

GENERAL NOTES

- () DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- SANITARY SEWERS AVAILABLE BY CONNECTION, SUBJECT TO FEES.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL PARKING SPACES ARE 9 FEET WIDE BY 18 FEET DEEP UNLESS OTHERWISE NOTED.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE AREA.
- ALL DUMPSTERS AND SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE 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.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- IF AN EXISTING CONNECTION FOR THE PROPOSED UNDERGROUND DETENTION BASIN OUTLET CANNOT BE FOUND A NEW 6" CONNECTION WILL BE REQUIRED AND PURCHASED FROM MSD.
- TARC STOPS ARE LOCATED ON PORTLAND AVENUE AT 25TH AND 26TH STREETS.
- EXISTING SIDEWALKS RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY TO MEET MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- SITE LIGHTING WILL BE MINIMAL, BUT SUFFICIENT TO ENSURE SAFETY. ANY SITE LIGHTING SHALL COMPLY WITH THE LAND DEVELOPMENT CODE.
- A GENERAL Crossover AND SHARED PARKING AGREEMENT SHALL BE RECORDED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100 YEAR POST-DEVELOPMENT DISCHARGE TO THE 10 YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.
- 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 MANAGEMENT PRACTICES.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.

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 SEEDED 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.

PROJECT SUMMARY

	PARCEL 1	PARCEL 2
EXISTING ZONE	C-1	C-1
EXISTING FORM DISTRICT	TRADITIONAL NEIGHBORHOOD OFFICE SPACE & STORAGE	TRADITIONAL NEIGHBORHOOD OFFICE SPACE & STORAGE
EXISTING USE	OFFICE SPACE & STORAGE	OFFICE SPACE & STORAGE
PROPOSED USE	OFFICE SPACE & STORAGE	OFFICE SPACE & STORAGE
GROSS ACREAGE	1.026 AC.	0.98 AC.
GROSS S.F.	44,671 S.F.	42,689 S.F.
NET ACREAGE (GROSS-R/W DEDICATION)	1.01 AC.	0.98 AC.
V.U.A.	12,097 S.F.	1,406 S.F.
ILA REQUIRED (5%)	605 S.F.	70 S.F.
ILA PROVIDED	610 S.F.	95 S.F.
EXISTING BUILDING S.F.	13,379 S.F.	0 S.F.
PROPOSED BUILDING S.F.	0 S.F.	17,328 S.F.
EXISTING MAXIMUM BUILDING HEIGHT	34' FT	0' FT
DENSITY	N/A	34.69 D.U./AC.
F.A.R.	0.49	0.81

PARKING SUMMARY

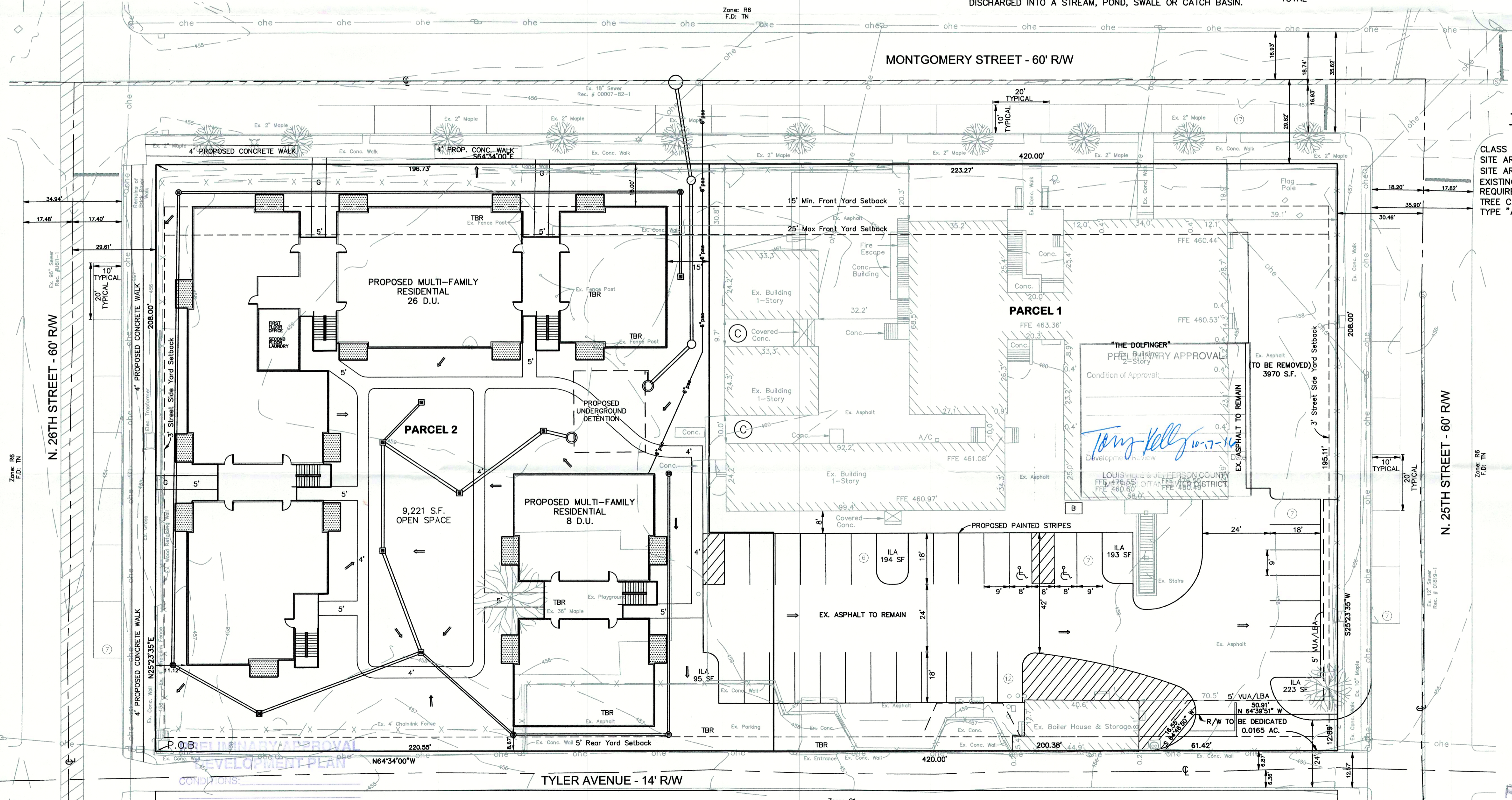
	PARCEL 1	PARCEL 2
OFFICE PARKING REQUIRED (TOTAL 13,379 S.F.)		
MIN. (1 SPACE/500 S.F.)	27 SPACES	N/A
MAX. (1 SPACE/200 S.F.)	67 SPACES	N/A
MULTI-FAMILY RESIDENTIAL PARKING REQUIRED (34 D.U.)		
MIN. (1.5 SPACE FOR EACH DWELLING UNIT)	N/A	51 SPACES
MAX. (2.5 SPACE FOR EACH DWELLING UNIT)	N/A	85 SPACES
PARKING REQUIRED (LESS REDUCTION CREDIT)		
MINIMUM	22 SPACES	41 SPACES
10% TARC		
10% 25% OR MORE RESIDENTIAL		
PARKING PROVIDED		
STANDARD ON SITE PARKING	26 SPACES	4 SPACES
HANDICAP ON SITE PARKING	2 SPACES	0 SPACES
ON-STREET PARKING	17 SPACES	14 SPACES
TOTAL	45 SPACES	18 SPACES
	63 SPACES TOTAL PROVIDED	
	BICYCLE PARKING:	
REQUIRED	(2) SHORT-TERM	(2) LONG-TERM
PROVIDED	(2) LONG-TERM	(2) SHORT-TERM
WITHIN BUILDING	(2) SHORT-TERM	

TREE CANOPY CALCULATIONS

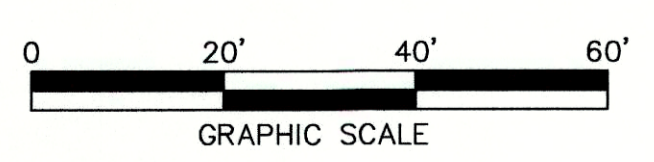
	PARCEL 1	PARCEL 2
CLASS	B	B
SITE AREA	1.01 AC.	0.98 AC.
SITE AREA (S.F.)	43,996 S.F.	42,689 S.F.
EXISTING TREES PRESERVED	0 S.F.	0 S.F.
REQUIRED TREE CANOPY	15%	15%
TREE CANOPY TO BE PLANTED	6599 S.F.	6404 S.F.
TYPE "A" TREES TO BE PLANTED	6 TREES	6 TREES

LEGEND

- = EX. UTILITY POLE
- = EX. CONTOUR
- ⊕ = EX. FIRE HYDRANT
- = EX. OVERHEAD ELECTRIC
- = EX. SANITARY SEWER
- ⊕ = EX. CATCH BASIN
- = DIRECTION OF STORM WATER FLOW
- = FORM DISTRICT BOUNDARY
- ⊕ = PARKING COUNT
- ⊕ = CISTERN FOR ROOF DRAIN STORM WATER COLLECTION
- P.O.B. = POINT OF BEGINNING
- ▨ = PROPOSED PORCH OR BALCONY
- TBR = TO BE REMOVED
- G = PROPOSED PEDESTRIAN GATE
- B = PROPOSED BIKE RACK



BY: *Tommy Mallett*
 DATE: 10-19-16
 LOUISVILLE/JEFFERSON COUNTY
 METRO PUBLIC WORKS



RECEIVED
 OCT 17 2016
 DESIGN SERVICES
 WM # 10784

Case # 16DEVPLAN1175
 Related Case(s) - # 19317
REVISED DISTRICT DEVELOPMENT PLAN
 FOR
UA WORKFORCE HOUSING
 2500 MONTGOMERY STREET
 LOUISVILLE, KENTUCKY 40212

FOR
 OWNER/DEVELOPER:
 PORTLAND STROLL DISTRICT LLC
 727 E. JEFFERSON STREET
 LOUISVILLE, KENTUCKY 40202
 P.B. 10043, PG. 636
 T.B. 005F, LOT 0276



108 Davenport Lane
 Suite 300
 Louisville, Ky 40223
 t: (502) 327-7073
 f: (502) 327-7066

UA WORKFORCE HOUSING

DATE: 8/29/2016
 DRAWN BY: N.E.M.
 CHECKED BY: D.L.E.
 SCALE: 1"=20' (HORZ)
 SCALE: N/A (VERT)

REVISIONS
9/19/16 AGENCY COMMENTS

DEVELOPMENT PLAN

JOB NUMBER
13030

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