISTING FENCE
	DRAINAGE FLOW ARROWS
FND	FOUND
EX	EXISTING
EOP	EDGE OF PAVEMENT
R/W	RIGHT OF WAY
CL	CENTERLINE
PR.	PROPOSED

GENERAL NOTES:

1. DOMESTIC WATER SUPPLY:
   SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
   A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED:
   "CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA."
4. THE DEVELOPMENT LIES IN THE LOUISVILLE #1 FIRE DISTRICT.
5. ALL LUMINARES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (ie. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
6. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT IF THE THRESHOLDS ARE MET.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
8. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
9. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.

MSD NOTES:

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
   SANITARY SEWER BY EXISTING PROPERTY SERVICE CONNECTION
   SUBJECT TO FEES FOR CAPACITY AND CONNECTION AND THE PROJECT LIES IN THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY AN EXISTING LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE / STORM WATER:
   DETENTION NOT PROVIDED ON SITE AS DEPICTED ON THE PROJECT PLAN.
   DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. EROSION & SILT CONTROL:
   A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
5. MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

TRANSPORTATION PLANNING NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND LOUISVILLE METRO WORKS R/W WITHOUT AN ENCROACHMENT PERMIT.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY LOUISVILLE METRO PUBLIC WORKS.
3. VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS STANDARDS.
4. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS, IF REQUIRED.
5. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES, IF REQUIRED.
6. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
7. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
8. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER 'KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
9. PLEASE ADD THE FOLLOWING NOTE TO THE PLAN: CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL TO WORK ALONG THE HISTORIC BRICK ALLEY.

REFERENCE BEARING IS FROM LOJIC MAPPING.

GRAPHIC SCALE 1"=10'
0 2.5 5 10 20

CASE # 22-DDP-0069
PREVOUS CASE # NONE
MSD WM #
MUNICIPALITY: LOUISVILLE
COUNCIL DISTRICT: 5

REVISION BOX

REV. #	REV. DATE	DESCRIPTION
1	7.5.22	AGENCY COMMENTS
2		
3		
4		

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PLANNING & DESIGN SERVICES

COMMONWEALTH OF KENTUCKY
PETER S. ZANETTI
LICENSED
PROFESSIONAL ENGINEER
6/8/22

REZONING AND REVISED DETAILED DISTRICT DEVELOPMENT PLAN FOR 2824 MONTGOMERY STREET REDEVELOPMENT

2824 MONTGOMERY STREET
LOUISVILLE, KY 40212
T.B. 5E, LOT 43
D.B. 12241, PG. 316

OWNER / DEVELOPER:
HOUSEAL INVESTMENT, LLC
3131 S. 2ND STREET, # 332
LOUISVILLE, KY 40208

PLAN DATE: 6.6.22

C. R. P. & ASSOCIATES, INC.
7321 New LaGrange Road, Suite 111
Louisville, KY. 40222
(502)423-8747

22-DDP-0069