

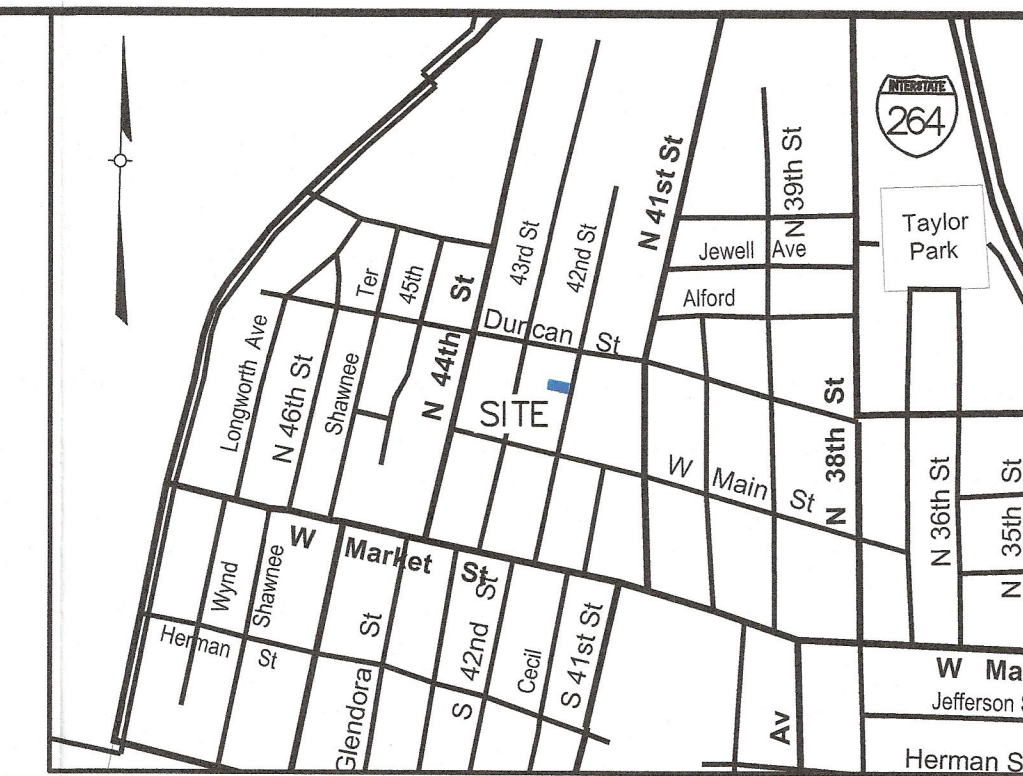
LEGEND

- | • | Bollard | ⇒ | Existing Drainage Patterns |
|-----|------------------------|-------|--------------------------------------------|
| — | Sign | RCP | Reinforced Concrete Pipe |
| — | Utility Pole | CMP | Corrugated Metal Pipe |
| ★ | Guy Anchor | A/C | Air Conditioner |
| ☆ | Light Pole | —8"W— | Underground Water Line |
| ⊙ | Ground Light | —4"G— | Underground Gas Line |
| □CB | Catch Basin | —OME— | Overhead Electric Line |
| ⓔ | Electric Manhole | —E— | Overhead Electric, Telephone & Cable Lines |
| — | Fire Hydrant | | |
| ○WM | Water Meter | | |
| ▷WV | Water Valve | | |
| ○GM | Gas Meter | | |
| ▷GV | Gas Valve | | |
| Ⓢ | Sanitary Sewer Manhole | | |
| OCO | Sanitary Clean-Out | | |

WAIVER REQUESTED:

1. A WAIVER IS REQUESTED FROM SECTION 10.2.4 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE REQUIRED 10' PROPERTY PERIMETER LANDSCAPE BUFFER AND REQUIRED PLANTINGS BETWEEN THE R-5 TO R-7 ZONING DISTRICTS.

THERE IS NO CONSTRUCTION ASSOCIATED WITH THIS REQUEST.



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

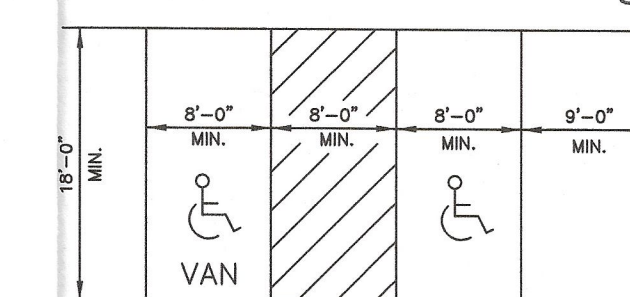
1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. There shall be no commercial signs in the Right of Way.
4. There shall be no landscaping in the Right of Way without an encroachment permit.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or removed.
6. Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
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 the responsible agencies.
9. Street trees to be provided in accordance with LDC Section 10.2.8.
10. Roll-out trash cans shall be utilized for refuse collection.

MSD NOTES:

1. Sanitary sewer service will be provided by existing connections and subject to current applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0023F dated February 26, 2021.
3. Existing drainage pattern depicted by arrows (⇒) is for conceptual purposes. Any additional drainage facilities required shall conform to MSD requirements.

REQUEST AREA PROJECT DATA

SITE AREA	=	0.12± Ac. (5,224 SF)	
EXISTING ZONING	=	R-5	
PROPOSED ZONING	=	R-7	
EXISTING FORM DISTRICT	=	TRADITIONAL NEIGHBORHOOD	
EXISTING USE	=	RESIDENTIAL	
PROPOSED USE	=	MULTI-FAMILY RESIDENTIAL (3)	
NET DENSITY	=	25 DU/ACRE (34.8 MAX. ALLOWED)	
EXISTING BUILDING HEIGHT	=	±26' (45' MAX. ALLOWED)	
EXISTING BUILDING FOOTPRINT	=	2,248 SF	
VJA	=	325 SF	
PARKING REQUIRED			
MIN.	MAX.		
0 SP PER UNIT (MIN)	=	0 SP	
2 SP PER UNIT (MAX)			= 6 SP
PARKING PROVIDED	=	3 SPACES	



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT

NO SCALE

SITE ADDRESS:
120 N 42ND STREET
LOUISVILLE, KY 40212
PARCEL ID: 009G01420000
D.B. 11797, PG. 981

OWNER:
GATEWAY CITY HOMES LLC
2402 CAPISTRANO STREET
BLACKSBURG, VA 24060

COUNCIL DISTRICT - 5
FIRE PROTECTION DISTRICT - LOUISVILLE #1
MUNICIPALITY - LOUISVILLE

WATER/SUB#

REZONING PLAN		JOB NO. <div style="font-size: 2em; font-weight: bold;">24091</div>	
<p>129 N 42ND STREET REZONING</p> <p>OWNER/DEVELOPER GATEWAY CITY HOMES 2402 CAPISTRANO STREET BLACKSBURG, VA 24060</p>		<p>LAND DESIGN & DEVELOPMENT, INC. 300 WESTERN AVENUE SUITE 100 FALLS CHURCH, VA 22034 PHONE: 572-465-9776 FAX: 572-465-9774 WEB SITE: WWW.LDD-INCCOM</p>	
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PROJECT DATA		REVISIONS	
FILE NAME: 24091 REZONING PLAN		DATE	
DATE: 7/23/24		BY	
SCALE: AS SHOWN		DESCRIPTION	
CHECKED BY: TB		NO.	
DRAWN BY: JH		BY	
ENGINEER'S SEAL		SURVEYOR'S SEAL	

SHEET

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