

GENERAL NOTES

- 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.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0042E DECEMBER 5, 2006)
- SANITARY SEWERS ARE AVAILABLE BY CONNECTION. SANITARY SEWER PATTERNS DERIVED 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.
- 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.
- 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.
- MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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.
- THE DEVELOPMENT LIES IN THE LOUISVILLE #1 FIRE DISTRICT.
- SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 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.
- 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.
- MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- THE POST-DEVELOPED 100-YEAR RATE OF RUNOFF MUST BE REDUCED TO THE PRE-DEVELOPED 10-YEAR RATE.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. FINISHED FLOOR OR MACHINERY SHALL BE LOCATED AT OR ABOVE 453.83 ALONG THE SOUTH SIDE OF THE SITE AND 450.28 ALONG THE NORTH SIDE OF THE SITE.
- 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.
- ALL EXISTING BUILDINGS ON THE SUBJECT SITE TO BE REMOVED.
- LOTS SHALL BE CONSOLIDATED AS SHOWN PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ALL SIGNS SHALL COMPLY WITH CHAPTER 8 REQUIREMENTS AND SHALL OBTAIN THE PROPER PERMITS.
- ANY FILL IN THE COMBINED SEWER OVERFLOW FLOODPLAIN SHALL BE COMPENSATED WITH ADDITIONAL VOLUME IN THE UNDERGROUND DETENTION BASIN.
- TRASH COMPACTORS WILL BE LOCATED INSIDE THE BUILDING.

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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

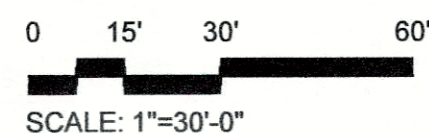
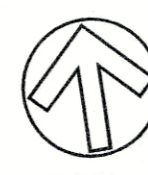
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

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.

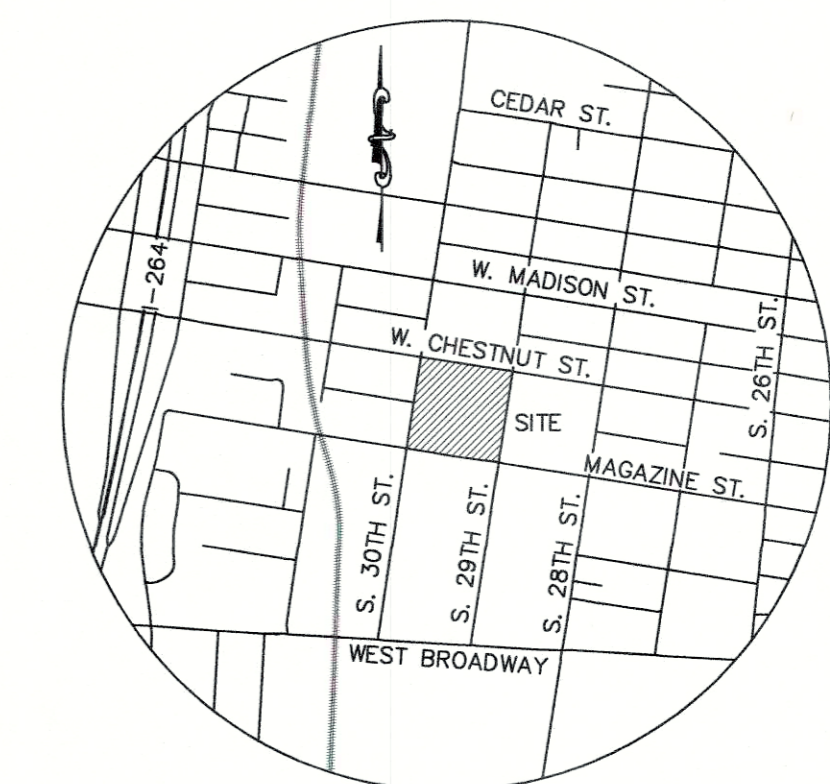
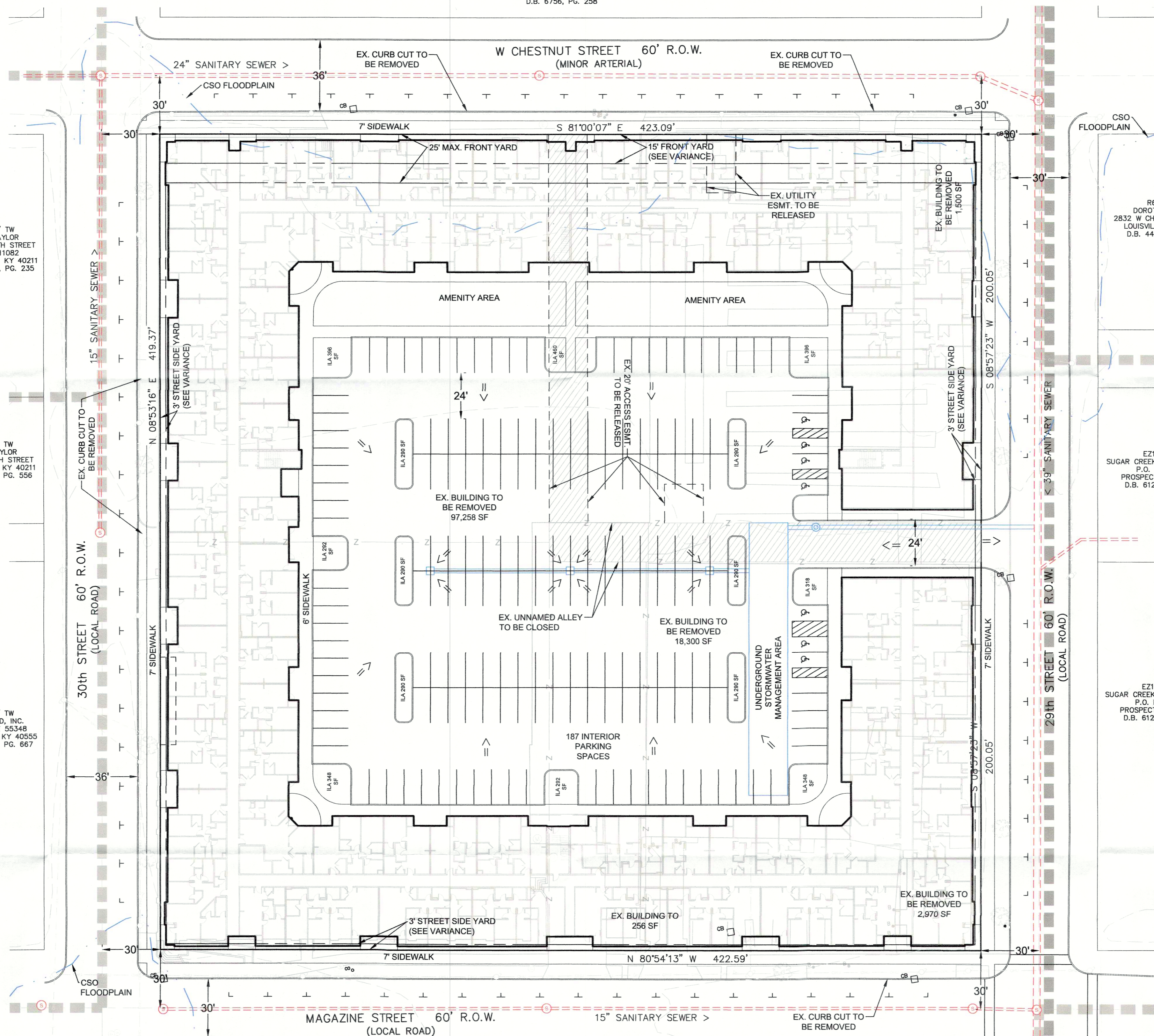
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

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.



EZ1 / TN
FRANK LAUYANS
8805 SUMMIT RIDGE DRIVE
LOUISVILLE, KY 40241
D.B. 6756, PG. 258



LOCATION MAP
NOT TO SCALE

SITE DATA

EXISTING ZONING:	EZ1
FORM DISTRICT:	TN
EXISTING USE:	INDUSTRIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
GROSS SITE AREA:	4.07 AC
DWELLING UNITS:	283 UNITS
ONE BEDROOM:	87
TWO BEDROOM:	95
THREE BEDROOM:	101
GROSS DENSITY:	69.53 DU/AC
BUILDING FOOTPRINT:	88,313 SF
TOTAL BUILDING AREA:	284,124 SF
PROPOSED BUILDING HEIGHT:	5'7"
FAR:	1.60

DIMENSIONAL STANDARDS

MIN. FRONT YARD:	15'
MIN. STREET SIDE YARD:	3'
MAX. FRONT YARD:	25'
MIN. SIDE YARD:	10'
MIN. REAR YARD:	15'
MAX. BUILDING HEIGHT:	45'+

PARKING CALCULATIONS

MIN. PARKING REQUIRED: (1.5/DWELLING UNIT LESS 40%)	255 SPACES
MAX. PARKING ALLOWED: (2.5/DWELLING UNIT)	708 SPACES
PARKING PROVIDED: 187 ON SITE & 68 ON-STREET (INCLUDING 7 H.C. SPACES)	255 SPACES

THIS SITE IS ELIGIBLE FOR THE FOLLOWING APPLICABLE REDUCTIONS FROM LDC CHAPTER 5:

- 10% - PROXIMITY TO TRANSIT
- 10% - OVER 25% RESIDENTIAL
- 20% - GREEN SITE DESIGN STANDARDS 1 & 11

TREE CANOPY REQUIREMENTS

SITE AREA:	177,481 SF
TREE CANOPY CLASS:	CLASS B
EXISTING TREE CANOPY:	0 SF (0%)
REQUIRED TREE CANOPY TO REMAIN:	0 SF (0%)
EXISTING NEW TREE CANOPY:	9,051 SF
15% = 26,822 SF	
66% REDUCTION = 17,571 SF LESS	

ILA CALCULATIONS

VUA:	60,286 SF
REQUIRED ILA (7.5%):	4,521 SF
PROPOSED ILA:	4,580 SF

OPEN SPACE CALCULATIONS

THIS SITE IS IN A TRADITIONAL FORM DISTRICT AND WITHIN 1000 FEET OF A PUBLIC PARK (ELLIOT PARK) SO OPEN SPACE IS NOT REQUIRED.

IMPERVIOUS AREA CALCULATIONS

SITE AREA:	177,481 SF (4.07 ACS)
EXISTING IMPERVIOUS AREA:	170,344 SF (3.91 ACS)
PROPOSED IMPERVIOUS AREA:	161,166 SF (3.70 ACS)
INCREASE:	LESS 9,178 SF (0.21 ACS)

- ADDITIONAL REQUESTS**
- VARIANCE FROM LDC TABLE 5.2.2 TO ALLOW THE BUILDING TO ENCRUCH INTO THE REQUIRED FRONT & STREET SIDE YARD.
 - VARIANCE FROM LDC TABLE 5.2.2 TO ALLOW THE BUILDING TO BE 12' TALLER THAN PERMITTED.

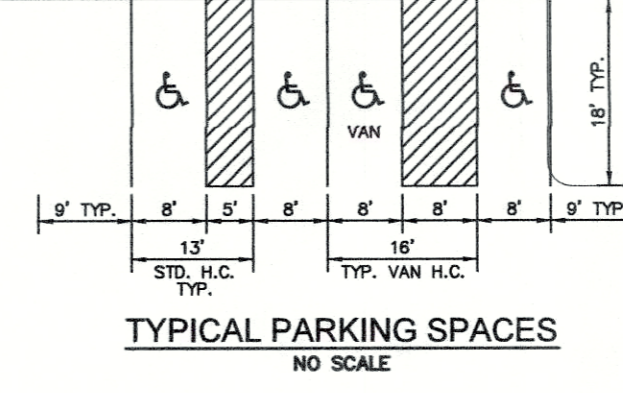
UTILITY NOTE

1) ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "U.P.C." (TOLL FREE PHONE NO. 1-800-382-5544) 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 AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

2) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

LEGEND

	EX. STORM SEWER		EX. OVERHEAD UTILITY LINE
	PROP. STORM SEWER		EX. MAJOR CONTOUR
	EX. SANITARY SEWER		EX. MINOR CONTOUR
	EX. FIRE HYDRANT		EX. ZONING BOUNDARY
	EX. PROPERTY LINE TO BE REMOVED		EX. FORM DISTRICT BOUNDARY
	PROPOSED FLOW		CSO FLOODPLAIN



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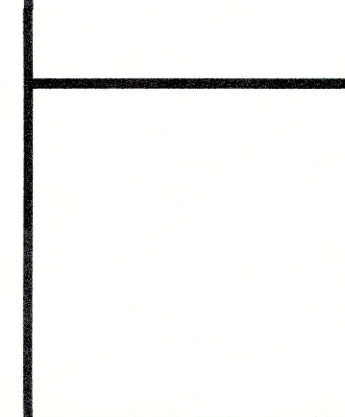
PLANNING & DESIGN SERVICES

OWNERS: 2929 MAGAZINE STREET, LLC. 1469 SOUTH 4TH STREET LOUISVILLE, KY 40211

WM# 9319
CASE # 20-CAT3-0006

DEVELOPER: LDC MULTIFAMILY LLC 1469 SOUTH 4TH STREET LOUISVILLE, KY 40208

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY
608 S. THIRD STREET,
LOUISVILLE, KENTUCKY 40202
(502) 586 - 6271



NO.	REVISION	DATE
1	REVISED PER AGENCY COMMENTS	06/17/20
2	REVISED PER AGENCY COMMENTS	06/25/20

CATEGORY 3 PLAN
29TH & MAGAZINE
2900 W CHESTNUT STREET & 2901, 2919, & 2923 MAGAZINE STREET
LOUISVILLE, KENTUCKY 40211
TAX BLOCK 1A, LOT 1, 3, 7 & 41
D.B. 9013, PG. 159 & D.B. 10129, PG. 869

SHEET TITLE:	CATEGORY 3 PLAN
PROJECT TITLE:	29TH & MAGAZINE
JOB NO.:	3212
SCALE:	1"=30'
DATE:	03/17/20
DRAWING NO.:	CAT3
SHEET 1 OF 1	