

LOCATION MAP  
NO SCALE

**SITE DATA**  
 AREA: 23.50 ACRES (1,023,477 SF)  
 PH-1 PROJECT AREA: 5.53 ACRES (240,671 SF)  
 ZONING: W-2  
 FORM DISTRICT: DOWNTOWN  
 EXISTING USE: VACANT LANDFILL  
 PROPOSED USE: BOTANICAL GARDEN  
 EX. FOOTPRINT: 0 SF  
 PR. FOOTPRINT: 2,611 SF  
 PR. GROSS FLOOR AREA: 10,013 SF  
 MAX. PROPOSED BLDG. HEIGHT: 15'-6"

**TREE CANOPY CALCULATIONS-PH 1**  
 PH-1 PROJECT AREA: 240,671 SF  
 EX. TREE CANOPY: 58,458 SF (24%)  
 TREE CANOPY TO REMAIN: 30,967 SF (13%)  
 ADDITIONAL TREE CANOPY REQUIRED: 0 SF (0%)  
 \*PRESERVING 25% EX TREE CANOPY  
 ADDITIONAL TREE CANOPY TO BE PROVIDED: TBD

**PARKING CALCULATIONS**  
 PER LDC CHAPTER 9.1.1, THERE ARE NO MINIMUM OR MAXIMUM PARKING REQUIREMENTS WITHIN THE DOWNTOWN FORM DISTRICT.  
 PARKING PROVIDED: 70 SPACES  
 (INCLUDES 4 HC SPACES)

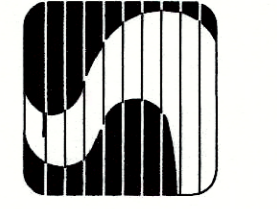
**BICYCLE PARKING CALCULATIONS**  
 LONG TERM PARKING REQUIRED: 2 SPACES  
 (2 OR 1 PER 50 EMPLOYEES)  
 SHORT TERM PARKING REQUIRED: 4 SPACES  
 (4 OR 1 PER 25,000 SF GROSS FLOOR AREA)  
 LONG TERM PARKING PROVIDED IN BUILDING VIA WALL RACK BY CYCLE-SAFE INC. MODEL 17502.  
 WWW.CYCLESAFE OR APPROVED EQUAL.  
 SHORT TERM PARKING PROVIDED BY A 4 BIKE INVERTED 'U' BIKE RACK BY PARK-L.

**ILA CALCULATIONS**  
 PASSENGER VJA AREA: 43,956 SF  
 REQUIRED ILA (7.5%): 3,297 SF  
 ILA PROVIDED: 3,640 SF  
 TREES REQUIRED: 11 TREES

**IMPERVIOUS AREA CALCULATION**  
 PH-1 PROJECT AREA: 227,594 SF  
 EXISTING IMPERVIOUS AREA: 0 SF  
 PROPOSED PH-1 IMPERVIOUS AREA: 65,266 SF

**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 MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BUMPS SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.  
 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 SEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. 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 PRACTICABLE, 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.

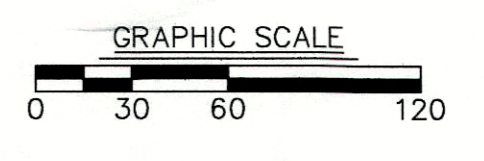
**SABAK, WILSON & LINGO, INC.**  
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
 THE HENRY CLAY  
 608 S. THIRD STREET,  
 LOUISVILLE, KENTUCKY 40202  
 (502) 584-6271



NO.	REVISION	AGENCY COMMENTS	DATE
1			7/17/17

COMMUNITY FACILITY REVIEW (CFR)  
 PROJECT TITLE: WATERFRONT BOTANICAL GARDEN - PHASE 1  
 OWNER/DEVELOPER: BOTANICA  
 179 EAST RIVER ROAD - LOUISVILLE, KENTUCKY 40202  
 TB BK31, LOT 348  
 JOB NO.: 2874  
 SCALE: 1"=60'-0"  
 DATE: 06/19/17  
 DRAWING NO.: CFR  
 SHEET 1 OF 1

RECEIVED  
 JUL 17 2017  
 PLANNING & DESIGN SERVICES



CASE #17DEVPLAN1121  
 TAX BLOCK 20B, LOT 20  
 NO DEED LISTED

WM# 11668

RIVER ROAD  
 Right of Way Varies

INTERSTATE 71 - WEST  
 Right of Way Varies

**LEGEND**

- EX. CONTOUR
- SWALE
- FORCE MAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- LIMITS OF DISTURBANCE
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PAVERS
- SURFACE FLOW ARROW
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- INLET GUARD

**GENERAL NOTES**

- SANITARY SEWER - SERVICE SHALL BE PROVIDED BY PRIVATE LATERAL EXTENSION. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WASTEWATER TREATMENT PLANT.
- 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. EXCESS STORM WATER RUNOFF TO BE DIVERTED TO BEARGRASS CREEK.
- SITE IS SUBJECT TO REGIONAL FACILITY FEES.
- ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DETAILS.
- SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE GRASS IS ESTABLISHED.
- THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0206E, DECEMBER 5, 2006).
- DUMPSTER AREA SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND KYTC REVIEW WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- MOSQUITO CONTROL SHALL BE IN PLACE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

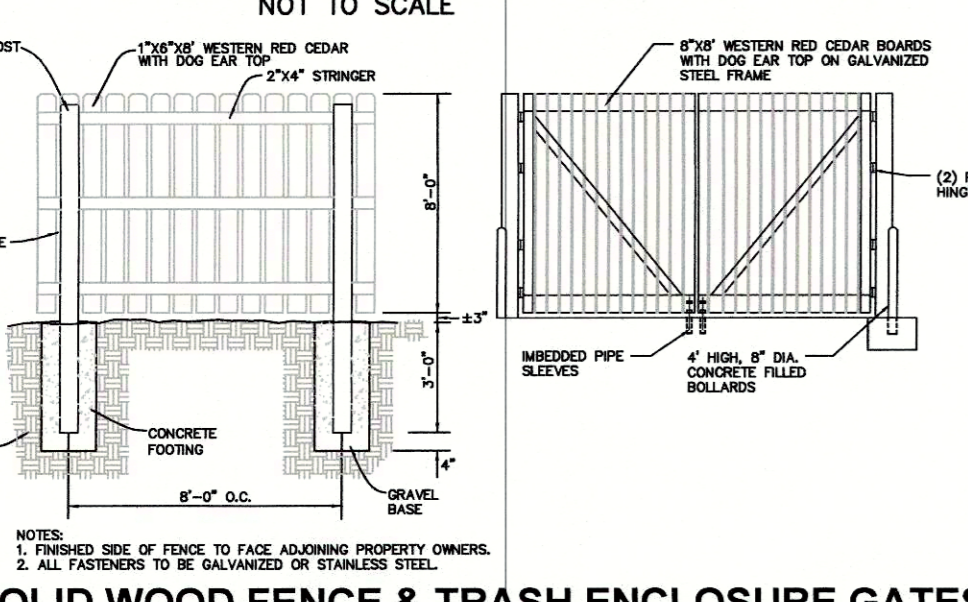
**EPSC CONCEPT PLAN**

- INSTALL INLET PROTECTION FOR ALL SURROUNDING CURB AND YARD INLETS.
- INSTALL CONSTRUCTION ENTRANCE AND SILT FENCING.
- BEGIN CONSTRUCTION.

**UTILITY WARNING**

THE UNDERGROUND UTILITIES SHOWN ON THIS DOCUMENT HAVE NOT BEEN PRECISELY LOCATED BY EXCAVATION METHODS. SUB-SURFACE UTILITIES HAVE BEEN MAPPED FROM APPARENT SURFACE FEATURES AND INFORMATION FROM EXISTING PUBLIC RECORD DRAWINGS. FEATURES NOT IDENTIFIABLE UPON THE GROUND OR WITHIN CLOSE PROXIMITY OF THE PUBLIC UTILITY OF RECORD ARE NOT TO BE CONSIDERED ACCURATE FOR CONSTRUCTION PURPOSES, EVEN THOUGH THEIR POSITIONS MAY BE SCALED CLOSELY UPON THE MAP. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. (KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123)

**TYPICAL PARKING SPACES**  
 NOT TO SCALE



**8' SOLID WOOD FENCE & TRASH ENCLOSURE GATES**  
 NOT TO SCALE

