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. THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON THE PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
3. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0042E DECEMBER 5, 2006)
4. SANITARY SEWERS ARE AVAILABLE BY CONNECTION. SANITARY SEWER PATTERN DEPICTED IS FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
5. 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.

   TOTAL EXCESS RUNOFF CALCULATION
   SOIL TYPE D
   C/PRE = 0.95
   C/POST = $\frac{0.22(0.25) + 2.92(0.95)}{3.14}$ = 0.90
   C/CHANGE = −0.05
   NO ADDITIONAL RUNOFF
6. SITE IS A NET DECREASE OF IMPERVIOUS AREA. NO STORM WATER DETENTION IS REQUIRED. ALL ONSITE STORM WATER SHALL BE DIRECTED TO THE 77" STORM LINE IN S 8TH STREET.
7. EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES
8. 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 MGMT. PRACTICES.
9. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

GENERAL NOTES

1. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
2. 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 METRO ORDINANCES.
3. MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
4. CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
5. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
6. THE DEVELOPMENT LIES IN THE LOUISVILLE #2 FIRE DISTRICT.
7. SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
8. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
9. ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
10. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
11. ALL EXISTING BUILDINGS ON THE SUBJECT SITE TO BE REMOVED.
12. ALL SIGNS SHALL COMPLY WITH CHAPTER 8 REQUIREMENTS AND SHALL OBTAIN THE PROPER PERMITS.
13. TRASH ROOMS WILL BE LOCATED ON GROUND LEVEL IN THE PARKING AREA.
14. ALL MECHANICAL OR UTILITY EQUIPMENT SHALL BE SCREENED OR FULLY INTEGRATED INTO THE OVERALL DESIGN THROUGH THE USE OF LIKE OR COMPLIMENTARY MATERIALS, COLOR AND SCALE.

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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. 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. 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 THROUGH THE USE OF SILT FENCING.

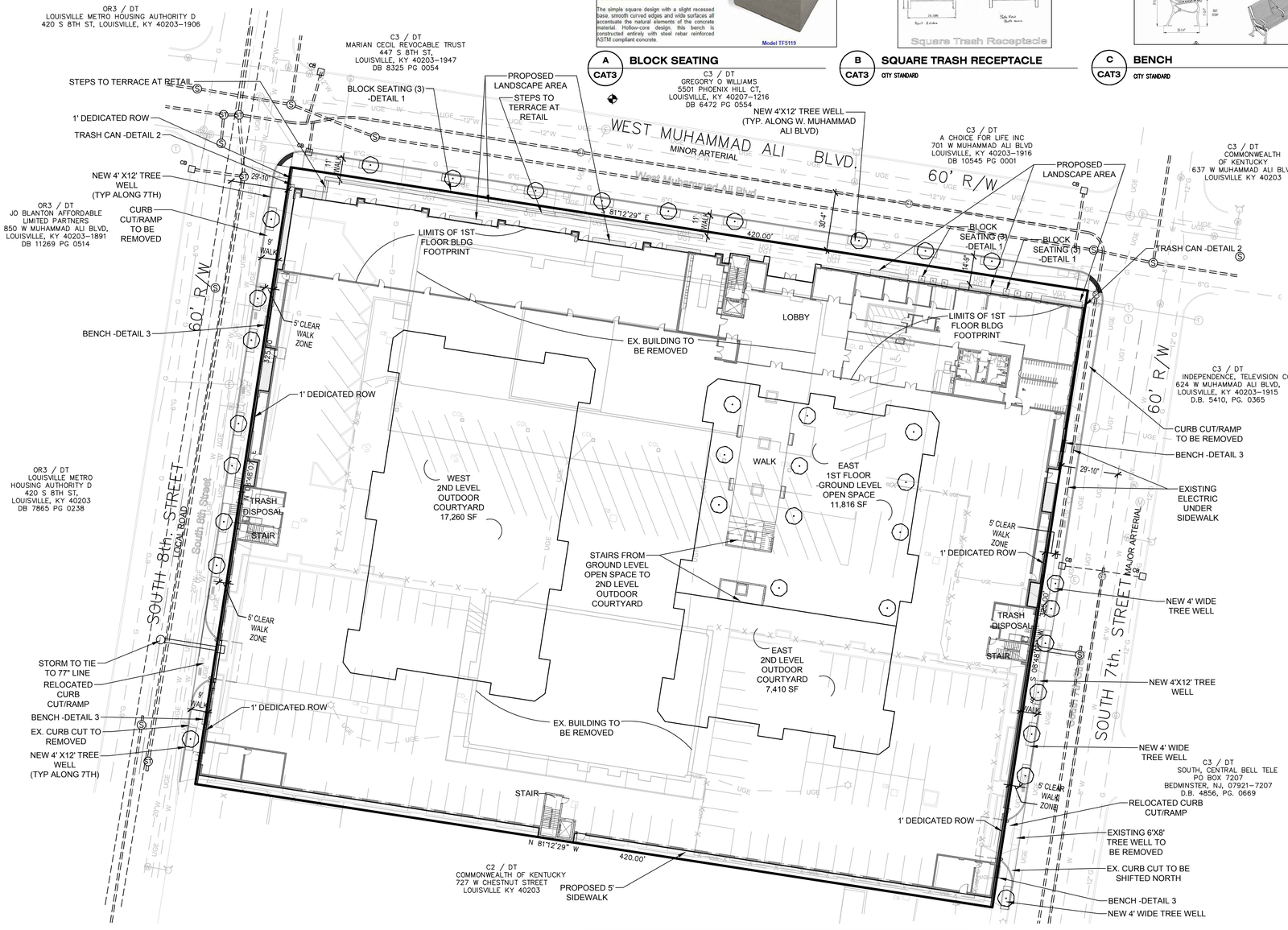
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

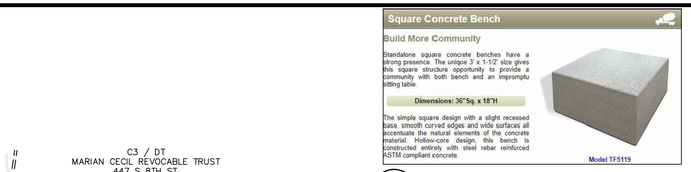
WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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.

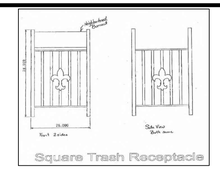
EPSC CONCEPT PLAN

- INSTALL SILT FENCE & TEMPORARY CONSTRUCTION ENTRANCE.
- BEGIN DEMOLITION.
- INSTALL TEMPORARY SEDIMENT BASIN.
- BEGIN SITEWORK GRADING AND SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- COMPLETE SITE WORK.
- REMOVE SILT BASIN.
- REMOVE SILT FENCE & INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

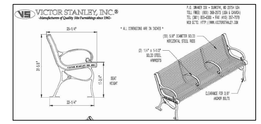




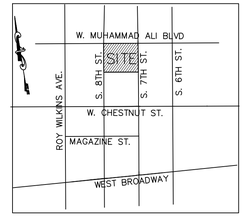
A CAT3 **BLOCK SEATING**



B CAT3 **SQUARE TRASH RECEPTACLE** CITY STANDARD



C CAT3 **BENCH** CITY STANDARD



LOCATION MAP
NO SCALE

SITE DATA

FORM DISTRICT:	DOWNTOWN
ZONING:	C-2
PROPOSED ZONING:	NO CHANGE
EXISTING USE:	BUS STATION
PROPOSED USE:	MULTI FAMILY RESIDENTIAL APARTMENTS
OVERLAY DISTRICT:	WEST DOWNTOWN
GROSS SITE AREA:	136,500 SF OR 3.134 AC
NET SITE AREA :	136,500 SF OR 3.134 AC
TOTAL UNITS:	268 UNITS

MAX ALLOWABLE DENSITY:
FOR 0 BEDROOM DWELLING UNITS ONLY.....435 DWELLINGS PER ACRE
FOR 1 BEDROOM DWELLING UNITS ONLY.....217 DWELLINGS PER ACRE
FOR 2 OR MORE BEDROOM DWELLING UNITS ONLY 145 DWELLINGS PER ACRE

GROSS DENSITY:	85.5 DU/AC
NET DENSITY:	85.5 DU/AC
MAX ALLOWABLE FAR:	5.0
PROVIDED FAR:	2.77
GROSS BUILDING FOOTPRINT AREA:	128,494 SF
GROSS BUILDING AREA:(5 STORY BLDG)	377,826 SF
1ST FLOOR AREA	19,913.50 SF
2ND FLOOR AREA	91,144 SF
3RD FLOOR AREA	91,144 SF
4TH FLOOR AREA	91,144 SF
5TH FLOOR AREA	91,144 SF
1ST LEVEL PARKING AREA	95,204 SF
TALLEST STRUCTURE HEIGHT:	73'-0"

DIMENSIONAL STANDARDS

A SETBACK, NOT TO EXCEED 15 FEET MEASURED FROM THE RIGHT-OF-WAY, IS PERMITTED PROVIDED NO LESS THAN 60% OF THE STREET WALL IS MAINTAINED.

NUMBER OF STORIES	MINIMUM STEP BACK FROM STREET WALL
14 OR LESS	0
15-18	15'
19-22	25'
>22	ADDITIONAL 10' ADDED AFTER EVERY 4TH FLOOR

PARKING CALCULATIONS

MINIMUM REQUIRED PARKING	NO MINIMUM
MAXIMUM ALLOWED PARKING (2 PER UNIT)	536 SPACES
PARKING PROVIDED:	267 SPACES
SURFACE PARKING 1ST LEVEL OF BLDG	239 SPACES
HC PARKING 1ST LEVEL OF BLDG	7 SPACES
ON STREET PARALLEL PARKING	21 SPACES

OPEN SPACE CALCULATIONS

MINIMUM REQUIRED OPEN SPACE (1% OF BLDG FOOTPRINT) 1% OF BLDG FOOTPRINT FOR PATIO/PLAZA AND/OR FOR LANDSCAPED GREEN AREA	9,064 SF
OPEN SPACE PROVIDED:	11,816 SF

ILA/VUA CALCULATIONS

VUA TOTAL:	ALL SURFACE PARKING UNDER BLDG
ILA REQUIRED:	NOT APPLICABLE
ILA PROVIDED:	NOT APPLICABLE

IMPERVIOUS AREA CALCULATIONS

SITE AREA:	136,500 SF OR 3.134 AC
EXISTING IMPERVIOUS AREA:	136,500 SF OR 3.134 AC
PROPOSED IMPERVIOUS AREA:	127,436 SF OR 2.72 AC
INCREASE:	LESS 9,064 SF.21 AC

WAIVER REQUESTS:
NONE

CASE# 22-CAT3-0004
WM # 12423
TAX BLOCK 3D01
LOT 2700
PARCEL ID:013D01270000
SEWER TREATMENT PLANT: MORRIS FORMAN

OWNER:
LDG, LAND HOLDINGS LLC
1469 S 4TH ST STE 100,
LOUISVILLE, KY 40208-5219

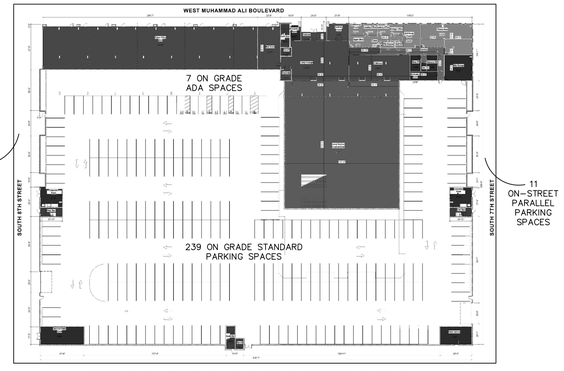
DEVELOPER
LDG DEVELOPMENT, LLC
1469 S 4TH ST STE 100,
LOUISVILLE, KY 40208-5219

BENCH MARKS (NAVD 88)

BM#1 FOUND MAG NAIL ON CURB 30' NORTH OF C/L OF WEST MUHAMMAD ALI BOULEVARD, 290' WEST OF C/L OF SOUTH 7th STREET

LEGEND:

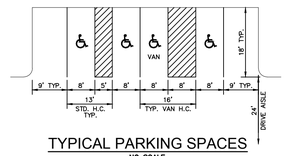
- = EX. SANITARY SEWER
- = EX. STORM SEWER
- = PROP. SANITARY SEWER
- = PROP. STORM SEWER
- => = PROP. FLOW ARROW
- = SET 5/8" MAG NAIL WITH CAP STAMPED "BURCH #3022"
- = FOUND X-CUT IN BRASS PLATE SET IN CONCRETE
- 460 = EXISTING CONTOUR ELEVATION
- UGE = UNDERGROUND ELECTRIC
- UGT = UNDERGROUND TELEPHONE
- UGC = UNDERGROUND CABLE
- 12"G = GAS LINE
- 8"W = WATER LINE
- X X = FENCELINE
- = ELECTRIC POLE
- = GUY ANCHOR
- = WATER VALVE
- = FIRE HYDRANT
- = WATER METER
- = GAS VALVE
- = BOLLARD
- = GAS METER
- = STORM MANHOLE
- = CATCH BASIN
- = SANITARY MANHOLE
- = CLEANOUT
- = UNKNOWN MANHOLE
- = TELEPHONE MANHOLE
- PM = PARKING METER
- F.F.E. = FINISH FLOOR ELEVATION
- TC = TOP OF CURB
- EA = EDGE OF ASPHALT
- EC = EDGE OF CONCRETE
- OC = ON CONCRETE
- OA = ON ASPHALT
- T.G. = TOP OF GRATE
- COL B = COLUMN
- = ELECTRIC MANHOLE
- I.E. = INVERT ELEVATION
- = TREE
- = HANDICAP PARKING
- = SIGN
- = LIGHT POLE
- = SERVICE POLE



GROUND LEVEL PARKING UNDER BUILDING NTS

SYMBOL KEY

- TRASH CAN (DETAIL 2/CAT3)
- BENCH (DETAIL 3/CAT3)
- BLOCK SEATING (DETAIL 1/CAT3)



TYPICAL PARKING SPACES
NO SCALE

NORTH
0 15' 30' 60'
SCALE: 1"=30'-0"

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

NO.	REVISION	DATE

SHEET TITLE: CATEGORY 3 DEVELOPMENT PLAN
PROJECT TITLE: 720 W. MUHAMMAD ALI BLVD. LOUISVILLE, KY 40203
DEVELOPER: LDG DEVELOPMENT, LLC

JOB NO. 3293
SCALE: 1"=30'
DATE: 12/12/22
DRAWING NO: CAT3
SHEET 1 OF 1

K:\JOBS\3293\Planning\DDP\3293_CAT3, Doug Schultz, 12/15/2022