#### **STORMWATER NOTES:** IMPERVIOUS AREA: EXISTING IMPERVIOUS SURFACE 59,767 SQ.FT. \_ 54,540 SQ.FT PROPOSED IMPERVIOUS SURFACE 84,750 SQ.FT TOTAL AREA OF SITE 59,770 SQ.FT. AREA TO BE DISTURBED

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICT'S WATERSHED COORDINATOR AT 1-502-540-6220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTION.

### MSD NOTES:

- 1. MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTNESS OR ACCURACY OF ALL ENGINEERING COMPUTATIONS REMAIN THE SOLE RESPONSIBILITY OF THE APPLICANT'S DESIGN PROFESSIONAL. MSD'S APPROVAL TO PROCEED WITH CONSTRUCTION IS BASED SOLELY ON THAT DESIGN PROFESSIONAL'S SEAL AND SIGNATURE.
- 2. SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100 YEAR POST-DEVELOPMENT DISCHARGE TO THE 10 YEAR PRE-DEVELOPMENT DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.
- 3. UNDERGROUND DETENTION BASINS SHALL MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD DESIGN
- 4. 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.
- 5. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- 6. SANITARY SEWER SERVICE TO BE PROVIDED BY PROPERTY SERVICE CONNECTION (PSC), SUBJECT TO ALL FEES AND APPLICABLE CHARGES.

### PARKING SUMMARY:

NO PARKING SPACES REQUIRED IN THE DOWNTOWN FORM DISTRICT. PARKING PROVIDED IN EXISTING GARAGE 311 SPACES INCLUDING 3 HC SPACES (5 ADDITIONAL HC SPACES TO BE PROVIDED) 2 SHORT TERM BICYCLE PARKING SPACES BICYCLE PARKING AND 2 LONG TERM BICYCLE PARKING SPACES WILL BE PROVIDED INSIDE THE GARAGE.

#### TREE CANOPY NOTE:

100% TREE CANOPY REDUCTION PER F.A.R. GREATER THAN 1.0 . (10.1.4.B.2.b) (237DU/1.94AC.=122 DU PER ACRE)

### OPEN SPACE / OUTDOOR AMENITIES SUMMARY:

BUILDINGS FOOTPRINT: EXISTING GARAGE	22,960 SI
NEW CONSTRUCTION	36,560 SF
TOTAL	59,520 SI
OPEN SPACE REQUIRED (1% OF BUILDING FOOTPRINT PER SECTION 5.11.1.A)	595 SF
OPEN SPACE PROVIDED:	
LANDSCAPED AREAS	6,715 SF
PATIO AREA	2,360 SF
TOTAL (14% OF BUILDING FOOTPRINT)	8,535 SF

OUTDOOR AMENITIES PER SECTION 5.12.2 ARE NOT REQUIRED (TOTAL BUILDING FOOTPRINT IS LESS THAN 60,000 SF)

### LOUISVILLE METRO PUBLIC WORKS NOTES:

1. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF WAY.

- 2. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL
- 3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 4. A TRAFFIC IMPACT ANALYSIS MAY BE REQUIRED IF DETERMINED BY THE LOUISVILLE METRO PUBLIC WORKS.

# 4TH STREET STREETSCAPE NOTES:

- 1. STREETSCAPE ON 4TH STREET SHALL ADHERE TO STREETSCAPE PLAN PROVIDED BY LOUISVILLE METRO
- 2. HISTORIC CONCRETE MIX SHALL BE USED FOR SIDEWALK CONSTRUCTION IN 4TH STREET RIGHT-OF-WAY.
- 3. ALL EXISTING IMPROVEMENTS (I.E. SIDEWALKS, CURBS, SIGNS, BENCHES, LIGHT POLES, TREES, ETC.) WITHIN PROPOSED 4TH STREET STREETSCAPE SHALL BE REMOVED/RELOCATED AS NECESSARY FOR CONSTRUCTION.

# AIR POLLUTION CONTROL NOTE:

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

# LEGEND

	SMH STMMH	EX. SANITARY/STORM SEWER	M	EXISTING GAS VALVE
×	X	EXISTING FENCELINE	4	EXISTING TRAFFIC SIGN
	UGE ———	EXISTING UNDERGROUND ELECTRIC		EXISTING TREE
	UT	EXISTING UNDERGROUND TELEPHONE	●PM	EXISTING PARKING METER
	12"W —	EXISTING L.W.C. WATERLINE	EV	EXISTING ELECTRIC VAULT
	6"G —	EXISTING L.G.&E. GASLINE	Н	EXISTING UTILITY HATCH
	⊙ SMH STMMH	EXISTING SANITARY/STORM MANHOLE	JB	EXISTING JUNCTION BOX
	0 CO	EXISTING CLEANOUT	EJB	EXISTING ELECTRIC JUNCTION BOX
	<b>ÿ</b> LP	EXISTING LIGHT STANDARD	E/O	EXISTING ELECTRIC OUTLET
	E	EXISTING ELECTRIC MANHOLE	В	EXISTING BENCH
	$\bigcirc$	EXISTING TELEPHONE MANHOLE	ТВ	EXISTING TRASH BIN
	OWV/WM	EXISTING WATER VALVE/METER	TR. SIGNAL	EXISTING TRAFFIC SIGNAL
	<b>∀</b> FH	EXISTING FIRE HYDRANT	XCATV	EXISTING CABLE TV BOX



# **UTILITY PROTECTION NOTE:**

TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (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 & WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE

EXISTING IRRIGATION CONTROL VALVE

### **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 MODIFICATION 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

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEED

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM THE 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 SEEDED, MULCHED AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SILT FENCE.

DRAWING ER-02. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD

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.

# SITE DATA

535 S. 4TH ST. LOUISVILLE, KY 40202 D.B. 9825, PG. 791 TAX BLOCK 13E, LOT 84 GROSS ACREAGE: 0.574 AC./25,000 SQ.FT.

NET ACREAGE: 0.574/25,000 SQ.FT.

539 S. 4TH ST. LOUISVILLE, KY 40202 D.B. 9825, PG. 791 TAX BLOCK 13E, LOT 66 GROSS ACREAGE: 0.798 AC./34,750 SQ.FT.

NET ACREAGE: 0.798/34,750 SQ.FT. 321 W. CHESTNUT ST. LOUISVILLE, KY 40202 D.B. 9825, PG. 791 TAX BLOCK 13E, LOT 83

GROSS ACREAGE: 0.574 AC./25,000 SQ.FT.

**ZONED C-3** DOWNTOWN FORM DISTRICT HEIGHT: 81' BUILDING AREA: 249,375 SQ.FT. RESIDENTIAL

NET ACREAGE: 0.574/25,000 SQ.FT.

COUNCIL DISTRICT: 4

FIRE DISTRICT: LOUISVILLE #2

BUILDING AREA: 171.685 SQ.FT. GARAGE/RETAIL EXISTING USE: OFFICE/VACANT PROPOSED USE: RESIDENTIAL/RETAIL FAR = 5.36

PROPOSED RESIDENTIAL UNITS: 232 UNITS

TOTAL SITE GROSS/NET ACREAGE: 1.946 AC./84,750 SQ.FT.

VARIANCES REQUESTED:

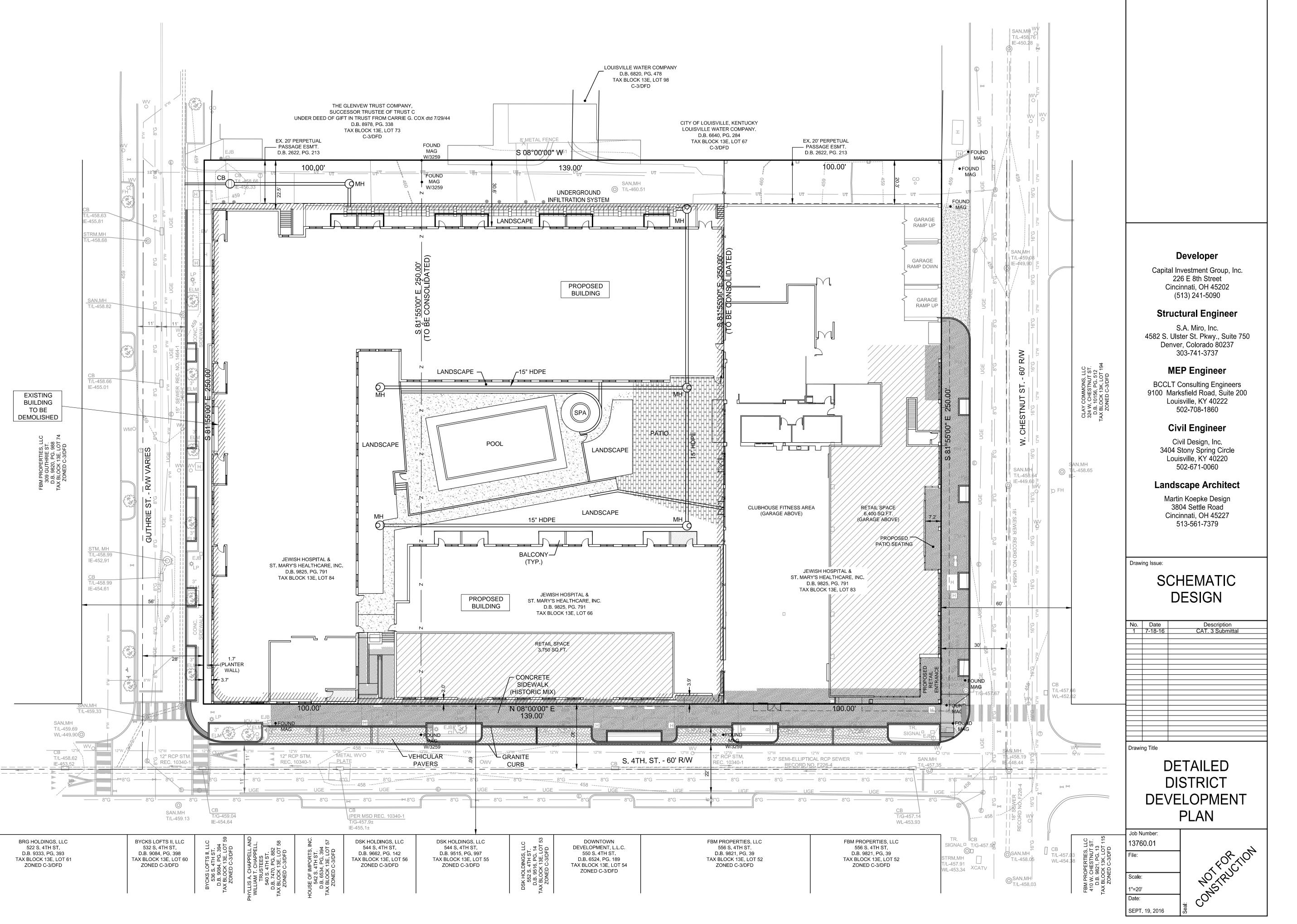
A VARIANCE FROM SECTION 5.2.C.2 OF THE LDC TO ALLOW THE BUILDING TO SET BACK 3.7' FROM THE RIGHT-OF-WAY ALONG GUTHRIE ST. AND 2.0' ALONG THE RIGHT-OF-WAY OF S. 4TH ST.

Project Architect GBBN Architects Inc. 332 E. 8th ST.Cincinnati, OH 45202 513-241-8700

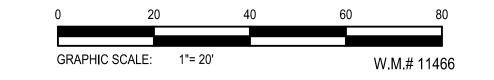
http://www.gbbn.com

4th Street Apartments

4th Street Louisville, KY 40202



THE BOUNDARY SURVEY FOR THIS PROJECT WAS PROVIDED BY BOUNDARY SURVEY PERFORMED BY CARDINAL SURVEYING FOR CAPITAL INVESTMENT GROUP, INC. DATED MARCH 5, 2016.



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