

EROSION PREVENTION AND SEDIMENT CONTROL 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 MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S 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 SEEDDED 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 SEEDDED, 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.

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 PRACTICAL, BUT NO 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.

WAIVER(S) REQUESTED

A WAIVER IS REQUESTED TO OMIT THE REQUIREMENT FOR PRIVATE & RECREATIONAL OPEN SPACE.

VARIANCE(S) REQUESTED

A VARIANCE IS REQUESTED TO OMIT THE REQUIREMENT FOR A 30% PRIVATE YARD AREA.

PROJECT SUMMARY

EXISTING ZONING	R6, R7 & CM
FORM DISTRICT	TRADITIONAL NEIGHBORHOOD
EXISTING USE	VACANT
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
PROPOSED ZONE	R8A
PROPOSED AREA TO BE REZONED	0.49 AC. (21,344 SF)
SITE ACREAGE	0.49 AC. (21,344 SF)
PROPOSED BUILDING S.F.	19,508
NUMBER OF PROPOSED UNITS	15
MAXIMUM HEIGHT PROPOSED	37'
DENSITY	31.91 DU/AC.
VUA	7,513 S.F.
ILA REQUIRED (2.5%)	188 S.F.
ILA PROVIDED	961 S.F.
F.A.R.	0.91

PARKING SUMMARY

PARKING REQUIRED	
15 PROPOSED DWELLING UNITS	
MIN. (1.5 SPACES/DWELLING UNIT)	23 SPACES
MAX. (2.5 SPACES/DWELLING UNIT)	38 SPACES
PARKING REQUIRED WITH 10% BIKE CREDIT	
MIN.	21 SPACES
MAX. (2.5 SPACES/DWELLING UNIT)	38 SPACES
PARKING PROVIDED	
STANDARD SPACES	20 SPACES
HANDICAP SPACES	1 SPACES
TOTAL PROVIDED	21 SPACES

BICYCLE PARKING

REQUIRED SPACES	
LONG TERM (2, OR 1 PER 50 EMPLOYEES)	2 SPACES
SHORT TERM (NONE)	0 SPACES
PROVIDED SPACES	
LONG TERM (3X FOR BIKE CREDIT)	6 SPACES
SHORT TERM	0 SPACES
TOTAL	6 SPACES

PRELIMINARY APPROVAL DEVELOPMENT PLAN

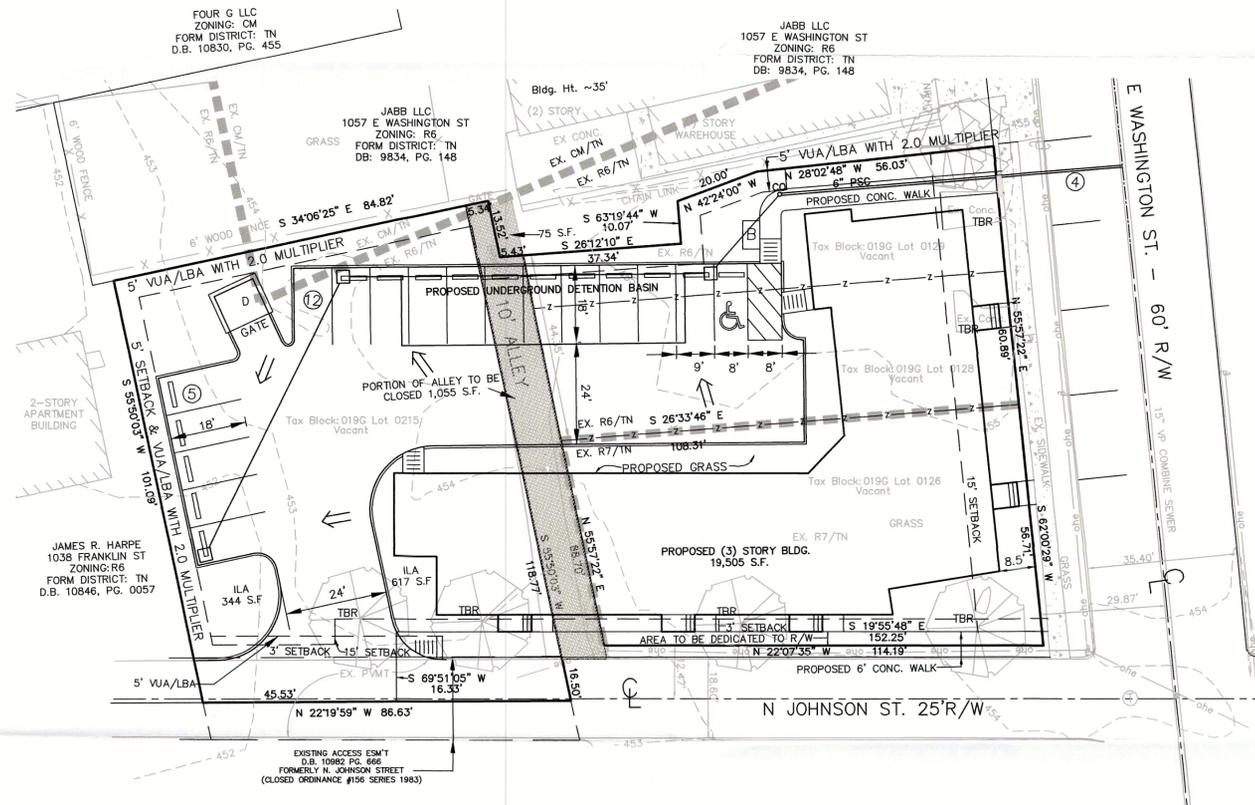
CONDITIONS:

LEGEND

- EX. UTILITY POLE
- EX. CONTOUR
- EX. FIRE HYDRANT
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. SIGN
- PARKING COUNT
- ILA = INTERIOR LANDSCAPE AREA
- PROPOSED HANDICAP ACCESSIBLE RAMP
- TO BE REMOVED
- ALLEY PROPOSED TO BE CLOSED
- EXISTING ZONE & FORM DISTRICT
- PROPOSED BIKE RACK

GENERAL NOTES:

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- 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.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (I.E. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- THE ALLEY IS INCLUDED IN THE REQUEST FOR REZONING. A SEPARATE ROAD CLOSING PLAT AND APPLICATION WILL BE FILED WITH THE REZONING APPLICATION. UPON ZONING APPROVAL ALL LOTS WILL BE CONSOLIDATED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- SITE DISCHARGES INTO COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR POST DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.2.1.2 OF THE MSD DESIGN MANUAL.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
- THIS SITE IS LOCATED IN A HISTORIC PRESERVATION DISTRICT.
- ALL HISTORIC BRICKS, LIMESTONE CURBS AND COBBLESTONES MUST BE COLLECTED AND DELIVERED TO LOUISVILLE METRO'S FACILITY ON HUBBARD'S LANE.



PRELIMINARY APPROVAL

Development Review

Tony Kelly 11/26/18

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 3,772 S.F.
 POST-DEVELOPED IMPERVIOUS SURFACE = 13,985 S.F.
 NET INCREASE IN IMPERVIOUS SURFACE = 10,213 S.F.
 TOTAL SITE DISTURBANCE = 21,300 S.F.

PRELIMINARY DRAINAGE CALCULATIONS

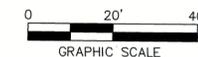
CHANGE IN RUNOFF COEFFICIENT, C=(0.71-0.35)=0.36
 SITE AREA = 0.49 ACRES
 INCREASED RUNOFF = [(0.36x2.8/12)x0.49ACRES] = 0.04 AC-FT

TREE CANOPY CALCULATIONS (TCCA)

CLASS: C
 EXISTING TREE CANOPY: 2250 SF (11%) COVERAGE
 SITE AREA: 0.49 AC (21,344 SF)
 EXISTING TREES PRESERVED: 0 SF (0%)
 REQUIRED NEW TREE CANOPY: 3,202 SF (15%)
 REQUIRED TOTAL TREE CANOPY: 3,202 SF (15%)

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0026E.



WM # 9767



BUTCHERTOWN APARTMENTS

DATE: 4/5/18
 DRAWN BY: D.L.E.
 CHECKED BY: D.L.E.
 SCALE: 1"=20' (HORZ)
 SCALE: N/A (VERT)

REVISIONS

AGENCY CMNTS 6/22/18
AGENCY CMNTS 9/7/18
AGENCY CMNTS 10/22/18



CASE # 18ZONE1035
DETAILED DISTRICT DEVELOPMENT PLAN
 (FOR REZONING REQUEST)
 BUTCHERTOWN APARTMENTS
 1043, 1045, 1049 & 1051 E WASHINGTON STREET
 LOUISVILLE, KY 40206

OWNER/DEVELOPER:
 JOSEPH BROWN & TODD ROMAN
 2101 ELBERTON CT. BRENTWOOD TN. 37027
 D.B. 10984 PG. 36
 D.B. 10803 PG. 682, 0129
 D.B. 10888 PG. 170,
 TAX BLOCK: 019G LOT: 0126, 0128, 0129, 0215

DEVELOPMENT PLAN

JOB NUMBER 17035

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