

GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL, AN STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0042E DECEMBER 5, 2006)
- SANITARY SEWERS ARE AVAILABLE BY CONNECTION. SANITARY SEWER PATTERN DEPICTED IS FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- DRAINAGE / STORM WATER DETENTION: 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.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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.
- THE DEVELOPMENT LIES IN THE LOUISVILLE#2 FIRE DISTRICT.
- SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 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.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
- ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE MITIGATED BY PURCHASING THE VOLUME X 1.5 THROUGH REGIONAL FACILITY FEES.
- MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- THE POST-DEVELOPED 100-YEAR RATE OF RUNOFF MUST BE REDUCED TO THE PRE-DEVELOPED 10-YEAR RATE.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- MINIMUM OPENING ELEVATION TO BE AT OR ABOVE 453.7.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL ALLEYS SHALL BE IMPROVED TO METRO PUBLIC WORKS STANDARDS.
- KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ALL SIGNAGE WILL COMPLY WITH LDC CHAPTER 8 REQUIREMENTS AND WILL OBTAIN THE PROPER PERMITS.
- THE DEVELOPER/OWNER SHALL INSTALL A BENCH AND TRASH RECEPTACLE PER TARC STANDARDS AT THE BUS STOP AS SHOWN. THE DEVELOPER/OWNER (OR DESIGNEE) SHALL MAINTAIN AND KEEP THE BUS STOP CLEAN ON A DAILY OR AS NEEDED BASIS.
- LOMAR-F REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

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 BMPs 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.

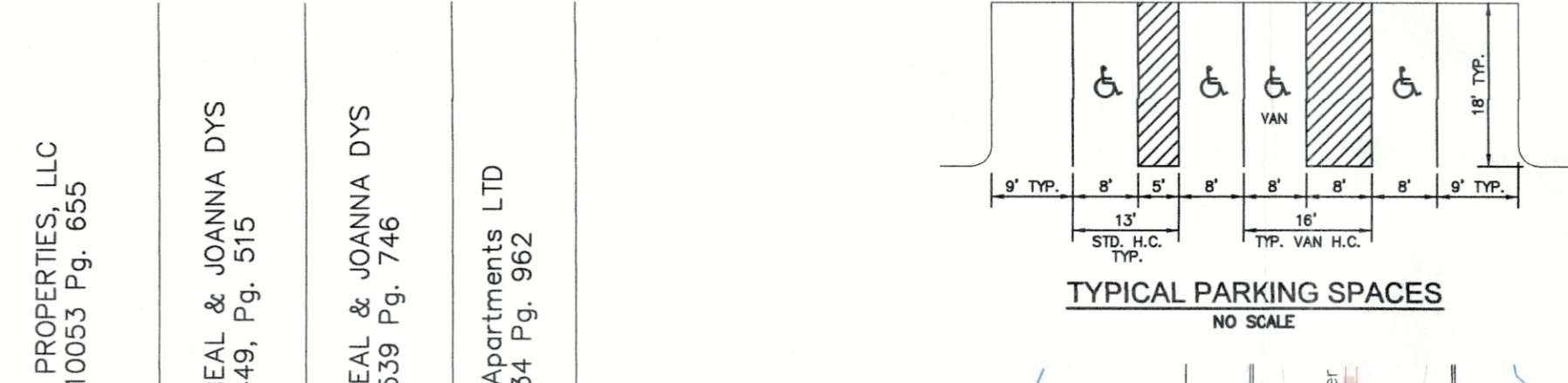
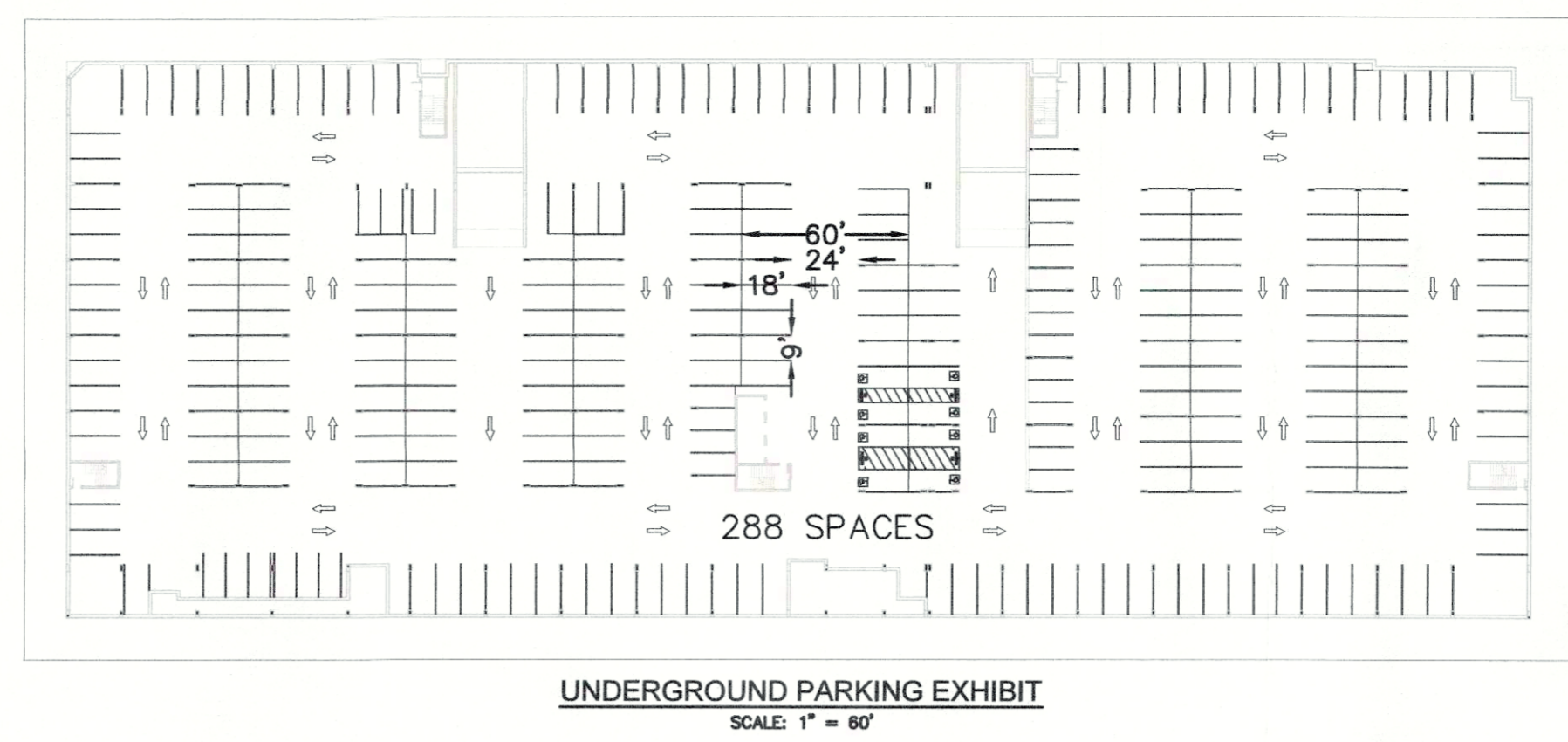
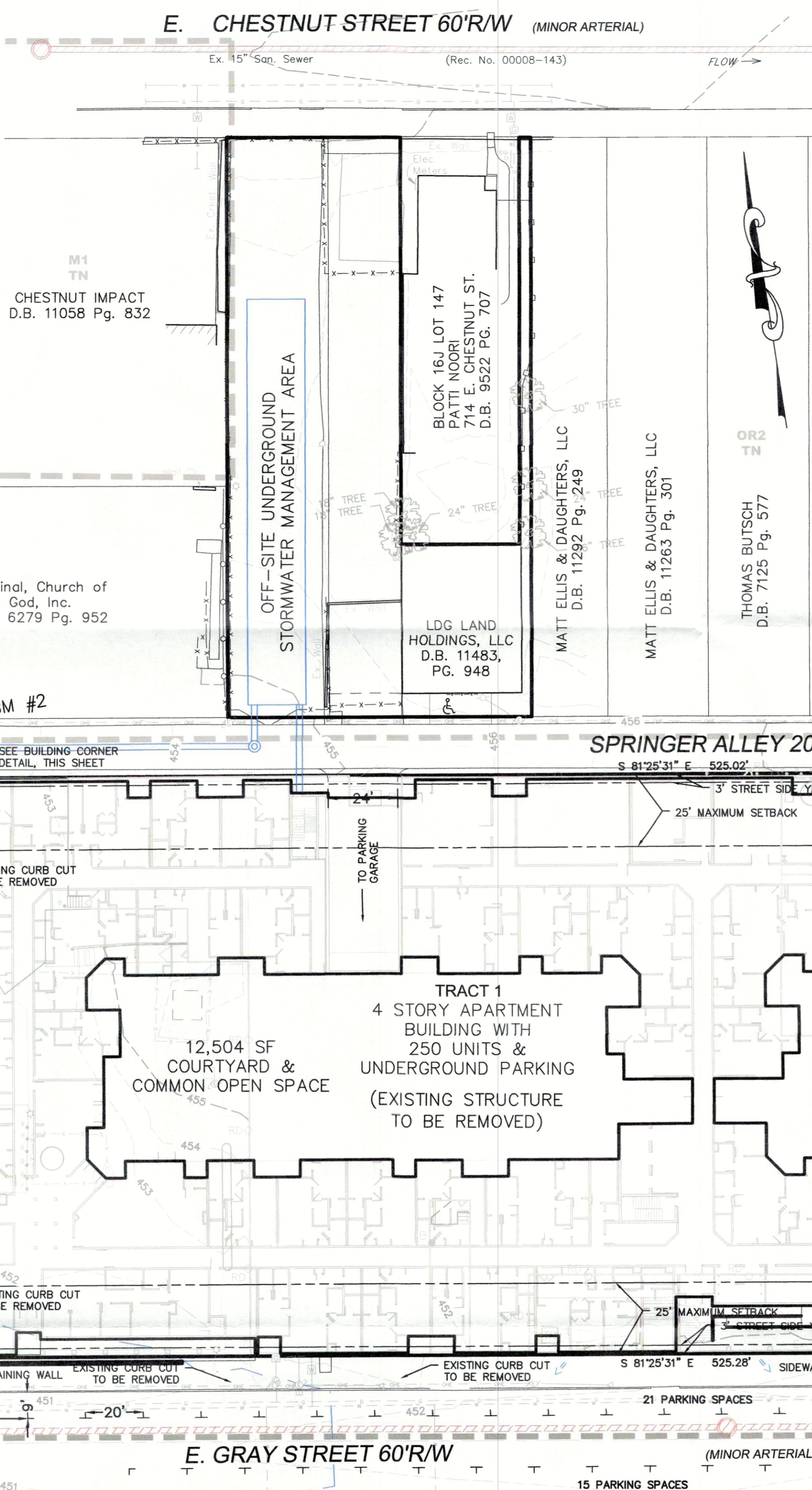
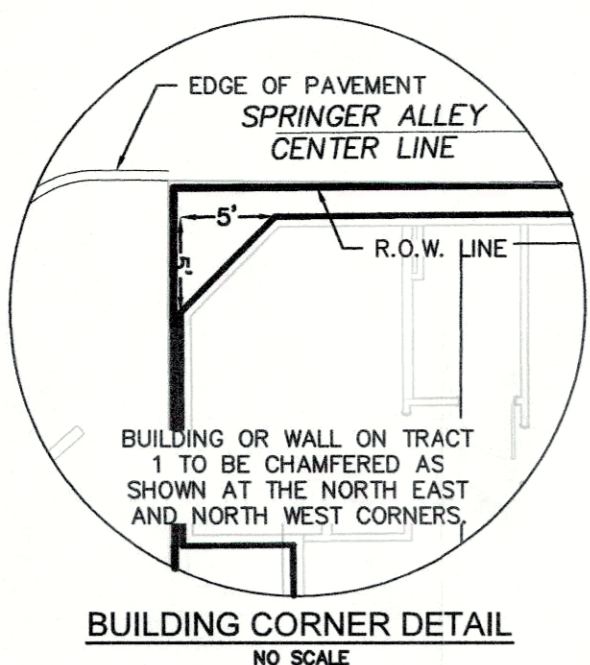
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

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.

EPSC CONCEPT PLAN

- INSTALL SILT FENCE & TEMPORARY CONSTRUCTION ENTRANCE.
- BEIGN DEMOLITION.
- INSTALL TEMPORARY SEDIMENT BASIN.
- BEIGN SITEWORK GRADING AND SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- COMPLETE SITE WORK.
- REMOVE SILT BASIN.
- REMOVE SILT FENCE & INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.



SITE DATA

EXISTING ZONING:	C2
FORM DISTRICT:	INDUSTRIAL TN
EXISTING USE:	2.41 AC
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
GROSS SITE AREA:	250 UNITS
DWELLING UNITS:	
ONE BEDROOM:	102
TWO BEDROOM:	112
THREE BEDROOM:	36
GROSS DENSITY:	103.7 DU/AC
BUILDING FOOTPRINT:	75,906 SF
TOTAL BUILDING AREA:	308,601 SF
PROPOSED BUILDING HEIGHT:	61'
FAR:	2.9

NOTE: THE BUILDING AREA LISTED ABOVE DOES NOT INCLUDE THE UNDERGROUND PARKING GARAGE.

DIMENSIONAL STANDARDS

MIN. FRONT YARD:	15'
MIN. STREET SIDE YARD:	5'
MAX. STREET SIDE YARD:	25'
MIN. SIDE YARD:	5'
MIN. REAR YARD:	5'
MAX. BUILDING HEIGHT:	45'+

PARKING CALCULATIONS

NOTE: THESE PARKING CALCULATIONS INCLUDE DATA FOR TRACT 2 BECAUSE THE UNDERGROUND PARKING GARAGE WILL SERVE BOTH TRACT 1 AND TRACT 2. SEE CASE # 20-CAT2-0018 FOR INFORMATION ON TRACT 2.

MIN. PARKING REQUIRED (1.5/DWELLING UNIT):	*304 SPACES
TRACT 1 =	375 SPACES
TRACT 2 =	132 SPACES
MAX. PARKING ALLOWED: (2.5/DWELLING UNIT)	845 SPACES
TRACT 1 =	625 SPACES
TRACT 2 =	220 SPACES
PARKING PROVIDED:	356 SPACES
304 IN GARAGE & 52 ON-STREET (INCLUDING 8 H.C. SPACES)	

* NOTE: REQUIRED PARKING CALCULATIONS REFLECT APPLICABLE REDUCTIONS FROM LDC CHAPTER 9 AS FOLLOWS:

- 10% - PROXIMITY TO TRANSIT
- 10% - OVER 25% RESIDENTIAL
- 20% - GREEN SITE DESIGN STANDARDS 1 & 7

TREE CANOPY REQUIREMENTS

SITE AREA:	105,030 SF
EXISTING TREE CANOPY:	0 SF (0%)
EXISTING TREE CANOPY TO REMAIN:	0 SF (0%)
REQUIRED NEW TREE CANOPY:	5,357 SF
15% =	15,755 SF
68% REDUCTION =	10,398 SF LESS

OPEN SPACE CALCULATIONS

SITE AREA	105,030 SF
REQUIRED OPEN SPACE (5%)	5,252 SF
OPEN SPACE PROVIDED	24,283 SF

IMPERVIOUS AREA CALCULATIONS

SITE AREA:	105,030 SF (2.41 ACS)
EXISTING IMPERVIOUS AREA:	74,151 SF (1.70 ACS)
PROPOSED IMPERVIOUS AREA:	105,030 SF (2.41 ACS)
INCREASE:	+30,879 SF (0.71 ACS)

- ADDITIONAL REQUESTS**
- PREVIOUSLY APPROVED VARIANCES (182ONE1052):
- VARIANCE FROM LDC TABLE 5.2.2 TO ALLOW THE BUILDING TO EXCEED THE MAXIMUM HEIGHT PERMITTED.
 - VARIANCE FROM LDC TABLE 5.2.2 TO ALLOW THE BUILDING TO ENCRoACH INTO THE REQUIRED SETBACK ALONG ALL SIDES.

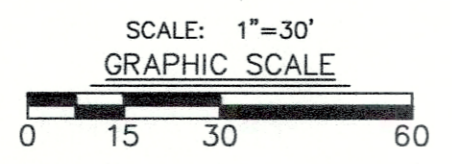
UTILITY NOTE

1) ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER (U.P.C.) (TOLL FREE PHONE NO. 1-800-382-5544) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

2) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST, OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

LEGEND

- EX. STORM SEWER
- PROP. STORM SEWER
- EX. SANITARY SEWER
- EX. FIRE HYDRANT
- EX. PROPERTY LINE TO BE REMOVED
- EX. GAS LINE
- EX. OVERHEAD UTILITY LINE
- EX. UTILITY POLE
- EX. WATER LINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. ZONING BOUNDARY
- EX. FORM DISTRICT BOUNDARY
- PROP. FLOW ARROW



RECEIVED

JUN 15 2024

PLANNING & DESIGN SERVICES

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 COMMENTS	06/11/20

REVISED DETAILED DEVELOPMENT PLAN
GRAY AND CLAY - TRACT 1
709 EAST GRAY ST., AND 616 - 634 S. SHELBY ST.
LOUISVILLE, KENTUCKY 40202
TAX BLOCK 16J, LOTS 128/164, 130, 131, 132, 134, 135, 136, & 137.
LDG MULTIFAMILY LLC, 1469 SOUTH 4TH ST., LOUISVILLE, KY 40208

SHEET TITLE: **RDDP**
JOB NO. 3074
SCALE: 1" = 30'
DATE: 03/31/20
DRAWING NO. **RDDP**
SHEET 1 OF 1