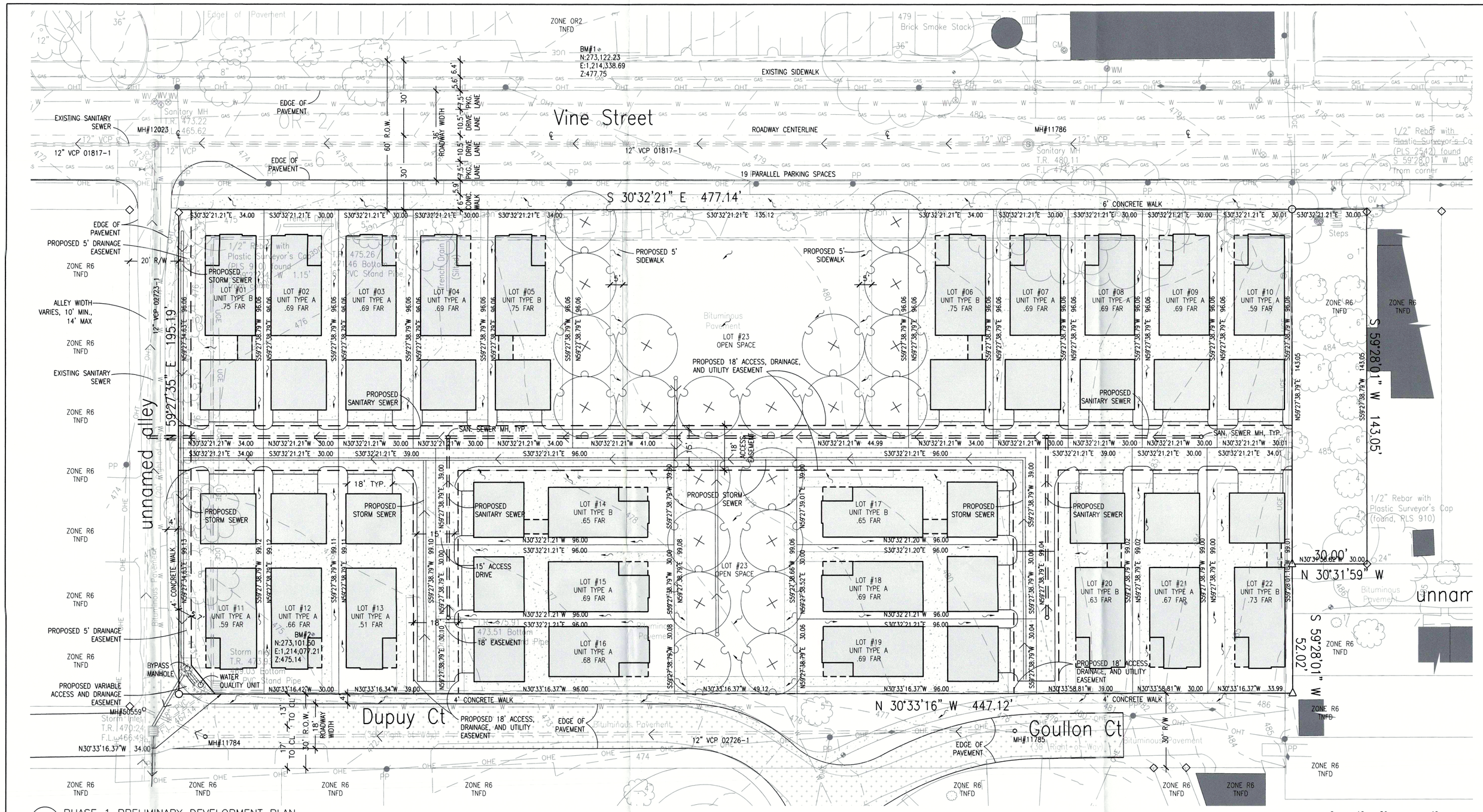
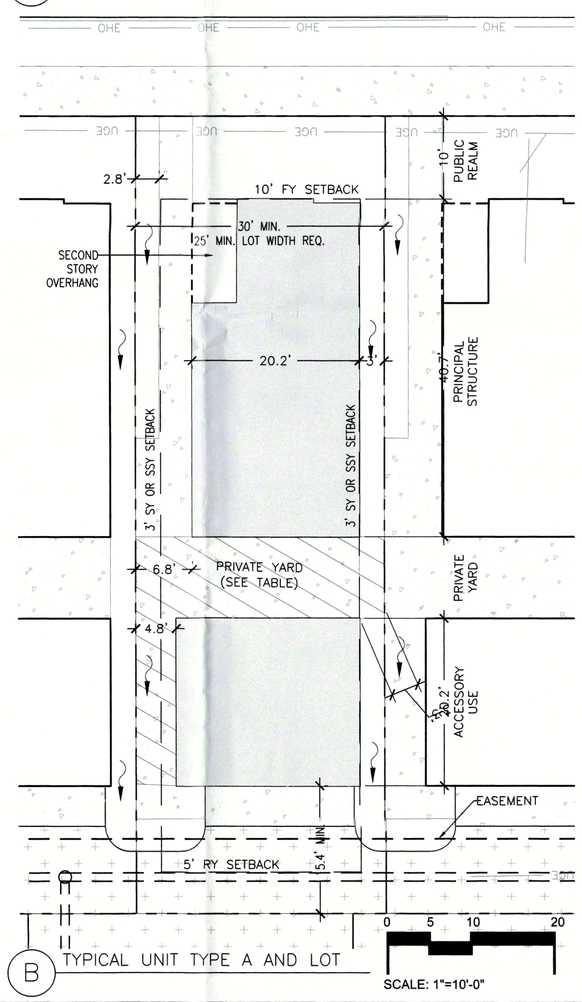


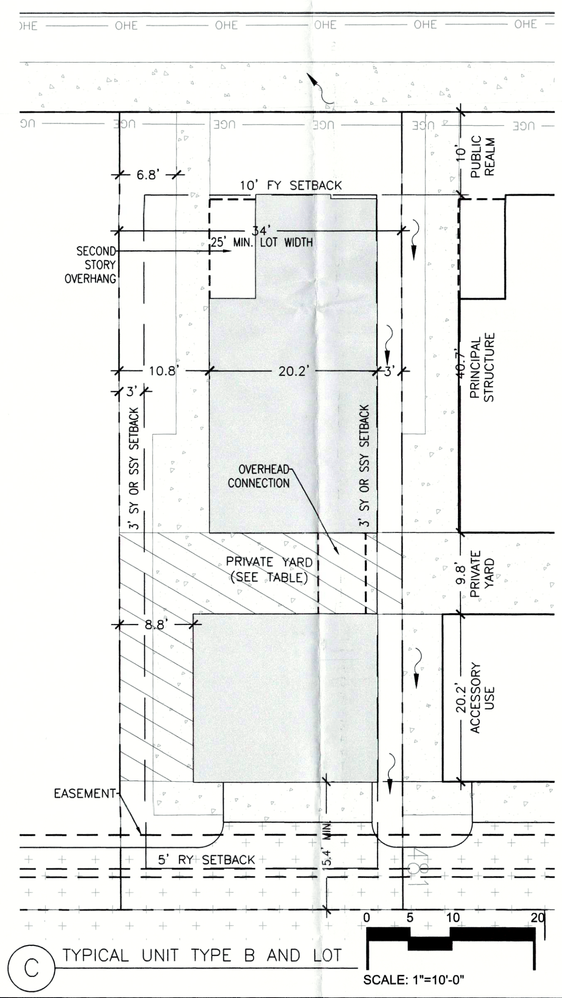
A PHASE 1 PRELIMINARY DEVELOPMENT PLAN

SCALE: 1"=20'-0"



B TYPICAL UNIT TYPE A AND LOT

SCALE: 1"=10'-0"



C TYPICAL UNIT TYPE B AND LOT

SCALE: 1"=10'-0"

LEGEND

- CONTROL POINT / BENCHMARK
- LIGHT POLE (LP)
- STREET LIGHT (LP)
- FIRE HYDRANT (FH)
- POWER POLE (PP)
- TELEPHONE POLE (TP)
- WATER VALVE (WV)
- WATER METER (WM)
- POST INDICATOR VALVE (PIV)
- GAS METER (GM)
- GAS VALVE (GV)
- ELECTRIC METER (EM)
- SANITARY MANHOLE
- STORM MANHOLE
- SIGNS
- GUY ANCHOR
- PARKING METER
- PVC PLASTIC PIPE
- RCP CONCRETE PIPE
- MTL METAL PIPE
- VCP VITRIFIED CLAY PIPE
- HW STORM STRUCTURE HEADWALL
- MH MANHOLE
- INV. INVERT ELEVATION
- F.L. FLOW LINE ELEVATION
- T.G. TOP-OF-GRATE
- T.W. TOP-OF-WALL ELEVATION
- FC FACE OF CURB (GUTTER LINE)
- YD YARD INLET
- TMH TELEPHONE MANHOLE
- CB STORM INLET (CATCH BASIN)
- CHAIN LINK FENCE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- OVERHEAD TELE/CABLE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELE/CABLE
- SANITARY SEWER LINE
- DRAINAGE FLOW
- PROPERTY BOUNDARY
- SETBACK
- PROPOSED BUILDING
- PROPOSED CANOPY
- STORM SEWER
- SANITARY SEWER

LOCATION MAP

LOUISVILLE, JEFFERSON COUNTY, KENTUCKY
NOT TO SCALE

LOT STATISTICS

LOT #	AREA (S.F.)	FAR	UNIT TYPE	PRIVATE YARD REQ'D (20%)	PRIVATE YARD PROVIDED
01	3,266.25	0.75	B	653.25 SF	510.10 SF
02	2881.74	0.69	A	576.35 SF	392.62 SF
03	2881.74	0.69	A	576.35 SF	392.62 SF
04	2881.74	0.69	A	576.35 SF	392.62 SF
05	3265.97	0.75	B	653.19 SF	512.47 SF
06	3265.97	0.75	B	653.19 SF	512.47 SF
07	2881.74	0.69	A	576.35 SF	392.62 SF
08	2881.74	0.69	A	576.35 SF	392.62 SF
09	2881.74	0.69	A	576.35 SF	392.62 SF
10	2882.28	0.69	A	576.46 SF	392.62 SF
11	3370.34	0.59	A	674.07 SF	392.62 SF
12	2973.49	0.66	A	594.70 SF	392.62 SF
13	3865.18	0.51	A	773.04 SF	392.62 SF
14	3744.00	0.65	B	748.80 SF	434.17 SF
15	2880.00	0.69	A	576.00 SF	392.62 SF
16	2888.55	0.68	A	577.71 SF	392.62 SF
17	3744.03	0.65	B	748.81 SF	434.17 SF
18	2880.00	0.69	A	576.00 SF	392.62 SF
19	2884.82	0.69	A	576.96 SF	392.62 SF
20	3862.10	0.63	B	772.42 SF	392.62 SF
21	2970.36	0.67	A	594.07 SF	392.62 SF
22	3366.46	0.73	B	673.29 SF	512.43 SF
23	17846.04	0.00	OPEN SPACE		

SITE DATA

SITE ADDRESS	814 VINE STREET LOUISVILLE, KY 40204
TAX BLOCK AND LOT DEED BOOK AND PAGE #	TB 021J – LOT 0076 DB5818, PG 225, TRACT 4
GROSS SITE AREA GROSS SITE IN S.F.	2.1014 Ac. 91538.4 SF
NET SITE AREA (PROPOSED REZONING) NET SITE IN SF	2.0029 Ac. 87247 SF
FORM DISTRICT EXISTING ZONING PROPOSED ZONING EXISTING USE PROPOSED USE	TRADITIONAL NEIGHBORHOOD R-6 U-N PARKING LOT SINGLE FAMILY RESIDENTIAL
PROPOSED DENSITY PROPOSED DWELLING UNITS	10.98 UNITS/ Ac. 22
MAX HEIGHT ALLOWED MAX HEIGHT PROPOSED	45' 32'
REQUIRED MINIMUM PARKING SPACES – 1 PER DWELLING UNIT = 22 SPACES	
REQUIRED MAXIMUM PARKING SPACES – 3 OUTDOOR PER DWELLING UNIT = 66 SPACES	
PROVIDED PARKING SPACES	44 SPACES (2 GARAGE SPACES PER DWELLING UNIT)
BUILDING SETBACK REQUIREMENTS 15' MINIMUM FRONT YARD, 25' MAXIMUM FRONT YARD 5' REAR YARD, 3' SIDE YARD 25' MINIMUM LOT WIDTH	

BENCHMARKS

CP#25
MAGNAIL
N: 264323.05
E: 1207445.70
Z: 455.45

CP#22
H AND T
N: 263870.55
E: 1207337.83
Z: 456.24

LANDSCAPE REQUIREMENTS

1 TYPE 'A' TREE PER LOT OR 2 TYPE 'B' TREES PER LOT
TREES PROVIDED 22 TYPE 'A' TREES

TREE CANOPY REQUIREMENTS

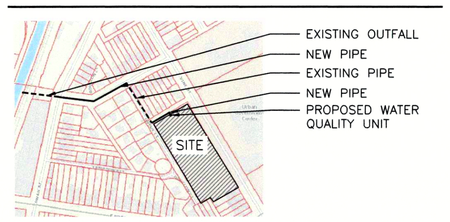
CATEGORY	CLASS "B"
SITE AREA	87,247 S.F. (2.0029 Ac.)
EXISTING TREE CANOPY	13,440 S.F. (15.5%)
PRESERVED TREE CANOPY	0 S.F. (0%)
REQUIRED TREE CANOPY	13,087 S.F. (15%)
PROVIDED NEW TREE CANOPY	22 TYPE A TREES @ 720SF =15,840 S.F. (18%)
TOTAL TREE CANOPY	15,840 S.F. (18%)

DISTURBANCE DATA

LIMITS OF DISTURBANCE:	2.0029 Ac. (87247 S.F.)
EXISTING IMPERVIOUS:	79,968 S.F.
PROPOSED IMPERVIOUS:	55,841 S.F.
NET IMPERVIOUS:	(24,127) S.F.

* NET DECREASE OF IMPERVIOUS, PROPOSED TO TAKE STORM WATER OFF OF COMBINED SEWER AND DIRECTLY TO BEAR GRASS CREEK

STORM SEWER OUTFALL DIAGRAM



NOTE: DIRECT STORM WATER OUTFALL TO BEARGRASS CREEK TO BE PROVIDED AND REGIONAL FACILITY FEES TO BE WAIVED. OWNER SHALL WORK WITH MSD ON LARGER PROJECT TO SUPPORT DIRECT STORMWATER OUTFALL.

IF A DIRECT STORMWATER OUTLET CAN NOT BE PROVIDED AND THE SITE WILL REMAIN DISCHARGING INTO THE COMBINED SEWER SYSTEM IT SHALL LIMIT THE 100-YEAR POST-DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.

GENERAL NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTRY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
3. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AR THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
4. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY ENDRIS ENGINEERING ON 9/7/18.
6. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
7. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS.
8. CONSTRUCTION PLANS WILL BE REQUIRED PRIOR TO CONSTRUCTION.
9. ALL PROPOSED SIDEWALKS ARE A MINIMUM OF 4' WIDE ALONG ALLEYS AND INTERNAL TO DEVELOPMENT, 6' WIDE ALONG VINE STREET.
10. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS, IF REQUIRED.
11. 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 ORDINANCES.
12. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.
13. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. 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 MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP's SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
2. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
3. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
4. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS POSSIBLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
5. SEDIMENT LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO DISCHARGE INTO A STREAM, POND, SWALE, CATCH BASIN OR PUBLIC RIGHT OF WAY.
6. CONCRETE WASH OUT PIT TO BE PLACED ON SITE AT CONTRACTORS DISCRETION.
7. THE EROSION PREVENTION AND SEDIMENT CONTROL DEVICES SHOWN ON THIS PLAN SET ARE INTENDED TO BE THE MINIMUM CONTROL MEASURES. ADDITIONAL EPSC DEVICES MAY NEED TO BE INSTALLED AS NECESSARY BY THE CONTRACTOR TO PREVENT EROSION AND SEDIMENTATION.
8. AT THE END OF EACH WORK DAY SITE SHALL BE CLEANED OF SEDIMENT AND DEBRIS. DISTURBED AREAS SHALL HAVE SILT CONTROL INSTALLED OR WILL BE STABILIZED SO THAT SEDIMENT WILL NOT GET OFF SITE OR INTO THE STORM SYSTEM DURING A RAIN EVENT.
9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION AND DEMOLITION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS.
14. NO INCREASE IN STORM WATER DISCHARGE VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE.

NOT FOR CONSTRUCTION

DEVELOPMENT PLAN

AUGUST 20, 2018

URBAN GOVERNMENT CENTER PHASE 1

814 Vine Street
Louisville, Kentucky

Owner:
Louisville Metro

MARIAN

Owner/Developer:
The Marian Group
1122 Rogers Street
Louisville, Kentucky 40204
502.297.8130

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

Architect:
EOP Architects
322 E Main Street
Louisville, Kentucky 40202
502.805.0311

WorK
231 N 19th Street
Louisville, Kentucky 40203
502.632.3232

DRAWN BY: EH
APPROVED BY: IC
PROJECT NUMBER: 17-166
REVISIONS:

CASE NUMBER: 18ZONE1062
MSD WM#: 11836

SEWER TREATMENT PLANT:
MORRIS FOREMAN

CARMAN
LANDSCAPE ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING

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SHEET TITLE:
DEVELOPMENT PLAN

RECEIVED
SEP 11 2018
PLANNING & DESIGN SERVICES

SHEET NUMBER:
DP1

18 ZONE 1062