

GENERAL NOTES

- Parking areas and drive lanes to be a hard and durable surface.
- The entire site is included in the 100 year flood plain as per FIRM map 2111 C 0026 E, dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. 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.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- A Tree Preservation Plan will be submitted for approval to the Planning Commission for approval prior to beginning construction.
- All service structures are to be screened per Chapter 10. All trash receptacles are stored inside of the buildings.
- Sanitary sewer service will be provided by Lateral Extension and subject to applicable fees. A Downstream Capacity Request for AS was submitted to MSD on November 28, 2016.
- Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- The minimum grade of all streets shall be 1% maximum grade shall be 10% except as approved by Metro Works.
- The developer will be responsible for any utility relocation on the property.
- An encroachment permit and bond are required by Louisville Metro Public Works for all construction work within River Road and Frankfort Avenue right-of-way.
- Construction plans, bond, and permits are required by Metro Public Works prior to construction approval.
- Lighting standards for luminaires, mounting, & shielding to meet Land Development Code 4.1.3.B.2, a, b, & c.
- Mitigation measures such as dust suppression techniques should be in place during demolition and construction events to minimize the tracking and broadcast of fugitive particulate emissions onto public roadways and across property lines.
- TARC shelter to be located on River Road. Final location to be determined by Metro Works and TARC.
- Corps of Engineers approval required prior to construction approval.
- Division of Water approval required prior to construction approval.
- Site is subject to MSD floodplain permit.
- All buildings will require elevation certificates.
- FEMA elevation is 450.
- Local Regulatory Floodplain is 450.
- Applicant did work with WRG on existing trees relocation for construction of east and west entrances which has been completed.
- Benches and bike racks to be added along the marina walk.
- Frankfort Ave. reconstruction is to be completed as part of the Bridges project. Construction "By Others".
- A General Pedestrian Ingress/Egress Easement was recorded by D.B. 9775, Page 491 dated September 23, 2011 for the proposed bike/ped path.
- Multi-use trail shall be designed and constructed in accordance with AASHTO and Metro standards including lighting and MUTCD signage.
- After the completion of Phase 1 construction the bike/ped path has been connected to the existing path at the west property line and the Beargrass Creek path. See connections indicated on plan.
- At each future phase of development and prior to each preliminary plan approval, the developer shall provide and updated traffic analysis per Metro requirements to determine roadway/intersection improvements needed and required to be constructed by the developer.
- If it is determined by Metro Public Works that a traffic signal installation at River Rd. and Frankfort Ave. is warranted, developer shall provide for the design, equipment and installation per Metro Public Works Traffic Engineer Division requirements.
- All street closures are recorded in Miscellaneous Plat & Right-of-Way Book 74 Page 14.
- A Vehicular Ingress/Egress Easement and a Shared Parking Agreement are recorded in D.B. 9775, Page 491 dated September 23, 2011.
- If necessary a Minor Plat to adjust the Tract lines internal to the site will be recorded prior to the issuance of a Certificate of Occupancy.
- The bike parking locations shown hereon are conceptual & their exact locations will be determined during the construction plan review phase.
- 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.
- The buildings identified as Future on this plan are not a part of this Category 3 review and are only being shown to demonstrate the future build out of the project. Category 3 plans will be submitted as needed for the Future buildings when they are in the building permit process.

VARIANCE GRANTED:

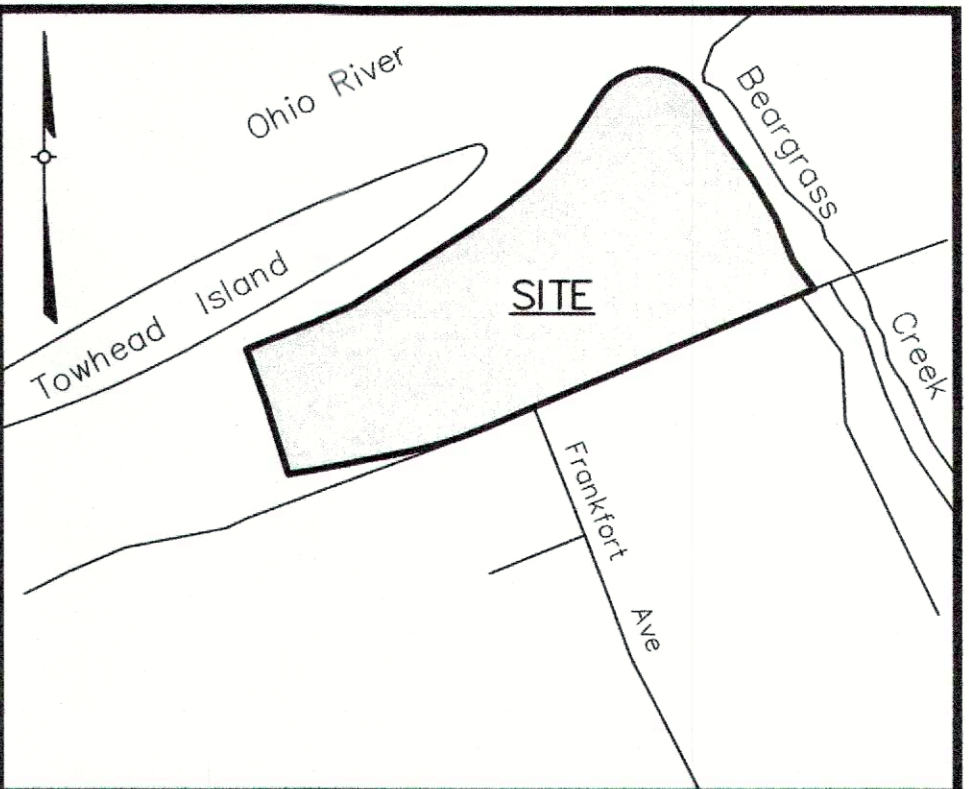
- A Variance has been approved on Nov. 27, 2006 (B-184-06VW) from the Land Development Code Section 4.8.3 to allow parking & maneuvering in the 25 ft. Streambank Buffer Area required along the Ohio River. The 25 ft. Streambank Buffer is being provided adjacent to Beargrass Creek.
- A Landscape Waiver has been approved on Nov. 27, 2006 (B-184-06VW) from the Land Development Code Section 10.2.11 to not provide Interior Landscape Areas in the vehicular use areas.
- A Landscape Waiver has been approved on Nov. 27, 2006 (B-184-06VW) from the Land Development Code Section 10.2.4 to allow the utility easements to overlap the River Road 50' Parkway Buffer Area for more than 50 percent.

WAIVERS GRANTED:

- A Landscape Waiver has been approved on Nov. 27, 2006 (B-184-06VW) from the Land Development Code Section 10.2.11 to not provide Interior Landscape Areas in the vehicular use areas.
- A Landscape Waiver has been approved on Nov. 27, 2006 (B-184-06VW) from the Land Development Code Section 10.2.4 to allow the utility easements to overlap the River Road 50' Parkway Buffer Area for more than 50 percent.

BUILDING	DENSITY BY BEDROOM UNITS			
	1 BDRM UNITS	2 BDRM UNITS	3 BDRM UNITS	4 BDRM UNITS
BUILDING A3	38	65	13	2
BUILDING A4	33	46	16	-
BUILDING A6	96	14	-	-
BUILDING B2 B3	78	88	-	-
BUILDING B4 B5	74	74	12	-
TOTAL	319	287	41	2
DU/AC	6.2	5.6	0.8	0.03

OVERALL DENSITY = 649 UNITS/51.7 AC. = 12.55 DU/AC.
W-2 MAXIMUM DENSITY ALLOWED
1 BEDROOM UNITS ONLY = 217 DU/AC.
2 OR MORE BEDROOM UNITS ONLY = 145 DU/AC.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 51.7± AC.
EXISTING ZONING	= (W-2)
FORM DISTRICT	= DOWNTOWN
OVERLAY DISTRICT	= WATERFRONT
EXISTING & PROPOSED USES	= MULTI-FAMILY RESIDENTIAL/MARINA/RETAIL/RESTAURANT

BUILDING AREA	
PROP. RESTAURANT A2	= 14,000 SF
PROP. BUILDING A3 (18 FLOORS/118 UNITS)	= 200,750 SF
PROP. BUILDING A3 (RETAIL/RESTAURANT)	= 11,600 SF
PROP. BUILDING A4 (18 FLOORS/95 UNITS)	= 184,810 SF
PROP. BUILDING A4 (RETAIL/RESTAURANT)	= 26,860 SF
PROP. BUILDING A6 (7 FLOORS/110 UNITS)	= 143,500 SF
EX. BUILDING B2 B3 (4 FLOORS/166 UNITS)	= 200,630 SF
EX. BUILDING B4 B5 (4 FLOORS/160 UNITS)	= 213,578 SF
EX. BUILDING B4 B5 (RETAIL/RESTAURANT)	= 7,372 SF
EX. POOLHOUSE/RETAIL	= 3,000 SF
TOTAL BUILDING AREA	= 1,006,100 SF
F.A.R.	= 0.44
	(8.0 MAX. ALLOWED)
DWELLING UNITS	= 649 UNITS
DENSITY	= (SEE DENSITY CHART)
PARKING REQUIRED (TABLE 9.1.1 OF THE LOUISVILLE METRO LAND DEV CODE)	= N/A
PARKING PROVIDED	
EXISTING GARAGE SPACES	= 569 SP
PROPOSED GARAGE SPACES	= 76 SP
EXISTING COMMON SPACES	= 341 SP
PROPOSED COMMON SPACES	= 22 SP
	(INCLUDES 6 HC)
TEMPORARY SPACES	= 358 SP
TOTAL PARKING PROVIDED	= 1,366 SPACES
VEHICULAR USE AREA	= 221,028 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 16,577 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 20,935 SF

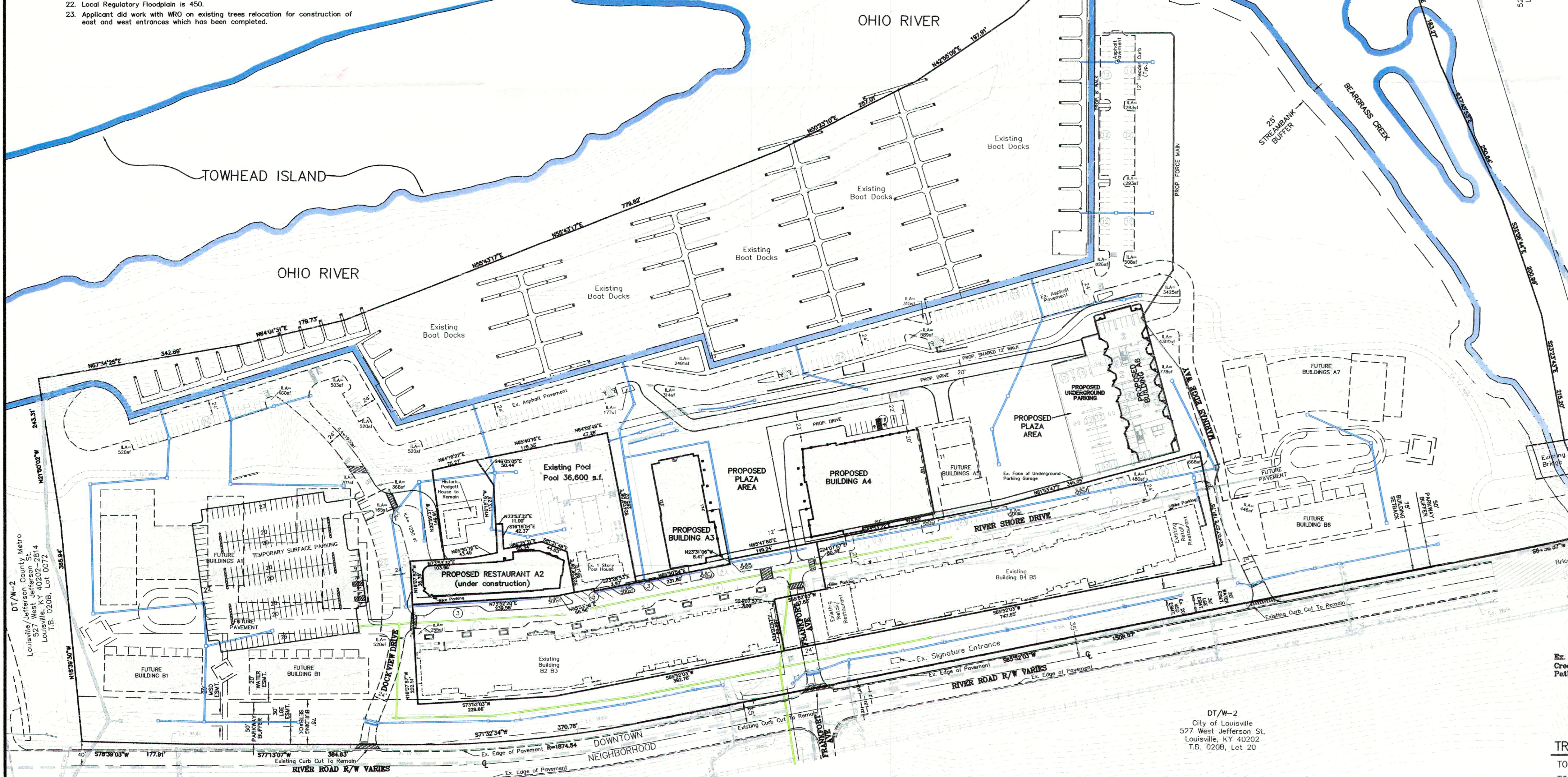
OPEN SPACE REQUIRED AND PROVIDED PER SECTION 5.11.1.A.1.a OF THE LOUISVILLE LAND DEVELOPMENT CODE.
OPEN SPACE REQUIRED = 1% OF MULTI-FAMILY RESIDENTIAL BUILDING FOOTPRINTS. FTPRINT=145,472 S.F.
REQUIRED = 1,454 S.F. (1% 145,472 S.F.)
PROVIDED POOL PATIO = 36,600 S.F.

BIKE PARKING

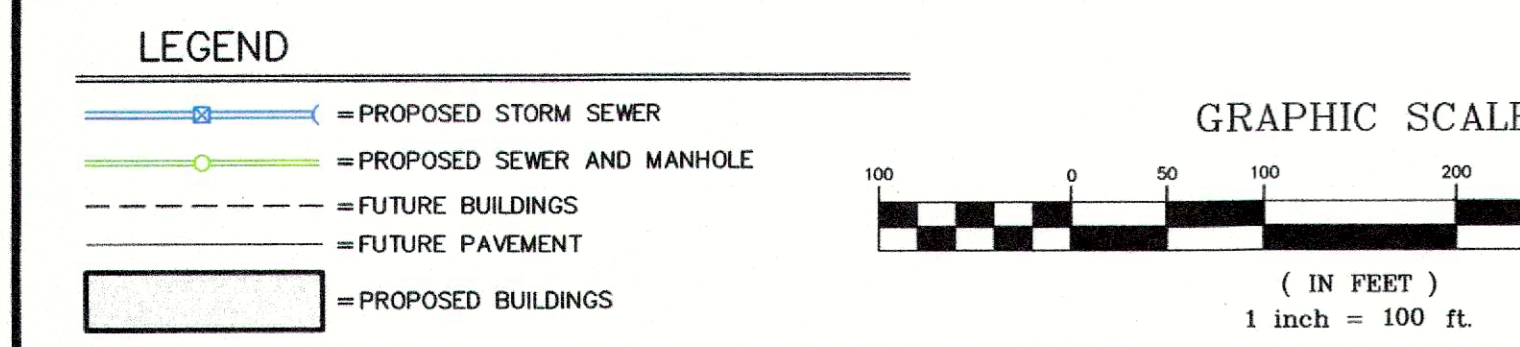
REQUIRED	SHORT TERM	LONG TERM
A2,A3,A4,A6,B4&B5		
RETAIL	= 2 SP	2 SP
RESTAURANT	= 2 SP	4 SP
PROVIDED		
A2,A3,A4,A6,B4&B5		
RETAIL	= 2 SP	2 SP
RESTAURANT	= 2 SP	4 SP
(LONG TERM PROVIDED INDOORS)		

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 2,252,052 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 10% (225,205 S.F.)
33% REDUCTION IN REQUIRED TREE CANOPY (PER 10.1.4.B.2.a.)	= 74,318 S.F.
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 3% (74,880 S.F.)
104 TYPE "A" STREET TREES @ 1 3/4 CAL. (720 SF CREDIT EACH)	= 74,880 S.F.



DT/W-2 Board of Park Comm. Louisville, KY 40202 T.B. 020A, Lot 47
DT/W-2 Louisville/Jefferson County Metro Louisville, KY 40202 527 W Jefferson St Louisville, KY 40202-2814 T.B. 020A Lot 0034
DT/W-2 Louisville/Jefferson County Metro Louisville, KY 40202 527 W Jefferson St Louisville, KY 40202-2814 T.B. 020A Lot 0035



OWNER: LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT
527 W JEFFERSON STREET
LOUISVILLE, KY 40202

OWNER: RIVER PARK APARTMENTS I LLC
11711 N PENNSYLVANIA ST STE 200
CARMEL, IN 46032

OWNER: RIVER PARK APARTMENTS I LLC
1250 RIVER ROAD
LOUISVILLE, KY 40206

SITE ADDRESS: 1555 RIVER ROAD
LOUISVILLE, KY 40202
T.B. 020B LOT 0073, 0080 & 0081
D.B. 9076, PG. 0368

SITE ADDRESS: 1500 RIVER SHORE DR
LOUISVILLE, KY 40202
T.B. 020B LOT 0077
D.B. 10479, PG. 732

SITE ADDRESS: RIVER ROAD
LOUISVILLE, KY 40202
T.B. 020B LOT 0078 & 79
D.B. 10618, PG. 0766

CURRENT CASE: 16DEVPLAN1208
RELATED CASES: 14DEVPLAN1021
13DEVPLAN1042, 16740, 3-16244-11
B-184-06VW, 3-19-06, W-14-06

COUNCIL DISTRICT - 9
FIRE PROTECTION DISTRICT - LOUISVILLE #2
W.M. # 9148

REVISIONS

NO.	DATE	DESCRIPTION
4	7-25-11	Preliminary Plan for Reapproval
5	11-07-11	Combine Bligs B2 & B3
6	7-12-13	Combine Bligs B4 & B5
7	8-16-13	PER AGENCY COMMENTS
8	2-17-14	SUPPLY SITE DATA/ADD A2 & POOLHOUSE
9	11/7/16	REVISED PLAN/ADDED BUILDING A6

PROJECT DATA

FILE NAME: 04013-RdDDP-dwg
DATE: 11-28-2016
SCALE: AS SHOWN
DRAWN BY: JH
CHECKED BY: AER
REVISIONS: 9

ENGINEER'S SEAL
SURVEYOR'S SEAL

PROJECT DATA

FILE NAME: 04013-RdDDP-dwg
DATE: 11-28-2016
SCALE: AS SHOWN
DRAWN BY: JH
CHECKED BY: AER

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LANDSCAPE ARCHITECTURE
1250 RIVER ROAD
LOUISVILLE, KENTUCKY 40206
PHONE: (502) 444-9514 FAX: (502) 444-9515

RECEIVED
NOV 21 2016
PLANNING & DESIGN SERVICES

CATEGORY 3 PLAN

RIVER PARK PLACE

DEVELOPER: RIVER PARTNERS LLC
1250 RIVER ROAD
LOUISVILLE, KY 40206
(502) 292-6800

JOB NO. 04013

SHEET 1 OF 1