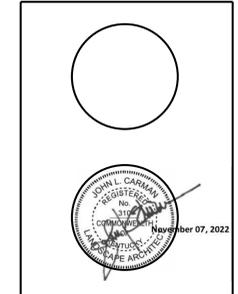


LOCATION MAP
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY
NOT TO SCALE

LOT #	AREA (S.F.)	UNIT TYPE	PRIVATE YARD REQ'D (20%)	PRIVATE YARD PROVIDED
01	2884	A	540.40 SF	356 SF
02	2388	A	477.60 SF	356 SF
03	3143	A	628.60 SF	356 SF
04	3140	A	628 SF	356 SF
05	2388	A	477.60 SF	356 SF
06	2388	A	477.60 SF	356 SF
07	2873	A	547.60 SF	356 SF
08	2796	A	559.20 SF	356 SF
09	2315	A	463 SF	356 SF
10	3048	A	609.60 SF	356 SF
11	3044	A	608.8 SF	356 SF
12	2315	A	463 SF	356 SF
13	2315	A	463 SF	356 SF
14	2786	A	557.20 SF	356 SF
15	4212	B	842.40 SF	435 SF
16	2909	B	581.80 SF	435 SF
17	3416	B	683.20 SF	435 SF
18	4127	B	825.40 SF	435 SF
19	2850	B	570 SF	435 SF
20	3347	B	669.40 SF	435 SF
21	28275	-	-	-

NOTE: MINIMUM LOT SIZE: 2200 S.F.

SITE DATA
 SITE ADDRESS: 814 VINE STREET, LOUISVILLE, KY 40204
 TAX BLOCK AND LOT DEED BOOK AND PAGE #: TB 021J - LOT 0076, 085818, PG 225, TRACT 4
 GROSS SITE AREA: 2,101.4 AC
 GROSS SITE IN S.F.: 915,384 S.F.
 NET SITE AREA (PROPOSED REZONING): 2,002.9 AC
 NET SITE IN S.F.: 872,474 S.F.
 FORM DISTRICT: TRADITIONAL NEIGHBORHOOD
 EXISTING ZONING: U-N (PD OPTION)
 EXISTING USE: PARKING LOT
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED DENSITY: 10.00 UNITS/AC
 PROPOSED DWELLING UNITS: 20
 MAX HEIGHT ALLOWED: 45'
 MAX HEIGHT PROPOSED: 35'-7'
 REQUIRED MINIMUM PARKING SPACES: N/A
 REQUIRED MAXIMUM PARKING SPACES: 3 OUTDOOR PER DWELLING UNIT = 60 SPACES
 PROVIDED PARKING SPACES: 40 SPACES (2 GARAGE SPACES PER DWELLING UNIT)
 BUILDING SETBACK REQUIREMENTS: REFER TO PATTERN BOOK



NOT FOR CONSTRUCTION
 REVISED DISTRICT DEVELOPMENT PLAN AND PRELIMINARY PLAT PD OPTION

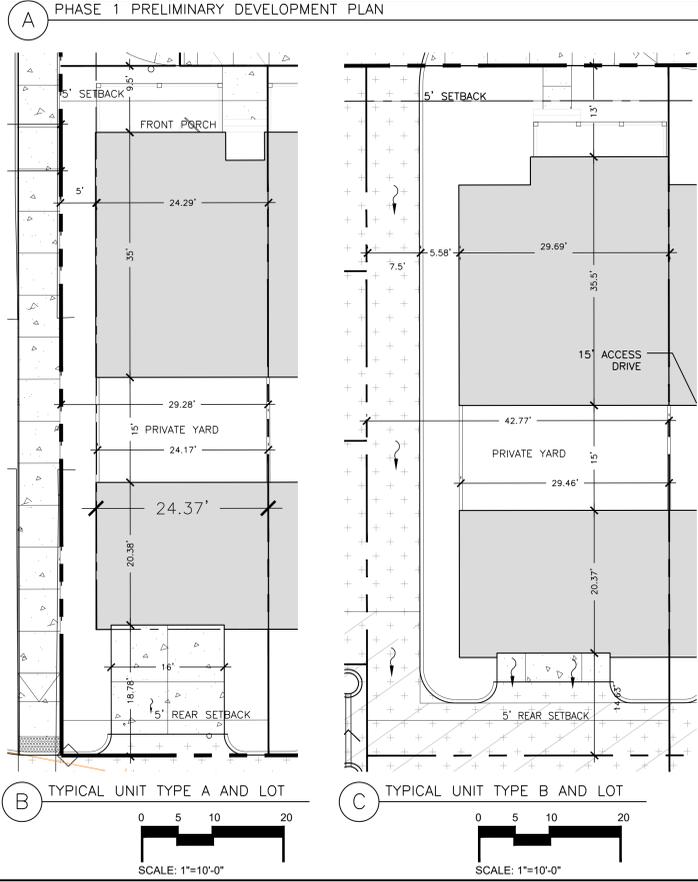
PD OPTIONS (formerly UGC Phase 1)

THE COTTAGES

Owner: PPT IX, LLC
 731 Brent Street
 Louisville, Kentucky 40704

Architect: de Leon & Primmer
 Architecture
 117 S. Shelby Street
 Louisville, Kentucky 40202
 502.582.6295

LANDSCAPE ARCHITECT/CIVIL ENGINEER: CARMAN
 400 E. Main Street, Ste. 106
 Louisville, Kentucky 40202
 502.742.6581



MSD NOTES
 1. 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.
 2. SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
 3. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 4. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AS THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 5. A PRIVATE SANITARY SEWER EASEMENT IS REQUIRED FOR ANY LATERAL CROSSING ADJACENT/NEIGHBORING PROPERTY TRACTS.
 6. THIS PROJECT IS SUBJECT TO MSA WATER QUALITY REGULATIONS ONCE THE INTERNAL AREA OF DISTURBANCE, SUNG EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE, PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 187,247 S.F. (4,269 ACRES).
 7. SITE IS SUBJECT TO REGIONAL FACILITY FEES AND SHALL REMAIN SHEET FLOW TO THE RIGHT OF WAY. CAPACITY TO THE CATCH BASINS SHALL BE VERIFIED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 8. PER AGREEMENT WITH MSD, STORM SEWER OUTFALL FROM THIS SITE WILL BE CONNECTED TO STORM SEWER EXTENSION TO EXISTING STORM SEWER AT LAMPTON STREET & SHAW STREET THAT WILL ACCOMMODATE BOTH THE COTTAGES AND DEVELOPMENT ON THE "URBAN GOVERNMENT CENTER" SITE, PROVIDED BY THE DEVELOPER.

TREE CANOPY
 PER LOUISVILLE METRO LAND DEVELOPMENT CODE, LAST UPDATED JUNE 9, 2022, THERE ARE NO TREE CANOPY REQUIREMENTS FOR TRADITIONAL NEIGHBORHOOD FORM DISTRICTS.

STREET TREES
 STREET TREES ALONG VINE STREET WILL NOT BE REQUIRED GIVEN THE LOCATION OF OVERHEAD UTILITIES ALONG VINE STREET.

DISTURBANCE DATA
 LIMITS OF DISTURBANCE: 2,002.9 AC (87247 S.F.)
 EXISTING IMPERVIOUS: 79,988 S.F.
 PROPOSED IMPERVIOUS: 49,189 S.F.
 NET IMPERVIOUS: (30,799) S.F.
 * NET DECREASE OF IMPERVIOUS, PROPOSED TO TAKE STORM WATER OFF OF COMBINED SEWER AND DIRECTLY TO BEAR GRASS CREEK

STORM SEWER OUTFALL DIAGRAM
 EXISTING OUTFALL
 EXISTING PIPE
 EXISTING PIPE
 NEW PIPE
 PROPOSED WATER QUALITY UNIT

NOTE: DIRECT STORM WATER OUTFALL TO BEARGRASS CREEK TO BE PROVIDED AND REGIONAL FACILITY FEES TO BE WAIVED. OWNER SHALL WORK WITH MSD ON LARGER PROJECT TO SUPPORT DIRECT STORM WATER OUTFALL.

IF A DIRECT STORM WATER OUTLET CAN NOT BE PROVIDED AND THE SITE WILL REMAIN DISCHARGING INTO THE COMBINED SEWER SYSTEM IT 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.

GENERAL NOTES
 1. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCIES.
 2. TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY ENDRIS ENGINEERING ON 9/7/18.
 3. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
 4. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS.
 5. CONSTRUCTION PLANS WILL BE REQUIRED PRIOR TO CONSTRUCTION.
 6. ALL PROPOSED SIDEWALKS ARE A MINIMUM OF 4' WIDE ALONG ALLEYS AND INTERNAL TO DEVELOPMENT, 6' WIDE ALONG VINE STREET.
 7. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS, IF REQUIRED.
 8. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT NEW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
 9. SITE REFUSE WILL BE HANDLED VIA ROLL-OUT WASTE CONTAINERS STORED IN RESIDENCE GARAGES.

DEPT. OF PUBLIC HEALTH & WELLNESS NOTES
 1. 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 ORDINANCES.
 2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 98 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.
 3. EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX-INCH SANITARY SEWER.
 4. OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
 5. SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
 6. ANY FUTURE POOL & POOL EQUIPMENT ROOM MUST BE SUBMITTED TO THE HEALTH DEPARTMENT FOR SEPARATE APPROVALS.
 7. ANY FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45.005 REGULATIONS.
 8. CLUBHOUSE BUILDINGS MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
 9. PLANS MUST BE SUBMITTED TO THE HEALTH DEPT. PRIOR TO CONSTRUCTION.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES
 1. 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.
 2. 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.
 3. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
 4. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS POSSIBLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
 5. SEDIMENT LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO DISCHARGE INTO A STREAM, POND, SWALE, CATCH BASIN OR PUBLIC RIGHT OF WAY.
 6. CONCRETE WASH OUT PIT TO BE PLACED ON SITE AT CONTRACTORS DISCRETION.
 7. THE EROSION PREVENTION AND SEDIMENT CONTROL DEVICES SHOWN ON THIS PLAN SET ARE INTENDED TO BE THE MINIMUM CONTROL MEASURES. ADDITIONAL EPSC DEVICES MAY NEED TO BE INSTALLED AS NECESSARY BY THE CONTRACTOR TO PREVENT EROSION AND SEDIMENTATION.
 8. AT THE END OF EACH WORK DAY SITE SHALL BE CLEANED OF SEDIMENT AND DEBRIS. DISTURBED AREAS SHALL HAVE SILT CONTROL, INSTALLED OR WILL BE STABILIZED SO THAT SEDIMENT WILL NOT GET OFF SITE OR INTO THE STORM SYSTEM DURING A RAIN EVENT.
 9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION AND DEMOLITION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS.
 10. NO INCREASE IN STORM WATER DISCHARGE VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE.

PHASE 1 PRELIMINARY DEVELOPMENT PLAN

NOTE
 AS REQUIRED BY THE LAND DEVELOPMENT CODE, A PLANNED DEVELOPMENT OPTION PATTERN BOOK AND GUIDELINES ACCOMPANY THIS REVISED DISTRICT DEVELOPMENT PLAN. DESIGN GUIDELINES FOR THE PLANNED DEVELOPMENT OPTION ARE FURTHER SUMMARIZED IN THE ACCOMPANYING PATTERN DESIGN GUIDELINE BOOK.

BENCHMARKS
 CP#25 MAGNAIL
 N: 264323.05
 E: 1207445.70
 Z: 455.45
 CP#22 H AND T
 N: 263870.55
 E: 1207337.83
 Z: 456.24

LEGEND
 CONTROL POINT / BENCHMARK
 LIGHT POLE (LP)
 STREET LIGHT (LP)
 FIRE HYDRANT (FH)
 POWER POLE (PP)
 TELEPHONE POLE (TP)
 WATER VALVE (WV)
 WATER METER (WM)
 POST INDICATOR VALVE (PIV)
 GAS METER (GM)
 GAS VALVE (GV)
 ELECTRIC METER (EM)
 SANITARY MANHOLE
 STORM MANHOLE
 SIGNS
 GUY ANCHOR
 PARKING METER
 PVC PLASTIC PIPE
 RCP CONCRETE PIPE
 MTL METAL PIPE
 VCP VITRIFIED CLAY PIPE
 HW STORM STRUCTURE HEADWALL
 MH MANHOLE
 INV. INVERT ELEVATION
 F.L. FLOW LINE ELEVATION
 T.G. TOP-OF-GRADE
 T.W. TOP-OF-WALL ELEVATION
 F.C. FACE OF CURB (GUTTER LINE)
 YD. YARD INLET
 TMH TELEPHONE MANHOLE
 CB STORM INLET (CATCH BASIN)
 WOU WATER QUALITY UNIT
 TNFD TRADITIONAL FORM NEIGHBORHOOD DISTRICT
 EXISTING FENCE
 WATER LINE
 GAS LINE
 OVERHEAD ELECTRIC
 OVERHEAD TELE/CABLE
 UNDERGROUND ELECTRIC
 UNDERGROUND TELE/CABLE
 DRAINAGE FLOW
 PROPERTY BOUNDARY
 SETBACK
 PROPOSED BUILDING
 PROPOSED CANOPY
 PROPOSED STORM SEWER
 PROPOSED SANITARY SEWER

TYPICAL UNIT TYPE A AND LOT
 SCALE: 1"=10'-0"

TYPICAL UNIT TYPE B AND LOT
 SCALE: 1"=10'-0"

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DRAWN BY: MH
 APPROVED BY: JLC
 PROJECT NUMBER: 21-187
 REVISIONS: 11/07/2022

11/07/2022 - ADDRESS AGENCY COMMENTS

CASE NUMBER: MSD WM#:
 SEWER TREATMENT PLANT: MORRIS FOREMAN

CARMAN
 LANDSCAPE ARCHITECTURE
 URBAN PLANNING
 CIVIL ENGINEERING

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SHEET TITLE: REVISED DISTRICT DEVELOPMENT PLAN AND PRELIMINARY PLAT
 SHEET NUMBER: RD-DP1
 22-DDP-0116

WM# 11836