

GENERAL NOTES

- DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- THE DEVELOPMENT LIES IN THE CITY OF LOUISVILLE #2 FIRE DISTRICT.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY TO PROTECT LANDSCAPE AREAS AND TO PROTECT ADJUTING PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJUTING WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
- DEED OF CONSOLIDATION TO BE RECORDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- COMMERCIAL KITCHENS SHALL COMPLY WITH LOUISVILLE METRO HEALTH DEPARTMENT FATS, OILS AND GREASE POLICY.
- LOADING AND UNLOADING FOR THE COMMUNITY WILL OCCUR AT THE EX. BUILDING, WITH ACCESS TO THE PROPOSED COMMUNITY VIA THE BRICK ALLEY AND COVERED WALKWAYS.
- EXISTING PARKING RESTRICTIONS ALONG 4TH AND 5TH STREETS SHALL BE MAINTAINED WITH THE NEW DEVELOPMENT.
- TRASH WILL BE COLLECTED VIA CARTS TO COMMON DUMPSTER LOCATED AT REAR OF BUILDING WITH ALLEY ACCESS FOR REMOVAL.

TRANSPORTATION NOTES

- ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY METRO PUBLIC WORKS.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- CONSTRUCTION PLANS, BOND, AND KYC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- ALL EXISTING SIDEWALKS ALONG THE SITE, SHALL BE BROUGHT UP TO ADA COMPLIANCE.
- ALL PUBLIC SIDEWALKS ARE WITHIN RIGHT-OF-WAY.

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS' DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW PSC CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0041F DATED FEBRUARY 26, 2021).
- AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- MSD DRAINAGE BOND MAY BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS AND GREASE POLICY.
- ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO THE PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTEAM SYSTEM, WHICH EVER IS MORE RESTRICTIVE.
- A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR OR MACHINERY SHALL BE LOCATED AT OR ABOVE 433.14.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.

EROSION 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 SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S 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. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEED, MULCH, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- 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 GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

LEGEND

	EX. TREE		PR. SANITARY SEWER
	EX. FIRE HYDRANT		PR. PROPERTY SERVICE CONNECTION
	EX. LIGHT POLE		PR. ELECTRIC W/ TRANSFORMER
	EX. UTILITY POLE		PR. WATER LINE
	EX. SIGN		PR. GAS LINE
	EX. PROPERTY LINE		PR. STORM SEWER
	EX. FENCE		PR. CONCRETE
	EX. WATER LINE		PR. EDGE OF PAVEMENT
	EX. GAS LINE		
	EX. OVERHEAD ELECTRIC		
	EX. UNDERGROUND ELECTRIC		
	EX. MSD COMBINED SEWER LINES		
	EX. CONCRETE		
	EX. EDGE OF PAVEMENT		
	EX. BRICK		

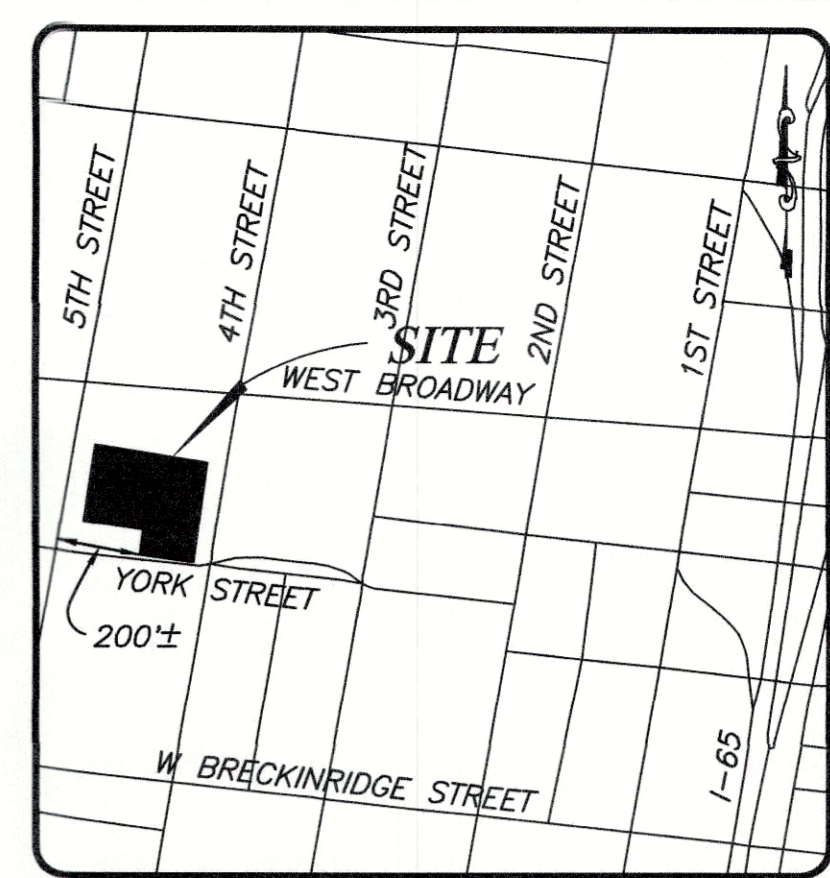
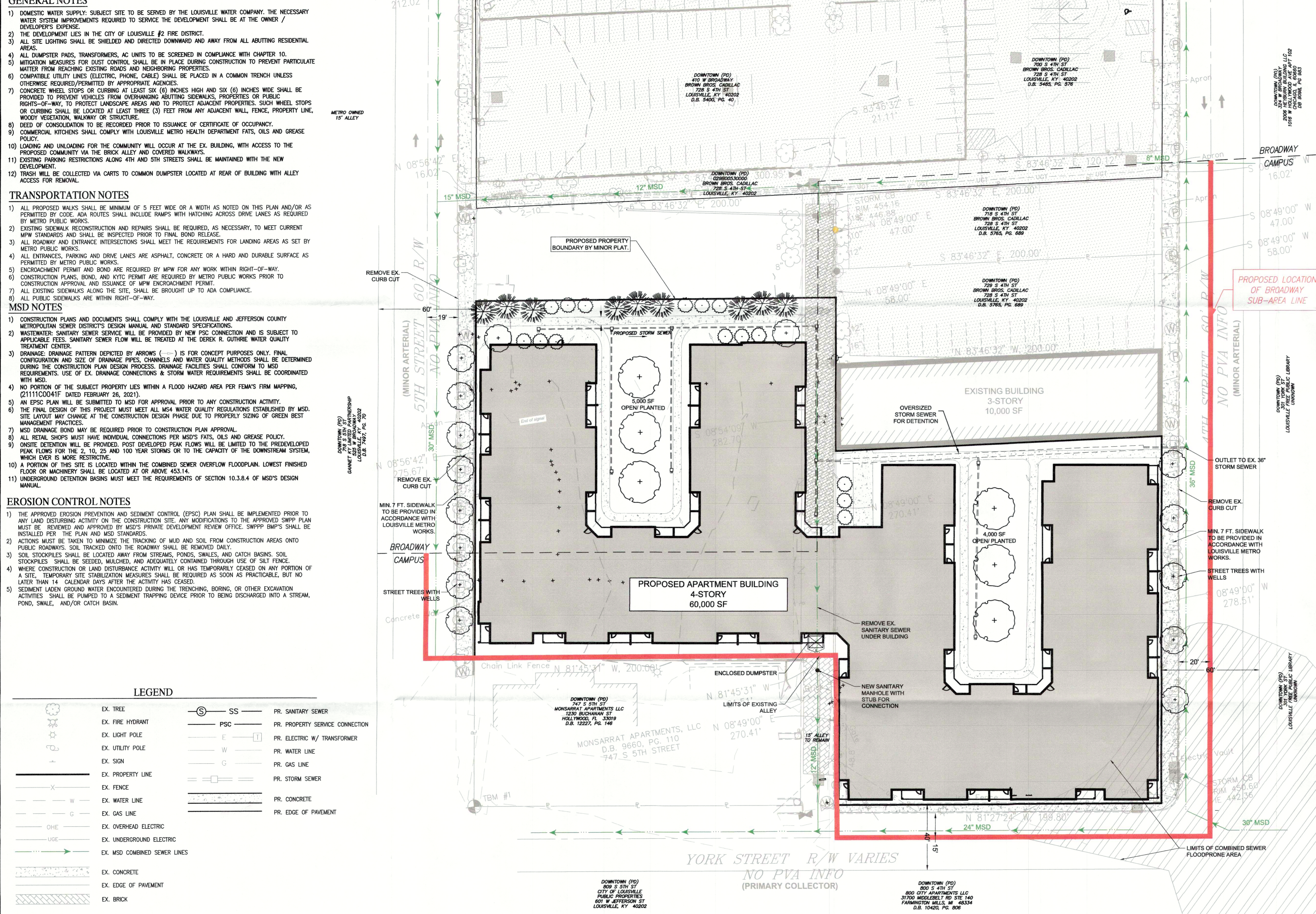
UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) TWO (2) WORKING DAYS 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 IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

BENCHMARK DESCRIPTION

BM#1
X CUT @ TOP OF WALL
E- 453.823
N- 274643.432
E- 1206692.434
(NAVD 88)

Revision	Date	Description	Detaild By	Chk'd By	Approved By
4	28ER2022	SUBMITTED FOR STAMPS	SK	DD	DD
3	24JAN22	LDG REVIEW	SK	DD	DD
2	24NOV21	PERMIT SET	SK	DD	DD
1	29SEPT21	1ST AGENCY SUBMITTAL	SK	DD	DD



LOCATION MAP
NOT TO SCALE

OWNER

BROWN BROTHERS CADILLAC, INC.
728 SOUTH 4TH STREET
LOUISVILLE, KY 40202

PROPERTY 1
717 S 5TH ST.....DB 5400, PG 40

PROPERTY 2
728/730/732/734/738/728 S 4TH ST
.....DB 4846, PG 461

CLOSED ALLEY
.....DB 5400, PG 40

SITE DATA

TOTAL SITE AREA	2,142 ± AC (93,000 SF)
TO BE RECORDED WITH MINOR PLAT	
FORM DISTRICT	DOWNTOWN (TRADITIONAL)
EX. ZONING	SOBR0 PD
OVERLAY	DOWNTOWN DISTRICT
EX. LAND USE	URBAN VACANT
PR. LAND USE	MULTI-FAMILY
PR. BUILDING	80,000 SF (4-STORY)
ALLOWED DENSITY	145 DU/AC
UNITS PROVIDED	180 UNITS
DENSITY PROVIDED	84 UNITS/AC

SETBACK DATA

FRONT YARD	0 FT. MIN. / 15 FT. MAX.
STREET SIDE YARD	0 FT. MIN. / 15 FT. MAX.
REAR YARD	NONE
MIN. BUILDING HEIGHT	4-STORY

LANDSCAPE SUMMARY

TREE CANOPY (LDC 10.1)	NOT REQUIRED IN TRADITIONAL FORM DISTRICT
STREET TREES (LDC CH. 10.2.8 and SoBRO SECT 2.4)	REQUIRED.....1/30 FT (TYPE A)
LIVING PLANT MATERIAL REQMT. (SoBRO SECT 3.2)	REQUIRED.....25% OF SITE, EXCL. STRUCTURE
GREENSPACE	145 DU/AC
LANDSCAPED GREEN AREA (SoBRO SECT 7.2)	PROVIDED.....600 SF (1%)
OPEN SPACE (LDC CH. 5.11.9)	REQUIRED.....5% (4,865 SF)
PROVIDED	5,000 SF
SEATING REQUIRED	(1/200 SF)
SEATING PROVIDED	9 PARK BENCHES OR SIMILAR

IMPERVIOUS AREA

PRE	93,300 SF
POST	58,000 SF
NET DECREASE	25,300 SF (27%)

DISTURBANCE AREA

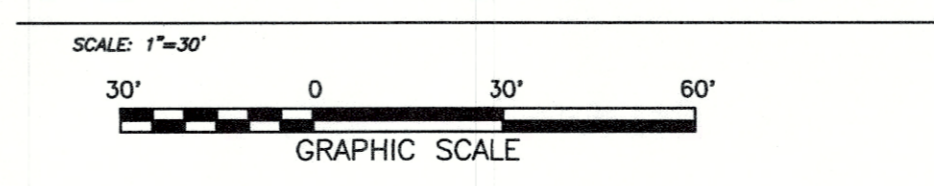
TOTAL DISTURBANCE	93,300 SF
-------------------	-----------

STORM CALCULATIONS

PRE-CONSTRUCTION	C=0.95	10.78/14.85 CFS
Q10/100		
POST-CONSTRUCTION	C=0.78	8.94/12.31 CFS
Q10/100		

*THIS SITE IS SUBJECT TO THE REQUIREMENTS OF MSD MANUAL 10.3.1.2 FOR A COMBINED SEWER AREA LIMITING THE POST Q100yr FLOW TO PRE Q10yr CONDITIONS.
TOTAL STORMWATER VOLUME REQUIRED TO DETAIN 100yr POST VOLUME - 10 TR PER VOLUME
(7,793 CF) - (6,637 CF) = 1,056 CF

DEVELOPMENT PLAN



HERITAGE ENGINEERING, LLC
642 South 4th Street
Louisville, KY 40202
(502) 262-1112
(502) 262-1113 Fax

LDG Development
1469 SOUTH 4TH STREET
LOUISVILLE, KY 40208
PHONE: (502) 638-0594

BROADWAY APARTMENTS
717 S 5TH STREET
LOUISVILLE, KY 40202

JOB NO:	21068
HORIZ. SCALE:	1"=30'
VERTICAL SCALE:	1"=4'
DESIGNED BY:	EE
DETAILED BY:	EE
CHECKED BY:	SH
DATE:	8/17/22

C-001

RECEIVED
SEP 02 2022
PLANNING & DESIGN SERVICES

WM# 12417
CASE# 22-DDP-0021