

UTILITY NOTES

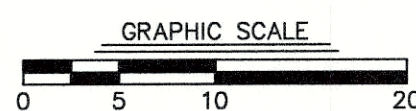
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE 811, WWW.KENTUCKY811.COM) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING KENTUCKY 811 CALL CENTER, PLEASE STATE THAT 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 IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

EZ1/TMC CAFE PARKING

HOSPITALITY PROPERTIES LLC
2517 SARATOGA DR.
LOUISVILLE, KY 40205
D.B. 8892, PG. 396

LEGEND

- EXISTING SANITARY SEWERS
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- FORM DISTRICT LINE



BRENT STREET 50' ROW

KENTUCKY CERAMICS LLC
731 BRENT ST
LOUISVILLE, KY 40204
D.B. 11307, PG. 765

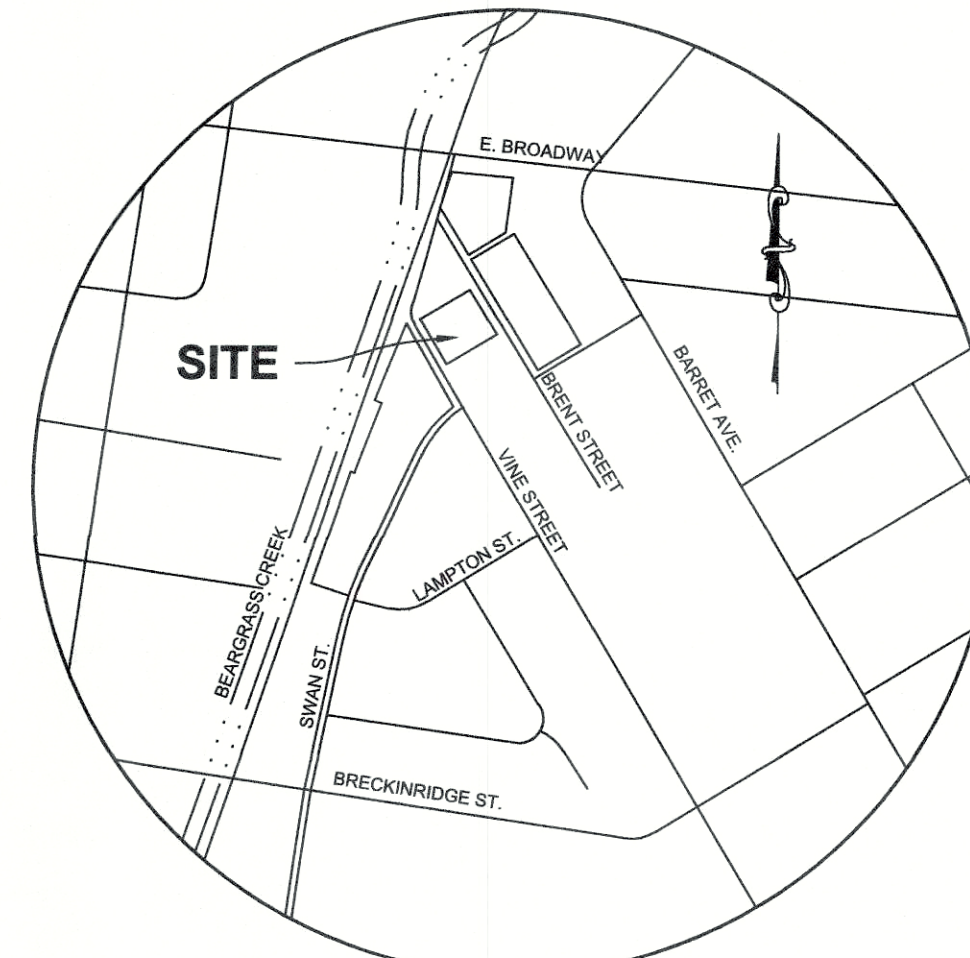
PROPOSED HARMONY MUSIC GARDEN

EZ1/TMC PROPOSED KENTUCKY CENTER FOR THE ARTS BUILDING SEE 15DEVPLAN1181

KENTUCKY CERAMICS LLC
333 E MAIN ST STE 401
LOUISVILLE, KY 40202
D.B. 11073, PG. 509

VINE STREET 50' ROW

PPTV LLC
731 BRENT ST
LOUISVILLE, KY 40204
D.B. 11046, PG. 971



LOCATION MAP NO SCALE

SITE DATA

SITE AREA:	0.46 ACRES
FORM DISTRICT:	TMC
ZONING DISTRICT:	EZ1
EXISTING USE:	VACANT
PROPOSED USE:	MUSIC GARDEN
TOTAL BUILDING FOOTPRINT:	252 SF
TOTAL BUILDING AREA:	504 SF
FAR:	0.01
PROP. BUILDING HEIGHT:	24'

YARD REQUIREMENTS

MIN. FRONT YARD:	0'
MIN. STREET SIDE YARD:	0'
MIN. SIDE YARD:	0'
MAX. FRONT YARD:	15'
MIN. REAR YARD:	5'
MAX. BUILDING HEIGHT:	50' OR 4 STORIES

IMPERVIOUS AREA CALCULATIONS

SITE AREA:	0.46 ACRES
EXISTING IMPERVIOUS AREA:	0.46 ACRES
PROPOSED IMPERVIOUS AREA:	0.46 ACRES
DIFFERENCE:	NONE

* NOTE: FOR THE PURPOSES OF THIS CALCULATION, DECOMPOSED GRANITE AND SYNTHETIC TURF ARE BEING CONSIDERED IMPERVIOUS.

PARKING CALCULATIONS

THIS IS AN ACCESSORY USE TO THE ADJACENT KENTUCKY CENTER FOR THE ARTS BUILDING AND PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE CFR APPROVED UNDER CASE NUMBER 15DEVPLAN1181.

TREE CANOPY CALCULATIONS

THIS IS AN ACCESSORY USE TO THE ADJACENT KENTUCKY CENTER FOR THE ARTS BUILDING AND TREE CANOPY WILL BE PROVIDED IN ACCORDANCE WITH THE CFR APPROVED UNDER CASE NUMBER 15DEVPLAN1181.

GENERAL NOTES

- THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0042E, DECEMBER 5, 2008)
- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM SURVEY BY HDR.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- NO EXISTING TREES ARE TO REMAIN ON SITE.
- THE DEVELOPMENT LIES IN THE LOUISVILLE #4 FIRE DISTRICT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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.
- FILL IN THE FLOODPLAIN HAS BEEN PROVIDED IN THE ADJACENT SITE FOR THIS DEVELOPMENT.
- LOWEST FINISHED FLOOR TO BE AT OR ABOVE 452.7 AND LOWEST MACHINERY TO BE AT OR ABOVE 453.7. (FLOODABLE STRUCTURES SHALL BE PERMITTED BELOW 452.7 PER WITH MSD/FEMA REGULATIONS.)
- 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.

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 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. 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 SEED, MULCH, 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 DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
LOUISVILLE, KENTUCKY 40202
THE HENRY CLAY
608 S. THIRD STREET,
LOUISVILLE, KY 40204
(502) 584 - 6271



NO.	REVISION	DATE	AGENCY COMMENTS
1		02/09/19	

CASE # 15DEVPLAN1005
RELATED CASE # 15DEVPLAN1181
TAX BLOCK 210, LOT 121
D.B. 8913, PG. 584
ARCHITECT
K. NORMAN BERRY ASSOCIATES
ARCHITECTS PLLC
611 W. MAIN STREET
LOUISVILLE, KY 40202
502.582.2500
OWNER/DEVELOPER
KENTUCKY CERAMICS, LLC
731 BRENT STREET
LOUISVILLE, KY 40204

COMMUNITY FACILITY REVIEW
HARMONY MUSIC GARDEN AT
PARISTOWN POINTE
720 BRENT STREET, LOUISVILLE, KY 40204

SHEET TITLE:
PROJECT TITLE:
JOB NO. 2910
SCALE: 1"=10'
DATE: 01/08/19
DRAWING NO.:
CFR
SHEET 1 OF 1