

GENERAL NOTES

- 1) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- 2) CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- 3) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 4) THE DEVELOPMENT LIES IN THE LOUISVILLE #2 FIRE DISTRICT.
- 5) ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
- 6) ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- 7) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 8) SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- 9) ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
- 10) STREET TREES TO BE PROVIDED ALONG ALL RIGHT OF WAYS AS REQUIRED.

MSD NOTES

- 1) A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR OR MACHINERY SHALL BE LOCATED AT OR ABOVE 456.70'
- 2) 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.
- 3) 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 ORDINANCES.
- 4) EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL STANDARDS SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 5) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0074F, FEBRUAR 26, 2021)
- 6) SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- 7) MSD FLOODPLAIN PERMIT MAY BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 8) ANY REQUIRED FILL IN THE COMBINED SEWER OVER FLOW FLOODPLAIN SHALL BE MITIGATED ON SITE AT 1.5 TO 1.
- 9) A STORM WATER CONNECTION DETAIL TO BE PROVIDED BY THE ENGINEER AND APPROVED BY MSD PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 10) MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

EPSC 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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND M.S.D. 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.

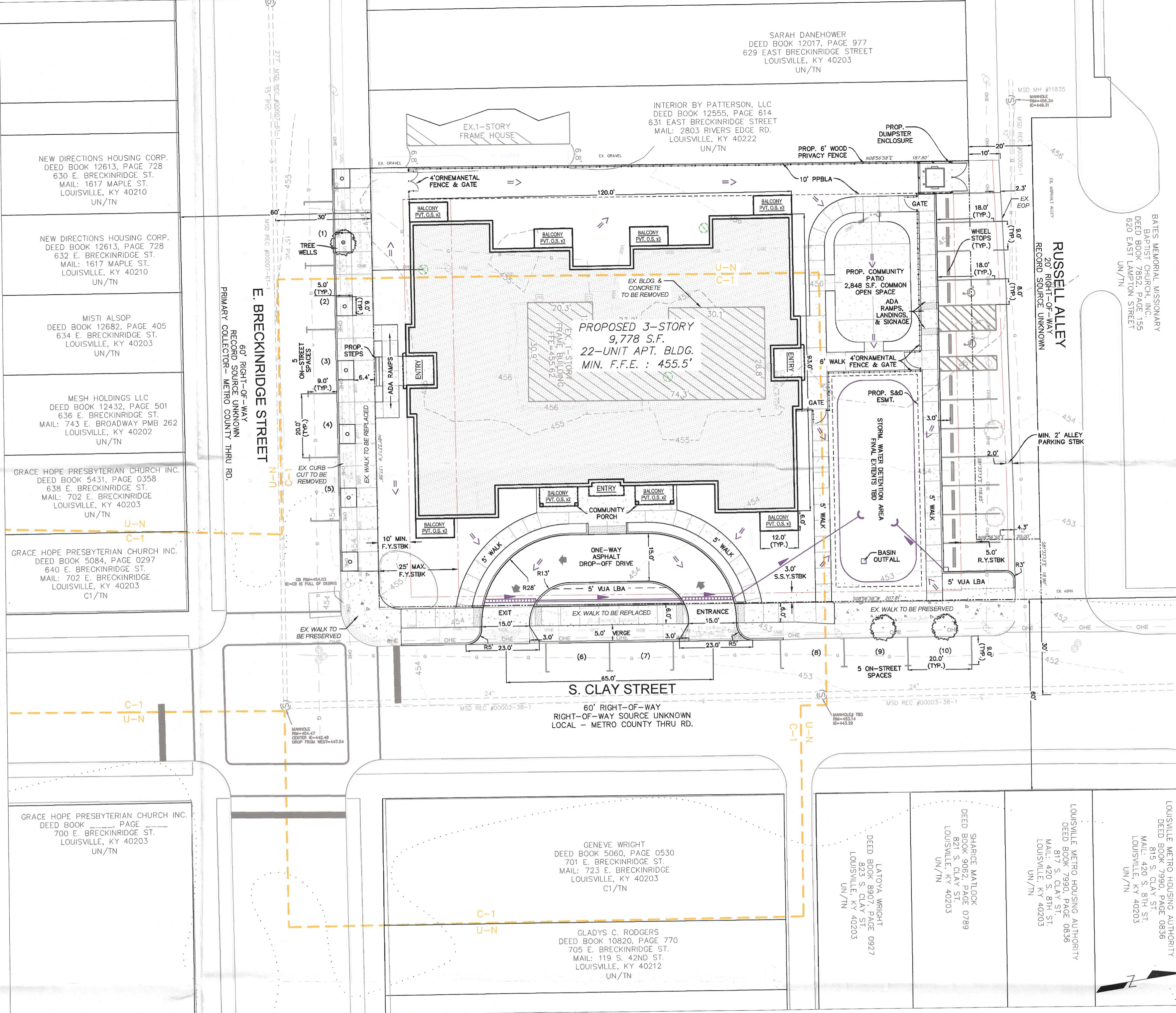
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

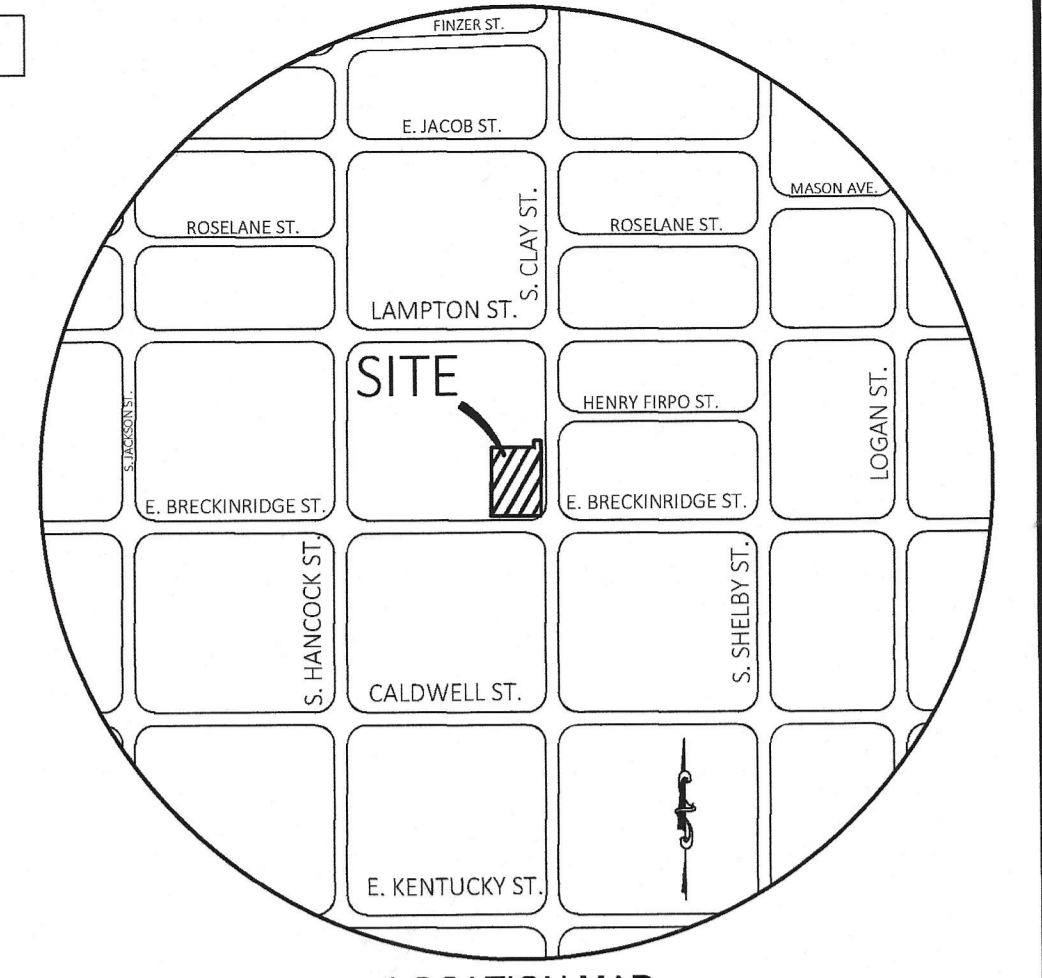
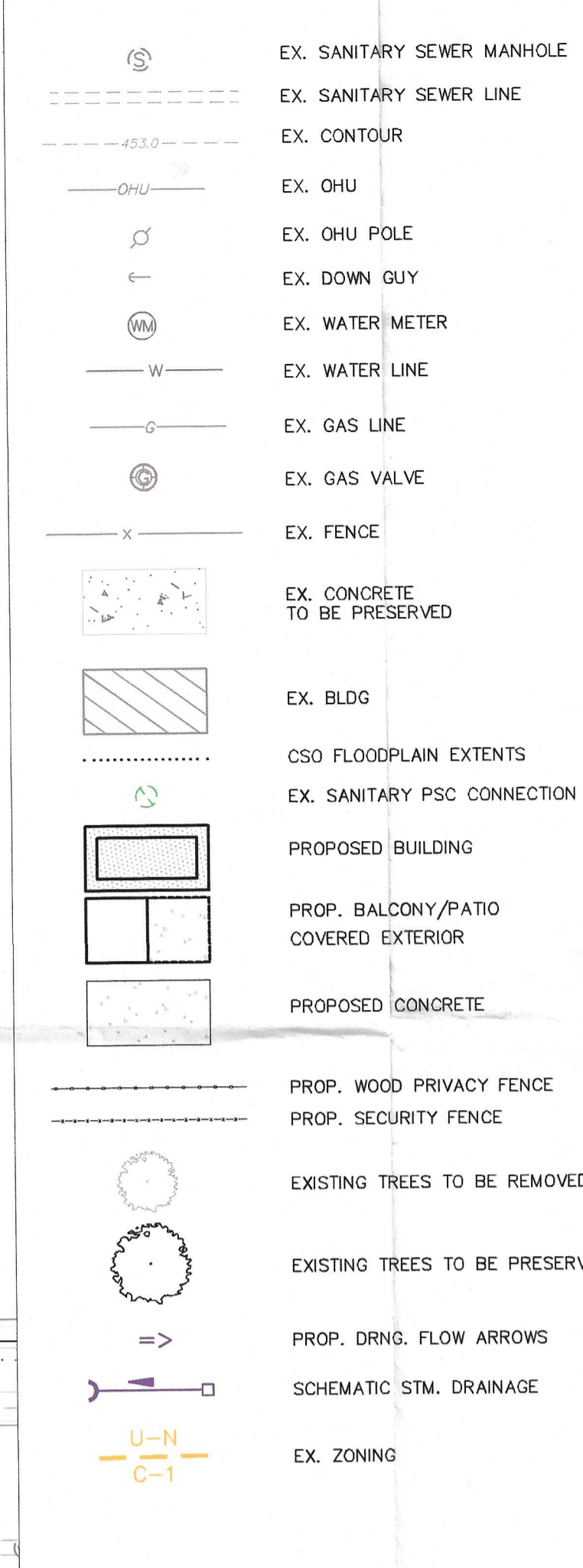
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

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 NOT 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.



LEGEND



LOCATION MAP
NO SCALE

SITE DATA

SITE AREA:	0.60 ACRES (26,210.58 SF)
EXISTING ZONING:	UN/C1
PROPOSED ZONING:	R-8A
FORM DISTRICT:	TRADITIONAL NEIGHBORHOOD
EXISTING USE:	VACANT
PROPOSED USE:	MF-RESIDENTIAL (SR. LIVING APTS)

EX. FOOTPRINT (TO BE DEMO'D): 1,930 SF
PROP. FOOTPRINT: 9,778 SF
ALLOWABLE MAX DENSITY: (R-8A): 58.08 DU/AC (35 UNITS)
PROPOSED DENSITY: 22 DU/0.6AC = 13.20 DU/AC
MAX. F.A.R.: N/A

MAX. ALLOWABLE BLDG. HT.(INFILL): 25'+25%=31'
PROP. BLDG. HT.: *42'(3-STORIES)
***VARIANCE REQUIRED**

BLDG. SETBACKS:
MIN. FRONT YARD (E. BRECKINRIDGE ST.): 10'
MAX.: 25'
MIN. STREET SIDE YARD (S. CLAY ST.): 3'
MIN. REAR YARD (RUSSELL ALY.): 5'
MIN. SIDE YARD: N/A
***10' PROPERTY PERIMETER BUFFER REQUIRED**
***PPBLA PER REZONED CONDITION U-N ADJ. R-8A.**

PARKING REQUIRED: 0 SPACES
MIN. (N/A TN FORM DISTRICT): 48 SPACES
MAX. (2 SPACE/UNIT): 48 SPACES
PARKING PROVIDED: 12 SPACES (2 ADA)
OFF-STREET: 10 SPACES
ON-STREET: 10 SPACES

ILA CALCULATIONS:
EXISTING VJA (TO BE REMOVED): 12,490 SF (48% SITE)
PROPOSED VJA: 2,677 SF (10% SITE)
-OFF-STREET PARKING: 1,521 SF (6% SITE)
-DROP-OFF DRIVE: 1,156 SF (4% SITE)
ILA REQUIRED: N/A (VJA < 6,000 SF)

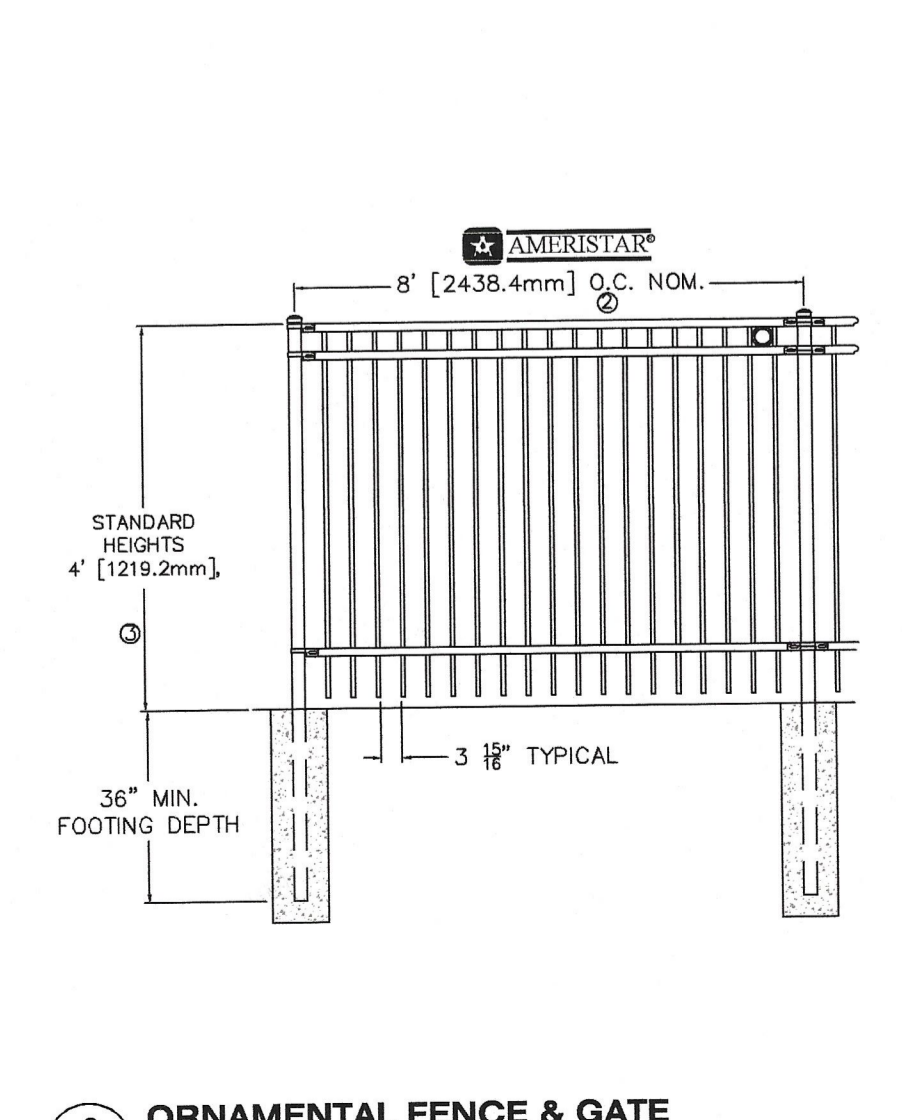
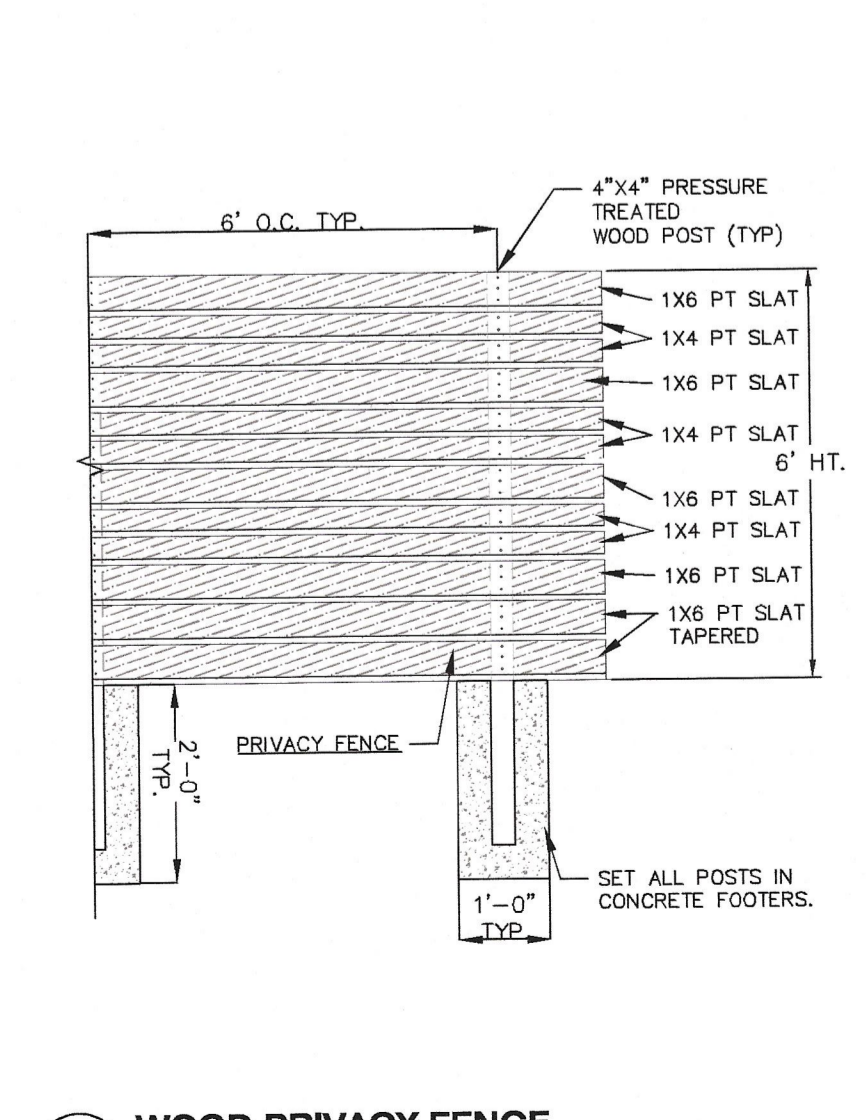
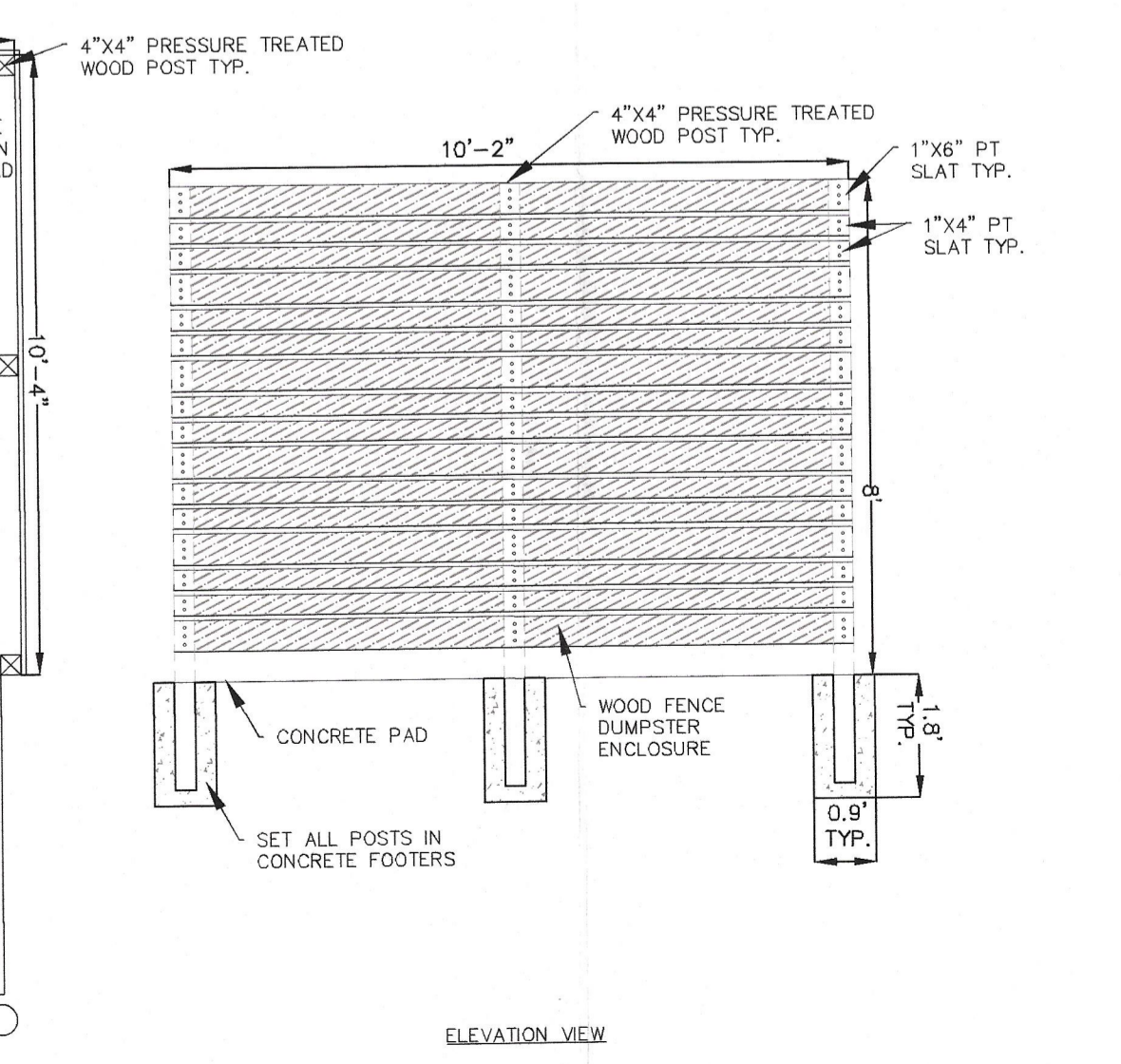
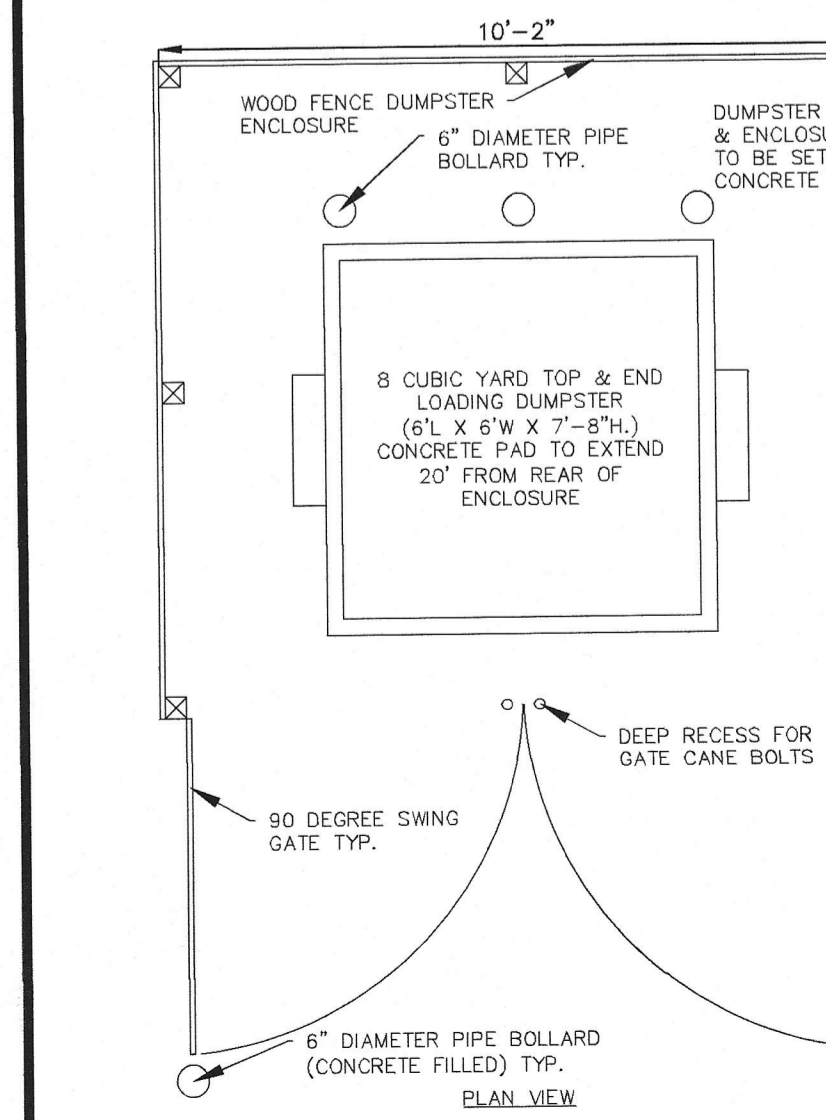
IMPERVIOUS AREA CALCULATION:
SITE AREA: 0.60 ACRES (26,210.58 SF)
DISTURBANCE AREA*: 0.60 ACRES (100%)
***PRELIMINARY ESTIMATE (DOES NOT INCLUDE WORK IN R.O.W.):**
EX. IMPERVIOUS AREA: 15,585 SF (59%)
PROP. IMPERVIOUS AREA: 16,561 SF (63%)
INCREASE IN IMPERVIOUS SURFACE: +976 SF (4%)

OPEN SPACE REQUIREMENTS:
REQUIRED: (15% NET LOT AREA) = 3,932 SF.
PROP.: 4,432 SF
-COMMON*: 2,848 SF
-PRIVATE:** 1,584 SF
***RECREATIONAL OPEN SPACE NOT REQUIRED WITHIN 1,000' OF PUBLIC PARK (BALLARD PARK) COMMON OPEN SPACE MET VIA COMMUNITY PATIO AREA AND SURROUNDING AREA.**
****22 OF THE 24 BALCONIES (6'X12' @ 72 SF EA.) APPLIED AS PVT. OPEN SPACE.**

TREE CANOPY REQUIREMENTS:
SITE AREA: 0.60 ACRES (26,210.58 SF)
EX. TREE CANOPY: 0 SF
PRESERVED TREE CANOPY: 0 SF
TREE CANOPY REQUIRED: N/A PER LDC 10.1.2-B.3 (INCREASE IN IMPERVIOUS LESS THAN 20%)

LANDSCAPE REQUIREMENTS:
BUFFERING:
5' VJA LBA APPLIED TO OFF STREET PARKING (TREE REQUIREMENT DEFERRED PER EX. ADJ. ST. TREES)
5' VJA LBA APPLIED TO DROP-OFF DRIVE (TREE REQUIREMENT DEFERRED PER PROP. ADJ. ST. TREES)
10' PPBLA APPLIED TO WEST PL PER PROP. ZONE CHANGE (R-8A/UN=TYPE A.2 W/ 1.5 DENSITY MULTIPLIER: 6 TREES + 6' WOOD SCREENING FENCE)

STREET TREES: (ALL TYPE C DUE TO OHU LINES)
S. CLAY ST: 10 TYPE C TREES PLANTED IN VERGE (INCLUDES 2 EX. TO BE PRESERVED)
E. BRECKINRIDGE ST: 7 TYPE C TREES IN PROP. 5'x6' TREE WELLS (INCLUDES 1 EX. TO BE PRESERVED)



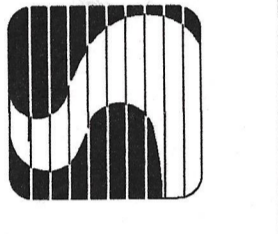
1 DUMPSTER ENCLOSURE
CAT3 NTS

2 WOOD PRIVACY FENCE
CAT3 NTS

3 ORNAMENTAL FENCE & GATE
CAT3 NTS

4 TYP. PARKING SPACES
CAT3 NTS

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202
(502) 584-6271



NO.	REVISION	DATE
1.	AGENCY REVIEW COMMENTS	01/27/25
2.	AGENCY REVIEW COMMENTS	03/04/25
3.	AGENCY REVIEW COMMENTS	03/25/25

DEVELOPMENT PLAN
PROJECT TITLE: GRACE HOPE - SR. APARTMENTS
820 S. CLAY ST.
LOUISVILLE, KY 40203
OWNER: GRACE HOPE PRESBYTERIAN CHURCH
700 E. BRECKINRIDGE ST.
LOUISVILLE, KY 40203

SHEET TITLE: DEVELOPMENT PLAN
JOB NO.: 3569
SCALE: 1"=20'
DATE: 10/20/25
DRAWING NO.: CAT3
SHEET 1 OF 1

26-ZONE-0019