



NOT FOR CONSTRUCTION
DEVELOPMENT
PLAN
AUGUST 20, 2018

URBAN
GOVERNMENT
CENTER
PHASE 1
814 Vine Street
Louisville, Kentucky

Owner:
Louisville Metro



Owner/Design Owner:
1122 Regent Street
Louisville, Kentucky 40204
502.297.8150

Landscaping Architect/Civil
400 E Main Street, Ste. 106
Louisville, Kentucky 40202
502.742.6581

Architect:
EOP Architects
502.805.0311
Louisville, Kentucky 40202

Work:
231 N 19th Street
Louisville, Kentucky 40203
502.632.3222

SEWER TREATMENT PLANT:
MORRIS FOREMAN

Case Number: 18Z01E1062
MSD WRF: 11348

SHEET NUMBER:
DESIGN SERVICES
SEP 11 2018
RECEIVED
PLAN

DP1
18 ZONE 1062

LOCATION MAP
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY
NOT TO SCALE

LOT#	AREA (S.F.)	FAR	UNIT TYPE	PRIVATE YARD PROVIDED	PRIVATE YARD PROVIDED (SQM)
01	3,886.25	0.75	B	663.25 SF	510.10 SF
02	2,881.74	0.69	A	578.35 SF	392.82 SF
03	2,881.74	0.69	A	578.35 SF	392.82 SF
04	2,881.74	0.69	A	578.35 SF	392.82 SF
05	3,206.97	0.75	B	663.15 SF	512.47 SF
06	3,206.97	0.75	B	663.15 SF	512.47 SF
07	2,881.74	0.69	A	578.35 SF	392.82 SF
08	2,881.74	0.69	A	578.35 SF	392.82 SF
09	2,881.74	0.69	A	578.35 SF	392.82 SF
10	2,882.28	0.69	A	578.45 SF	392.82 SF
11	3,370.34	0.59	A	674.01 SF	392.82 SF
12	2,973.49	0.66	A	614.01 SF	392.82 SF
13	3,865.18	0.51	A	773.04 SF	392.82 SF
14	3,744.00	0.65	B	748.89 SF	434.17 SF
15	2,800.00	0.69	A	576.00 SF	392.82 SF
16	2,888.55	0.68	A	577.71 SF	392.82 SF
17	3,144.03	0.65	B	748.81 SF	434.17 SF
18	2,800.00	0.69	A	576.00 SF	392.82 SF
19	2,884.82	0.69	A	576.98 SF	392.82 SF
20	3,862.10	0.63	B	772.42 SF	392.82 SF
21	2,870.90	0.67	A	594.07 SF	392.82 SF
22	3,268.46	0.73	B	673.29 SF	512.43 SF
23	1,784.04	0.00	OPEN SPACE		

SITE DATA

SITE ADDRESS: 814 VINE STREET, LOUISVILLE, KY 40204
 174 BLDG. AND LOT DEED BOOK AND PAGE # 18-031 - LOT 8/26
 GROSS SITE AREA: 21,014 AC
 GROSS SITE IN S1: 97,353.15 SF
 NET SITE AREA (PROPOSED REZONING): 2,0029 AC
 NET SITE IN S1: 87,247 SF
 FROM DISTRICT: TRADITIONAL NEIGHBORHOOD
 EXISTING ZONING: R-6
 PROPOSED ZONING: SINGLE FAMILY RESIDENTIAL
 EXISTING USE: PAVEMENT
 PROPOSED USE: 10.98 UNITS/AC
 PROPOSED DWELING UNITS: 22
 MAX HEIGHT ALLOWED: 45'
 MAX HEIGHT PROPOSED: 32'
 REQUIRED MAXIMUM PARKING SPACES: 45
 REQUIRED DWELING UNIT = 22 SPACES
 REQUIRED MAXIMUM PARKING SPACES PER DWELING UNIT = 66 SPACES
 - 3 OUTDOOR PER DWELING UNIT = 66 SPACES
 BOUNDING STRECKS: 44 SPACES (2 GARAGE SPACES PER DWELING UNIT)
 BOUNDING STRECKS REQUIREMENTS: 25' MAXIMUM FRONT YARD, 5' REAR YARD, 3' SIDE YARD, 25' MINIMUM LOT WIDTH

GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- SEWERAGE SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT'S DESIGN SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- LANDSCAPING SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT'S DESIGN SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- COMPARABLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- THESE PLANS AND SPECIFICATIONS SHALL BE SUBJECT TO THE DESIGNER'S INSPECTION ON 9/7/18.
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- VERIFY AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS.
- ADDITIONAL PROPOSED STREETS ARE A MINIMUM OF 4' WIDE ALONG ALLEYS AND INTERNAL TO DEVELOPMENT, 6' WIDE ALONG SIDE STREETS.
- DESIGNER SHALL BE RESPONSIBLE FOR UTILITIES RECONSTRUCTION, IF REQUIRED.
- DESIGNER SHALL BE RESPONSIBLE FOR THE INSTALLMENT OF PUBLIC HEALTH AND WELLNESS MONITORING DEVICES IN ACCORDANCE WITH CHAPTER 36 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.
- MUSCULINA CONTROL IN ACCORDANCE WITH CHAPTER 36 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.
- STORM SEWERAGE SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT'S DESIGN SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
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EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (ESP) PLAN SHALL BE IMPLEMENTED BEFORE TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED ESP PLAN MUST BE REVIEWED AND APPROVED BY THE DESIGNER AND THE METROPOLITAN SEWER DISTRICT BEFORE IMPLEMENTATION.
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CLASS	DESCRIPTION
C-22	CONCRETE
C-23	ASPHALT
C-24	PAVEMENT
C-25	GRAVEL
C-26	DIRT

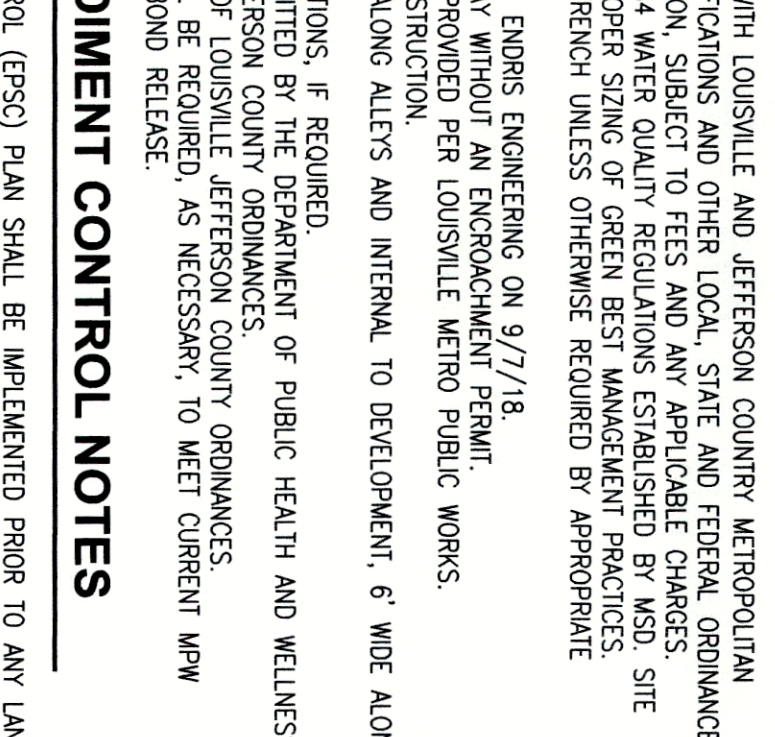
BENCHMARK	ELEVATION
BM 23	423.05
BM 24	422.70
BM 25	422.35
BM 26	422.00
BM 27	421.65
BM 28	421.30
BM 29	420.95
BM 30	420.60
BM 31	420.25
BM 32	419.90

LANDSCAPE REQUIREMENTS	REQUIREMENTS
1. TREE X: TREE PER LOT OR 2. TYPE B: TREES PER LOT	1. CLASS "B"
2. TREE Y: TREE PER LOT	2. CLASS "C"
3. TREE Z: TREE PER LOT	3. CLASS "D"
4. TREE W: TREE PER LOT	4. CLASS "E"
5. TREE V: TREE PER LOT	5. CLASS "F"
6. TREE U: TREE PER LOT	6. CLASS "G"
7. TREE T: TREE PER LOT	7. CLASS "H"
8. TREE S: TREE PER LOT	8. CLASS "I"
9. TREE R: TREE PER LOT	9. CLASS "J"
10. TREE Q: TREE PER LOT	10. CLASS "K"
11. TREE P: TREE PER LOT	11. CLASS "L"
12. TREE O: TREE PER LOT	12. CLASS "M"
13. TREE N: TREE PER LOT	13. CLASS "P"
14. TREE M: TREE PER LOT	14. CLASS "Q"
15. TREE L: TREE PER LOT	15. CLASS "R"
16. TREE K: TREE PER LOT	16. CLASS "S"
17. TREE J: TREE PER LOT	17. CLASS "T"
18. TREE I: TREE PER LOT	18. CLASS "U"
19. TREE H: TREE PER LOT	19. CLASS "V"
20. TREE G: TREE PER LOT	20. CLASS "W"
21. TREE F: TREE PER LOT	21. CLASS "X"
22. TREE E: TREE PER LOT	22. CLASS "Y"
23. TREE D: TREE PER LOT	23. CLASS "Z"
24. TREE C: TREE PER LOT	24. CLASS "AA"
25. TREE B: TREE PER LOT	25. CLASS "AB"

TREE CANOPY REQUIREMENTS	REQUIREMENTS
1. EXISTING TREE CANOPY	1. 13,440 SF (15.9%)
2. PROPOSED TREE CANOPY	2. 13,087 SF (15.2%)
3. PROPOSED NET TREE CANOPY	3. 15,840 SF (18%)
4. TOTAL TREE CANOPY	4. 15,840 SF (18%)

DISTURBANCE DATA	REQUIREMENTS
LIMITS OF DISTURBANCE	2,0029 AC (87247 S.F.)
EXISTING DISTURBANCE	79,888 S.F.
PROPOSED DISTURBANCE	53,541 S.F.
NET DISTURBANCE	26,347 S.F.

STORM SEWER OUTFALL DIAGRAM



NOTE: DIRECT STORM WATER OUTFALL TO REARASS CREEK TO BE REVIEWED AND APPROVED BY THE METROPOLITAN SEWER DISTRICT BEFORE CONSTRUCTION. THE METROPOLITAN SEWER DISTRICT SHALL BE RESPONSIBLE FOR THE INSTALLMENT OF A STORM SEWER OUTFALL TO REARASS CREEK.

