

# UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (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 & WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE 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 AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.



## DEVELOPMENT NOTES

- BOUNDARY TAKEN FROM DEEDS AND DOES NOT CONSTITUTE A SURVEY.
- THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT "811" TOLL FREE 1-800-752-6007 FOR LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.
- PROPERTY IS IN CITY OF LOUISVILLE FIRE DISTRICT AND SUBJECT TO APPROVAL.
- ELECTRIC SERVICE TO BE COORDINATED WITH LOUISVILLE GAS AND ELECTRIC.
- WATER SERVICE TO BE COORDINATED WITH THE LOUISVILLE WATER COMPANY.
- SANITARY SEWER SERVICE PROVIDED BY EXISTING PROPERTY SERVICE CONNECTION. SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- CITY OF LOUISVILLE FIRE DEPARTMENT APPROVAL REQUIRED PRIOR TO METRO PUBLIC WORKS CONSTRUCTION APPROVAL.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT IS REQUIRED BY METRO PUBLIC WORKS DEPARTMENT, PRIOR TO ANY WORK BEGINNING IN PUBLIC RIGHT OF WAY.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS GENERATOR PADS TO BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- THE INTERIOR SIDEWALK THAT ABUTS PARKING TO BE 5' WIDE MINIMUM.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL DRIVES AND PARKING AREAS TO BE ASPHALT PAVEMENT UNLESS OTHERWISE NOTED.
- LOTS TO BE CONSOLIDATED PRIOR TO CONSTRUCTION APPROVAL.

## MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- SANITARY SEWER FLOW FROM THIS PROJECT WILL BE TREATED AT THE MORRIS FOREMAN WATER QUALITY TREATMENT CENTER. SANITARY SEWER CAPACITY AND FEES TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- AN EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE APPROVED BY MSD.
- SITE MAY BE SUBJECT TO REGIONAL FACILITY FEES.
- FINAL DRAINAGE DESIGN SHALL LIMIT RUNOFF TO THE ALLEY. FINAL DESIGN TO BE DETERMINED AT CONSTRUCTION PLAN REVIEW PHASE.

## PUBLIC WORKS NOTES

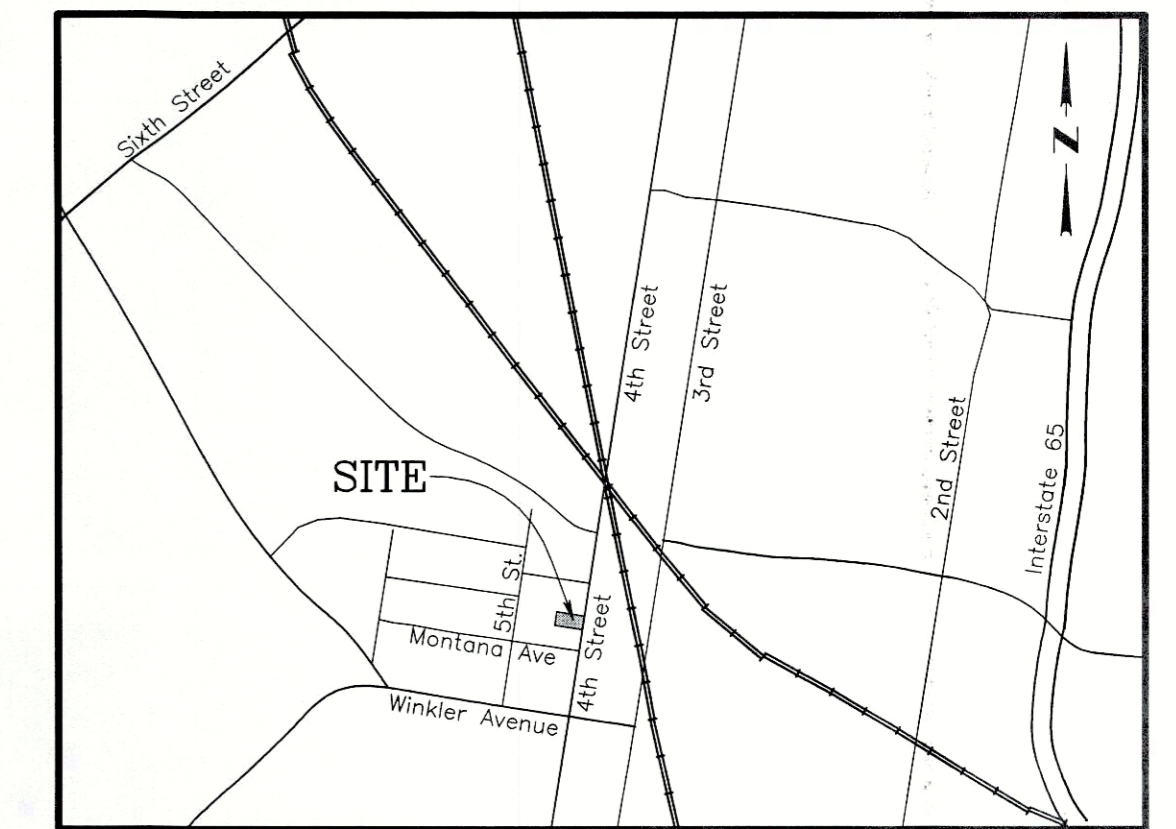
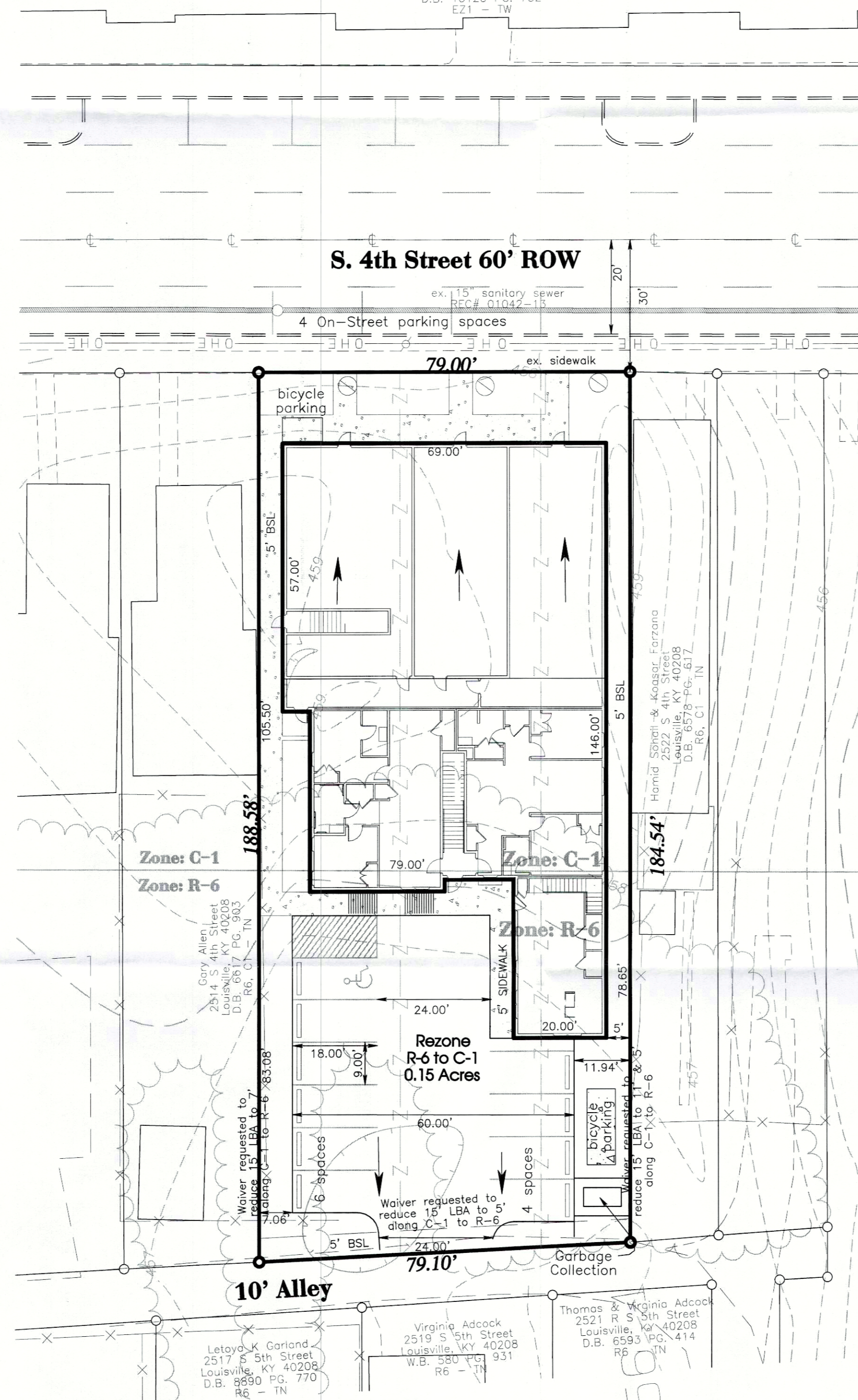
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- FORTY EIGHT (48) HOURS PRIOR TO CONSTRUCTION, NOTICE SHALL BE GIVEN BY THE DEVELOPER OR CONTRACTOR TO LOUISVILLE METRO PUBLIC WORKS AND TRANSPORTATION SUBDIVISION INSPECTORS FOR INSPECTIONS OF BASE, PAVEMENT AND SIDEWALKS, (502)574-5810 OR (502)459-2291.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTIBLE WARNINGS FOR RAMP" PER KTO STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
- ALL SIDEWALKS, PEDESTRIAN RAMP, LANDINGS, AND CROSSWALKS, ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE AMERICAN DISABILITIES ACT (A.D.A.).
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT IS REQUIRED BY PUBLIC WORKS DEPARTMENT, PRIOR TO ANY WORK IN THE RIGHT-OF-WAY
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT IS REQUIRED
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO BOND RELEASE.

## LEGEND

	Property Line		Wood/Vinyl Fence
	Existing Fence		Ditch Line
	Existing Sewerline		Flow Arrow
	Proposed Sewerline		Existing Storm Line
	Existing Manhole		Proposed Storm Line
	Proposed Manhole		



Campus Crest at Louisville LLC  
2501 S 4th Street  
Louisville, KY 40208  
D.B. 10120 PG. 752  
E21 - 1W



## VICINITY MAP

NO SCALE

## Site Development Data

Location:	2516 South 4th Street
Inst. No.:	D.B. 10732 PG. 169
	D.B. 10380 PG. 388
	D.B. 10315 PG. 472
Tax Block, Lot, Sublot:	050D 145, 146 & 147
Area:	0.3400
Zoning:	R6, C1
Form District:	Trad. Neighborhood
Enterprise Zone:	Yes
Existing Use:	Vacant
Proposed Use:	Mixed Use: Retail/Mult-Family
Plan Certain:	No

## Owner

FARK Land Trust

## Building Summary

Footprint:	6,962 S.F.
First Floor:	
Commercial:	3,930 S.F.
Residential:	3,032 S.F.
Second Floor:	
Commercial:	- S.F.
Residential:	6,962 S.F.

## Dimensional Standards

Building Setbacks	Min	Infill Standards
Front:	None	
Side:	None	
Street Side:	3'	
Rear:	5'	
Max. Height of Building:	Infill Standards	

## Parking Summary

	Min	Max
Commercial	1SP/500S.F.	1SP/150S.F.
Residential	1.5 SP/D.U.	2.5 SP/D.U.
Spaces Required	10	D.U.
Reductions	10%	9.1.1.F.1
	20%	9.1.1.F.2
	20%	9.1.1.F.9, 5.A.1, 2
Total Spaces Required	4	
Spaces Provided	4	On Street Spaces
Residential	1.5 SP/D.U.	2.5 SP/D.U.
Spaces Required	10	D.U.
Reductions	10%	9.1.1.F.1
	20%	9.1.1.F.2
	20%	9.1.1.F.9, 5.A.1, 2
Total Spaces Required	9	
Spaces Provided	1	ADA Space
Bicycle Parking	10	Total
Residential	Long-Term	Short-Term
Commercial	2	None
	2	2

## IL A Requirements

Vehicle Use Area	2,950 S.F.
ILA Required:	0%
ILA Provided:	(5.25%) 155 S.F.
ILA Trees Provided:	1 trees

## Impervious Areas

Total Site Area	14,738 S.F.
Existing Conditions	
Impervious	5,869 S.F.
Pervious	8,869 S.F.
Proposed Conditions	
Impervious	8,480 S.F.
Pervious	6,258 S.F.

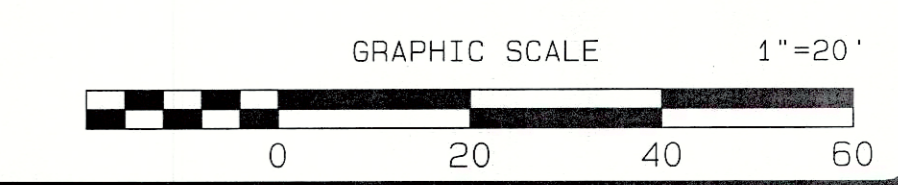
## Density and Floor Area Ratio

Building Footprint Total	6,962 S.F.
Gross Floor Area Total:	13,924 S.F.
F.A.R.:	0.94
Max Allowed F.A.R.:	1.0
Dwelling Units	10 DU
Dwelling Units per acre	29.4 DU/acre
Max Allowed DU/Acre	34.8 DU/acre
Max Allowed Dwelling Units	11.8 DU

## Tree Canopy

Class B Tree Canopy Category	
Gross Site Area	14,738 S.F.
Existing Tree Canopy	0 S.F.
Ex. Tree Canopy %	0.0 %
Preserved Tree Canopy Coverage Area	0 S.F.
Preserved Tree Canopy Coverage %	0.0 %
Tree Canopy Area Required	2,210.7 S.F.
Tree Canopy Area Required %	15.0 %
Multi Family Reduction	66.0 %
Reduced Tree Canopy Area Required	1,459.1 S.F.
Tree Canopy Preserved	0 S.F.
New Tree Canopy Provided	1,584 S.F.
Tree Canopy Provided	1,584 S.F.
% Tree Canopy Provided	10.7 %

RECEIVED  
NOV 13 2018  
PLANNING & DESIGN SERVICES



DATE: \_\_\_\_\_ REVISION: \_\_\_\_\_

**AL ENGINEERING INC.**  
Civil Engineering & Land Development Services  
13000 Middlemore Industrial Blvd. Ste. A (502) 817-4444  
Louisville, KY 40223

ACCOUNT: 2018-020  
DATE: June 4, 2018  
DRAWN BY: AMR  
CHECKED BY: AMR  
APPROVED BY: AMR

**Creek Alley Contracting**  
4906 Grand Court  
Crestwood, KY 40014

**4th Street Development**  
2516 So. 4th Street  
Louisville, Kentucky 40208

**Re-Zone Plan**  
**Detail Development Plan**

DRAWING: 1  
SHEET OF: 1

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