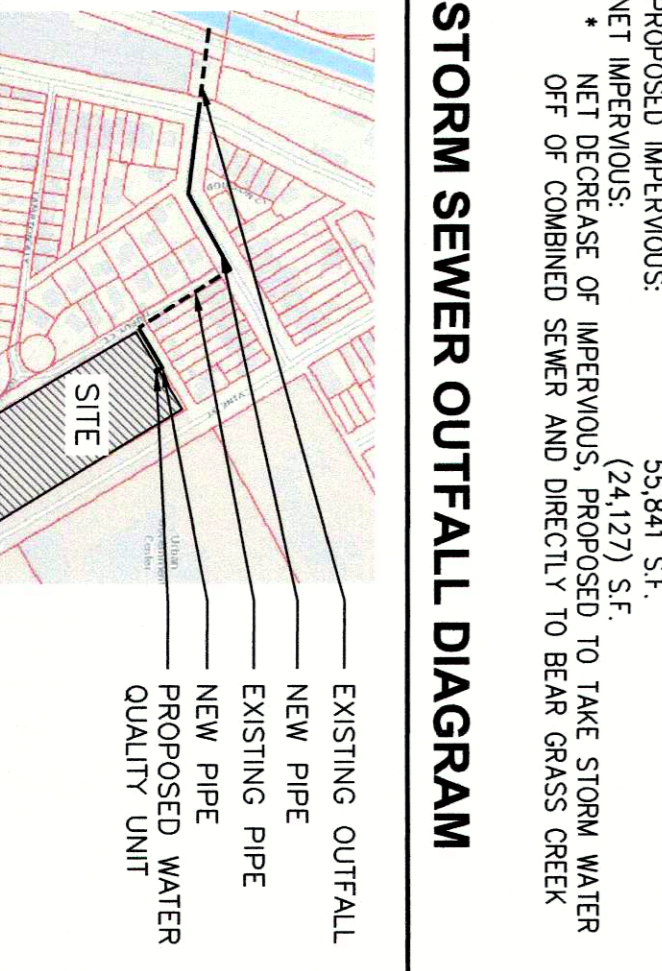


- LEGEND**
- CONTROL POINT / BENCHMARK
 - LIGHT POLE (LP)
 - STREET LIGHT (SL)
 - FIRE HYDRANT (FH)
 - TELEPHONE POLE (TP)
 - TELEPHONE POLE (TR)
 - WATER METER (WM)
 - GAS WATER (GW)
 - GAS WATER (GV)
 - SANITARY MANHOLE (SM)
 - STORM MANHOLE (ST)
 - SIGN
 - CUT ANCHOR
 - P.W. PARKING METER
 - P.W. PLASTIC PIPE
 - P.W. METAL PIPE
 - W.P. W/ FIBER OPTIC PIPE
 - W.P. SIGNAL STRUCTURE HEADWALL
 - F.T. FOOT-CURB ELEVATION
 - T.L. TOP-OF-GRADE ELEVATION
 - F.C. FACE OF CURB (OUTER LINE)
 - V.D. YARD INLET
 - T.M. TELEPHONE MANHOLE (BASE)
 - F.M. FACED CULVERT
 - F.M. TELEPHONE MANHOLE (BASE)
 - O.D. OVERHEAD ELECTRICAL
 - S.D. SANDWICH SEWER LINE
 - U.O. UNDERGROUND ELECTRICAL
 - S.O. SANDWICH SEWER LINE
 - S.S. SANDWICH SEWER
 - PROPERTY BOUNDARY
 - PROPOSED BUILDING
 - PROPOSED CHIMNEY
 - STORM SEWER
 - SANDWICH SEWER
 - SANDWICH FLOW



LANDSCAPE REQUIREMENTS

TREES REQUIRED: 1 TREE "A", TREE PER LOT OR 22 TYPE "B" TREES PER LOT

TREES PROVIDED: 22 TYPE "B" TREES

TREE CANOPY REQUIREMENTS

CLASS "B"
 87,247 S.F. (2,009 A.C.)
 13,440 S.F. (306 A.C.)
 13,087 S.F. (300 A.C.)
 22 TYPE "A" TREES @ 720 S.F.
 20 TYPE "B" TREES @ 432 S.F.
 24,480 S.F. (560 A.C.)

TOTAL TREE CANOPY: 125,214 S.F. (2,880 A.C.)

DISTURBANCE DATA

LIMITS OF DISTURBANCE: 2,009 AC (87,247 S.F.)
 EXISTING TREE CANOPY: 87,247 S.F.
 PROPOSED TREE CANOPY: 13,087 S.F.
 NET IMPROVEMENT: 74,160 S.F.
 NET DECREASE OF IMPROVEMENTS, PROPOSED TO TAKE STORM WATER OFF OF COMBINED SEWER AND DIRECTLY TO BEAR GRASS CREEK

GENERAL NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SANITARY SEWER SERVICE AUTHORITY (MSSA) DESIGN SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. SANITARY SEWER SERVICE PROVIDED BY UTILITY EXTENSION SUBJECT TO FEES AND ANY APPLICABLE CHANGES TO LAI/UNIT LAY CHARGE AT THE DESIGN PHASE DUE TO PROPER ZONING OF GREEN BEST MANAGEMENT PRACTICES.
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4. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHIN AN ENCROACHMENT FRONT.
5. VERTICE AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS.
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7. CONSTRUCTION BARS SHALL BE A MINIMUM OF 4" WIDE ALONG ALLEYS AND INTERNAL TO DEVELOPMENT, 6" WIDE ALONG VINE STREET.
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9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF PUBLIC HEALTH AND WELFARE (DPHW) REGULATIONS.
10. EXISTING SUBURBAN RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT LHM STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BIDDING.

LOT STATISTICS

LOT #	AREA (S.F.)	FAR	UNIT TYPE	PRIVATE YARD	PRIVATE YARD RECD (20%)
01	3,286.25	0.75	B	663.25 SF	510.10 SF
02	2,881.74	0.89	A	576.35 SF	392.62 SF
03	2,881.74	0.89	A	576.35 SF	392.62 SF
04	2,881.74	0.89	A	576.35 SF	392.62 SF
05	3,286.25	0.75	B	663.19 SF	512.47 SF
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09	2,881.74	0.89	A	576.35 SF	392.62 SF
10	2,882.28	0.89	A	576.46 SF	392.62 SF
11	3,170.34	0.69	A	674.07 SF	392.62 SF
12	2,973.48	0.96	A	694.70 SF	392.62 SF
13	3,865.18	0.51	A	773.04 SF	392.62 SF
14	3,744.00	0.65	B	748.00 SF	444.17 SF
15	2,880.00	0.89	A	576.00 SF	392.62 SF
16	2,888.55	0.88	A	577.71 SF	392.62 SF
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21	2,880.36	0.87	A	594.07 SF	392.62 SF
22	2,880.46	0.73	B	673.29 SF	512.43 SF
23	17,646.04	0.00	OPEN SPACE		

SITE DATA

ITEM	DESCRIPTION	VALUE
SITE ADDRESS	814 VINE STREET	
DEED BOOK AND PAGE #	18-021 - LOT 028	
TAX ID	058818-PC 225-TRACT 4	
GROSS SITE AREA	21,014 AC	
NET SITE AREA (PROPOSED RETZONING)	91,358.4 S.F.	
FPM DISTRICT	TRADITIONAL NEIGHBORHOOD	
EXISTING ZONING	R-6	
PROPOSED ZONING	UN-SUBDIVIDED LOT	
PROPOSED USE	SINGLE FAMILY RESIDENTIAL	

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPC PLAN MUST BE THE PROPERTY OF THE CONTRACTOR.
2. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC AREAS.
3. DEVELOPER SHALL BE RESPONSIBLE FOR THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC AREAS.
4. SITE TRACKING OF MUD AND SOIL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS POSSIBLE, BUT NO LATER THAN 14 DAYS PRIOR TO THE START OF CONSTRUCTION.
6. SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED ONLY AFTER THE CONSTRUCTION AREA IS STABILIZED AND NO LONGER SUBJECT TO EROSION.
7. THE EROSION PREVENTION AND SEDIMENT CONTROL DEVICES SHOWN ON THE PLAN SET ARE INTENDED TO BE THE MINIMUM CONTROL MEASURES. ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED AS NECESSARY BY THE DISTRICT ENGINEER.
8. THE CONTROL OF EACH WORK UNIT SHALL BE CLEARED OF SEDIMENT AND DEBRIS DISBURSED AREAS SHALL HAVE SLOTTED DRAINAGE SYSTEMS THAT SHALL BE STABILIZED SO THAT SEDIMENT WILL NOT GET OFF SITE OR INTO THE STORM SEWER SYSTEM.
9. PREVENT FLOODING PARTICULATE DISBURSERS FROM REMOVING EXISTING ROADS AND INTERSECTIONS.
10. NO INCREASE IN STORM WATER DISCHARGE VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE.

CARMAN
 LANDSCAPE ARCHITECTURE
 11919 B VINEBERRY ALLEY
 LOUISVILLE, KY 40203
 502.289.8139

MARIAN
 OWNER/DEVELOPER
 1122 Morgan Street
 Louisville, Kentucky 40204
 502.291.8139

LOUISVILLE METRO

NOT FOR CONSTRUCTION
 DEVELOPMENT PLAN
 AUGUST 20, 2018

URBAN GOVERNMENT CENTER PHASE 1

BENCHMARKS

MARK	CE#	EASTING	NORTHING	ZONE
CE#25	H AND	14879.56		
MANUAL	E	1207245.70	1207373.83	
	Z	455.45	456.24	
CE#22	H AND	14879.56		
MANUAL	E	1207245.70	1207373.83	
	Z	455.45	456.24	

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