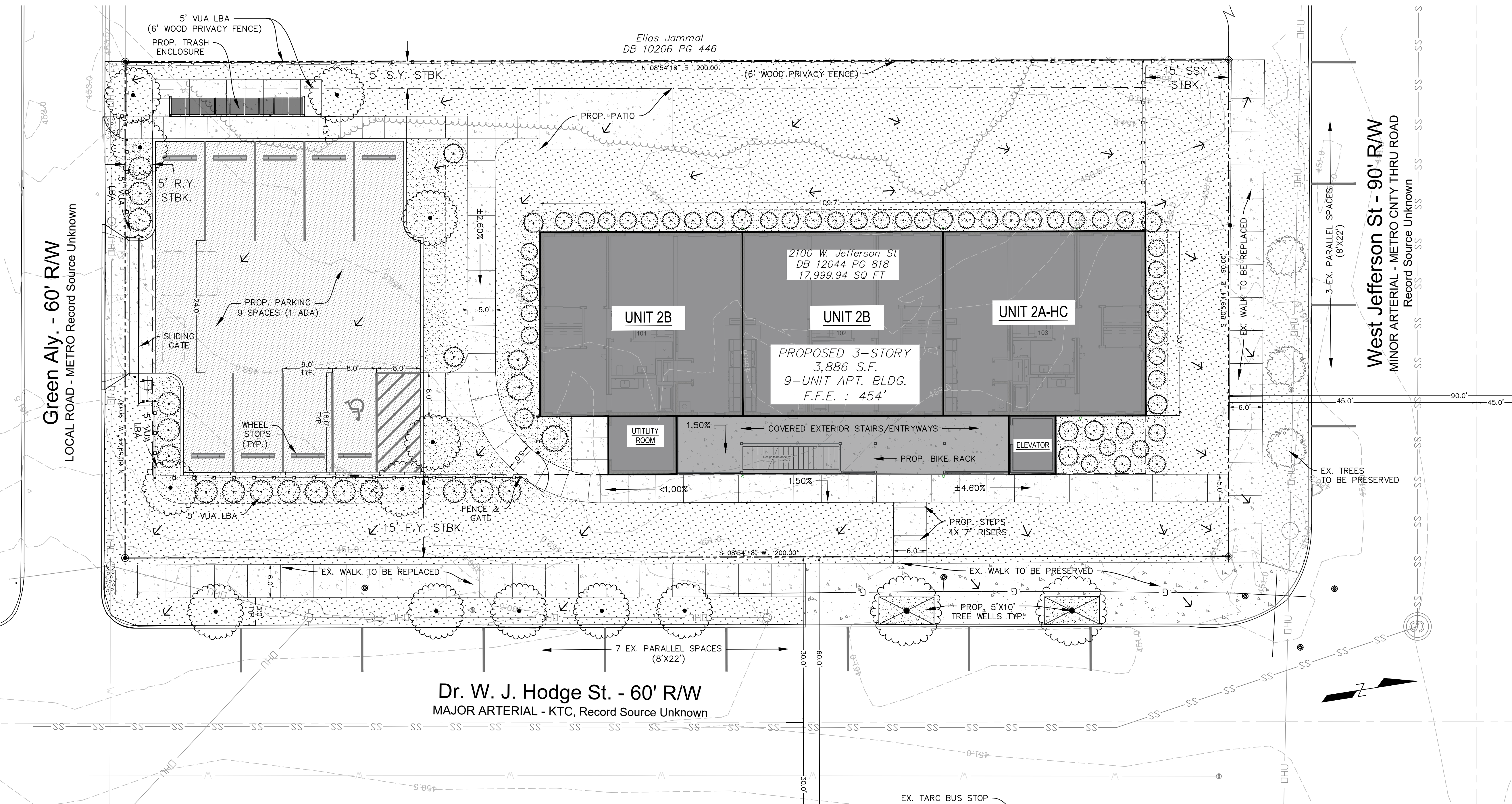


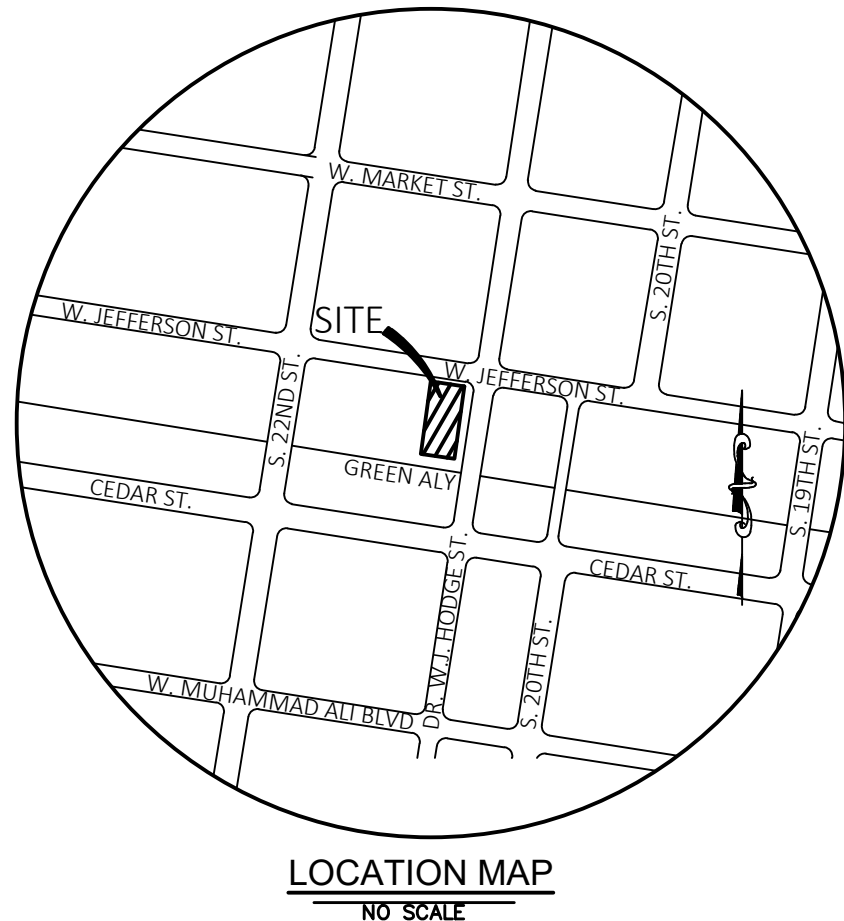
1 ADJACENT PROPERTY OWNERS



2 SITE PLAN

LEGEND

- SS SS EX. SANITARY SEWER MANHOLE
- SS SS EX. SANITARY SEWER LINE
- 453.0 EX. CONTOUR
- OHU EX. OHU
- OHU EX. OHU POLE
- EX. DOWN GUY
- WM EX. WATER METER
- W EX. WATER LINE
- G EX. GAS LINE
- G EX. GAS VALVE
- X EX. FENCE
- EX. CONCRETE TO BE PRESERVED
- PROPOSED BUILDING
- PROPOSED CONCRETE
- FULL DEPTH ASPHALT
- PROPOSED FENCE & GATES
- EXISTING TREELINE
- EXISTING TREES TO BE PRESERVED
- LAWN/PLANT BED
- DRNG FLOW ARROWS



**SITE DATA**

SITE AREA:	0.41 ACRES (17,999.94 SF)
PROJECT AREA:	0.41 ACRES (17,999.94 SF)
EXISTING ZONING:	R6
PROPOSED ZONING:	R7
FORM DISTRICT:	TRADITIONAL NEIGHBORHOOD
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
EX. FOOTPRINT:	0 SF
PROP. FOOTPRINT:	3,886 SF
TOTAL UNITS:	9
ALLOWABLE MAX DENSITY:	17.42 DU/AC (7 UNITS)
PROPOSED DENSITY:	21.95 DU/AC (9 UNITS)
BLDG. HT.	31'

**BLDG. SETBACKS: INFILL STANDARDS APPLY**

FRONT YARD SETBACK HODGE ST:	15'
STREET SIDE YARD (JEFFERSON ST.)	15'
REAR YARD (GREEN ALY.):	5'
SIDE YARD:	5'

**TREE CANOPY CALCULATIONS**

GROSS SITE AREA:	17,999.94 SF (0.41 AC.)
EX. TREE CANOPY:	2,155 SF (12%)
REQUIRED TREE CANOPY:	6,300 SF (35%)
EX. TREE CANOPY TO REMAIN:	0 SF (0%)
TREE CANOPY PROVIDED:	TBD (≥ 6,300 SF)
PROP VUA:	2,876 SF

**PARKING REQUIRED:**

MIN. (0 SPACE/UNIT):	0 SPACES
MAX. (2 SPACE/UNIT):	18 SPACES
<b>PARKING PROVIDED:</b>	
OFF-STREET:	9 SPACES (1 ADA)
ON-STREET:	10 SPACES

**IMPERVIOUS AREA CALCULATION**

SITE AREA:	0.41 ACRES (17,999.94 SF)
DISTURBANCE AREA:	0.48 ACRES (21,041 SF)
EXISTING IMPERVIOUS AREA:	0 SF
PROPOSED IMPERVIOUS AREA:	9,437 SF (52%)
INCREASE IN IMPERVIOUS SURFACE:	+9,437 SF (52%)

**\*PRIVATE YARD OPEN SPACE**  
REQUIRED: (30% LOT AREA) = 5,400 SF.  
**\*\*VARIANCE NEEDED**

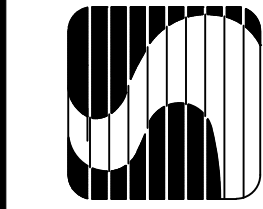
GENERAL NOTES

- DPW-TRANSPORTATION**
- OLD BRICKS REMOVED FROM THE RIGHT-OF-WAY OF DR. W.J. HODGE ST. MUST BE RETURNED TO METRO.
- MSD**
- 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.
  - SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
  - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - SITE IS SUBJECT TO MSD REGIONAL FACILITY FEES AND SHALL SHEET FLOW TO THE RIGHTS OF WAY. NO INCREASE ONTO 2108 W. JEFFERSON ST. AS A RESULT OF THIS PROJECT.

**SITE ADDRESS**  
2100 W. JEFFERSON ST.  
LOUISVILLE, KY 40212  
PARCEL # 002E01170000  
DEED BOOK 12044 PG. 818  
TAX BLOCK 002E LOT NO. 0117

PRE-APP CASE #24-ZONEPA-0072  
FORMAL-APP CASE #24-ZONE-0090  
RELATED CASE #24-VARIANCE-0120

W.M.# 12523



NO.	REVISION	DATE
1.	AGENCY REVIEW COMMENTS	06/26/24
2.	AGENCY REVIEW COMMENTS	08/21/24
3.	ARCH. & SITE REVISIONS	08/29/24

SHEET TITLE:	DETAILED DISTRICT DEVELOPMENT PLAN
PROJECT TITLE:	2100 WEST JEFFERSON ST. LOUISVILLE, KY 40212 TAX BLOCK 2E LOT 117 D.B. 12044, PG. 818
OWNER/DEVELOPER:	REBOUND, INC. 1628 W. MARKET ST. LOUISVILLE, KY 40203

JOB NO.	3308
SCALE:	1"=10'
DATE:	05/31/24

DRAWING NO: