

GENERAL NOTES

- SEWER SERVICE IS AVAILABLE BY LATERAL EXTENSION CONTRACT, SUBJECT TO APPLICABLE FEES. THIS SITE WILL BE SERVED BY THE FLOYDS FORK WASTEWATER TREATMENT PLANT.
- THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON THE PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA MAP, (211110049E DATED DECEMBER 5, 2006).
- A TREE PRESERVATION PLAN WILL BE SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
- ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
- CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- RIGHT OF WAY DEDICATION BY MINOR PLAT OR DEED MUST BE RECORDED PRIOR TO METRO PUBLIC WORKS CONSTRUCTION APPROVAL.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH PRIOR TO UTILITY AGENCIES REQUIRE OTHERWISE.
- MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- AN MSD DRAINAGE BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

- POST-DEVELOPMENT PEAK RUN-OFF RATES MUST BE 50% FOR THE 2, 10 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE RECEIVING SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 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 MANAGEMENT PRACTICES.
- A CROSS ACCESS AGREEMENT BETWEEN LOT-1 & 2 TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION PLAN APPROVAL.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- IF SITE HAS TPO DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

EPSC NOTES

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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

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 FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

EPSC CONCEPT PLAN

- INSTALL SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
- BEGIN DEMOLITION.
- INSTALL DETENTION/ TEMPORARY SEDIMENT BASIN.
- BEGIN SITE WORK GRADING AND SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- COMPLETE SITE WORK.
- REMOVE SILT STACK.
- REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

ILA CALCULATIONS

LOT-1
VIA AREA 46,691 SF
REQUIRED ILA (7.5%) 3,502 SF
PROPOSED ILA 3,935 SF
TREES REQUIRED 15 TREES

LOT-2
TO BE DETERMINED

OPEN SPACE CALCULATIONS

LOT-1 & 2 COMBINED
SITE AREA 208,361 SF
REQUIRED OPEN SPACE (10% PER LDC 511.2) 20,836 SF
OPEN SPACE PROVIDED 23,398 SF
(BALCONIES 7,600SF X 0.50 = 3,800SF)
(COMMON OPEN SPACE = 19,598SF)

IMPERVIOUS AREA CALCULATIONS

LOT-1
SITE AREA: 165,430 SF (3.798 ACS)
EXISTING IMPERVIOUS AREA: 0 SF (0.0 ACS)
PROPOSED IMPERVIOUS AREA: 85,153 SF (1.95 ACS)
DIFFERENCE: 80,277 SF (1.848 ACS)

LOT-2
SITE AREA: 42,931 SF (0.987 ACS)
EXISTING IMPERVIOUS AREA: 5,164 SF (0.12 ACS)
PROPOSED IMPERVIOUS AREA: TO BE DETERMINED

DETENTION CALCULATIONS

$X = [(0.78 - 0.20)(4.79)(2.8)/12] \times 1.5 = 0.97 \text{ AC.} - \text{FT.}$

REQUIRED X = 42,350 CU.FT.
PROVIDED BASIN = 10,000 SQ.FT.
TOTAL = 10,000 SQ.FT. @ APPROX. 4.5' DEPTH
= 45,000 CU.FT. > 42,350 CU.FT.

UTILITY NOTE

- ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "811" (TOLL FREE PHONE NO. 1-800-382-5544) 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 AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

PARKING CALCULATIONS

LOT-1
MINIMUM PARKING REQUIRED: 125 SPACES
(1.5 SPACES/DWELLING UNIT)
(OFFICE/ CLUBHOUSE: 1/300SF)
MAX. PARKING ALLOWED: 250 SPACES
(3 SPACES/DWELLING UNIT)
(OFFICE/ CLUBHOUSE: 1/150SF)
PARKING PROVIDED: 141 SPACES
(INCLUDING 12 H.C. SPACES)

LOT-2
TO BE DETERMINED

TREE CANOPY REQUIREMENTS

LOT-1 & 2 COMBINED
SITE AREA 208,361 SF
EXISTING TREE CANOPY 174,820 SF (84%)
EXISTING TREE CANOPY TO REMAIN 0 SF (0%)
REQUIRED NEW TREE CANOPY 62,508 SF (30%)

DIMENSIONAL STANDARDS

LOT SIZE: 5,000 SF
LOT WIDTH: 0'
FRONT/STREET SIDE YARD: 0'
SIDE YARD: 0'
REAR YARD: 15'
BUILDING HEIGHT: 45'

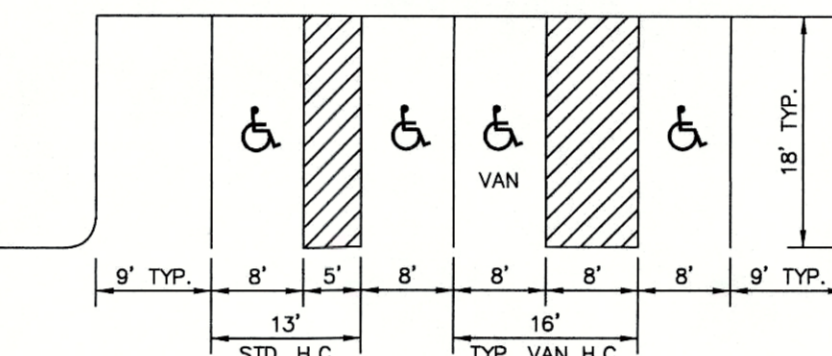
BICYCLE PARKING CALCULATIONS

THIS PROPOSED PROJECT DOES NOT MEET THE THRESHOLD FOR BICYCLE PARKING FOR OFFICE USE PER LDC 9.2.1. THE APPLICANT HAS VOLUNTARILY PROVIDED A 4 BIKE INVERTED 'U' BIKE RACK BY PARK-1.

BENCH MARKS (NAVD88 DATUM)

- BM 1 - SET SQUARE CUT IN TOP CENTER OF CONCRETE HEADWALL, APPROXIMATELY 90 FT. WEST OF MIDDLETOWN FIRE DEPARTMENT BUILDING. ELEV. 738.95
- BM 2 - SET SQUARE CUT IN TOP OF CURB, SOUTH SIDE OF MERIDIAN HILLS DRIVE, +/-49' SOUTH OF ENTRANCE DRIVE TO MERIDIAN APARTMENTS, NORTH SIDE CATCH BASIN. ELEV. 739.69
- BM 3 - SET SQUARE CUT IN TOP OF CURB, EAST SIDE URTON LANE, SOUTH SIDE ENTRANCE DRIVE TO STRIP MALL. ELEV. 753.66

BENCH MARK NOTE:
BENCH MARK ELEVATION DETERMINED USING GPS STATIC OBSERVATION AND OPUS SOLUTION. VERTICAL DATUM IS NAVD88 DATUM.

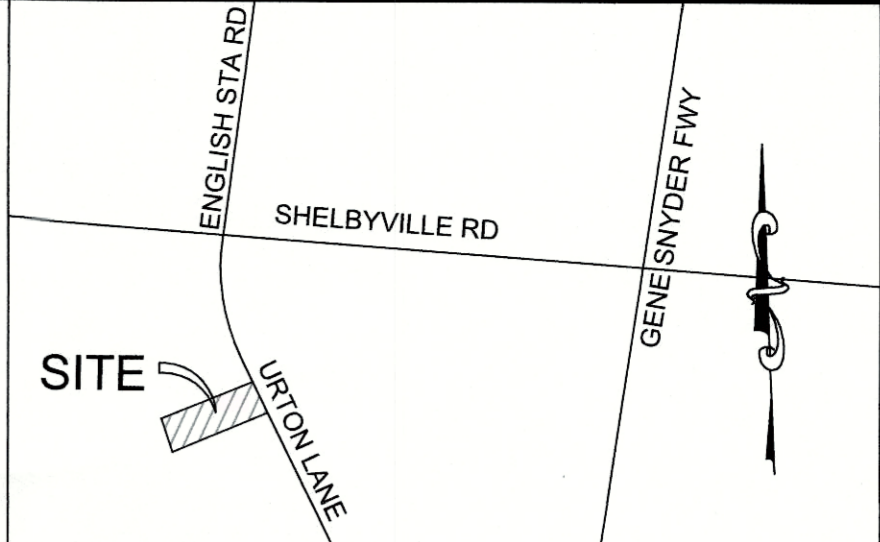


SITE DATA

EXISTING ZONING: CR-3 CAMPUS RESIDENTIAL COMMERCIAL
FORM DISTRICT: 4.905 AC
EXISTING USE: 0.12 AC
PROPOSED USE: MULTI-FAMILY/ RESIDENTIAL
GROSS SITE AREA: 4.905 AC
R/W DEDICATION: 0.12 AC
NET SITE AREA: 4.785 AC

LOT-1 MULTI-FAMILY
SITE AREA: 3.798 AC
DWELLING UNITS: 80 UNITS
1-BEDROOM: 20
2-BEDROOM: 40
3-BEDROOM: 20
DENSITY: 21.07 DU/AC
GROSS BUILDING FOOTPRINT: 34,796 SF
TOTAL BUILDING AREA: 96,522 SF
PROPOSED BUILDING HEIGHT: 39'
FAR: 0.58

LOT-2 COMMERCIAL
SITE AREA: 0.987 AC

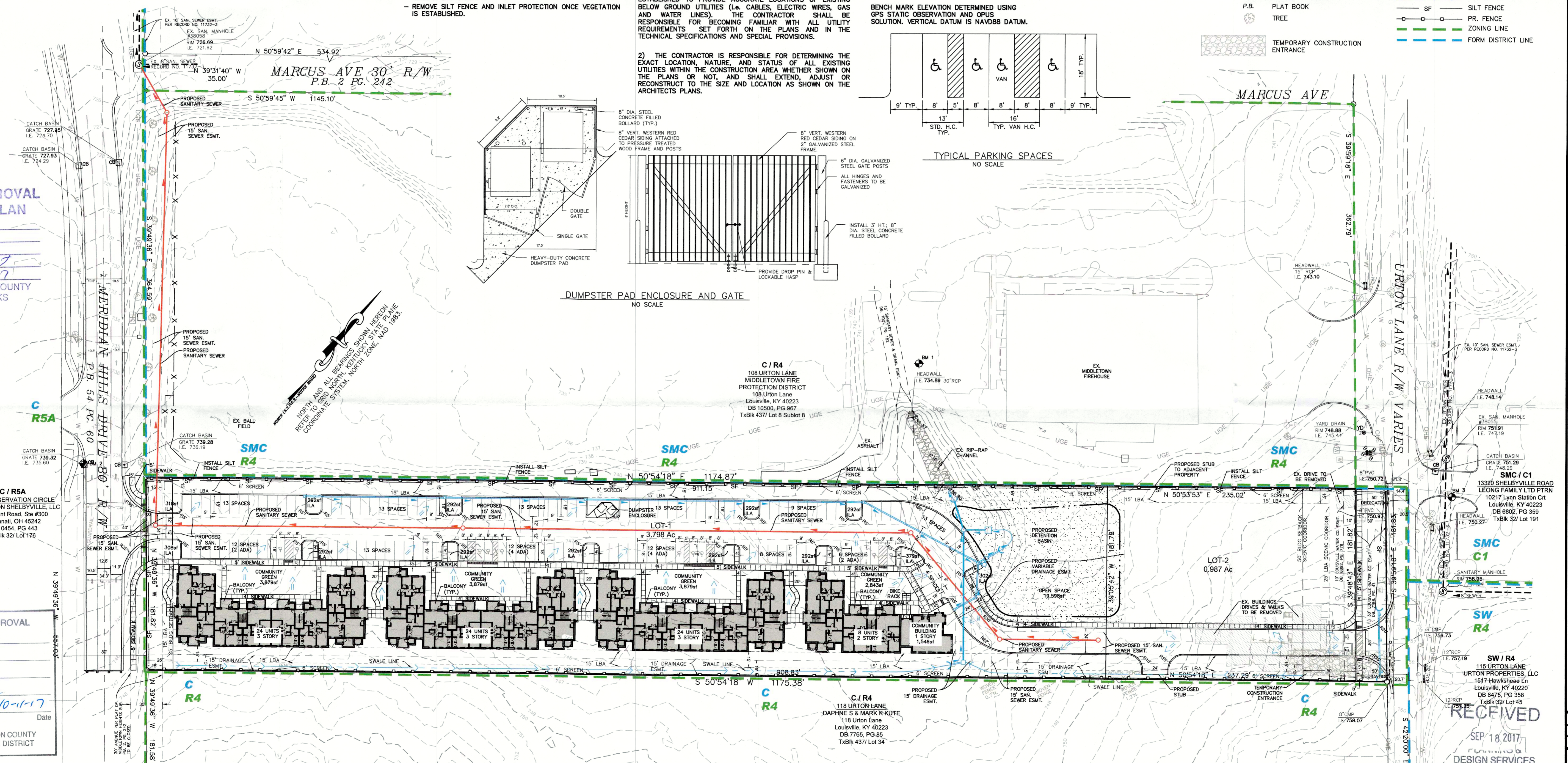


LEGEND

- TELEPHONE POLE
- UTILITY POLE
- DOWN GUY
- FIRE HYDRANT
- STORM MANHOLE
- SANITARY MANHOLE
- ELECTRIC MANHOLE
- CATCH BASIN
- YARD DRAIN
- CONCRETE TRANSFORMER PAD
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- OVERHEAD ELECTRIC & TELEPHONE
- 20" WATER LINE
- 16" GAS LINE
- HEADWALL
- DEED BOOK
- PLAT BOOK
- TREE
- GAS LINE MARKER
- BOLLARD
- WATER METER
- WATER VALVE
- GAS VALVE
- GAS METER
- P.V.C. POLYVINYL CHLORIDE PIPE
- MAILBOX
- BUILDING HEIGHT
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. SAN. SEWER
- EX. STORM SEWER
- PR. SAN. SEWER
- PR. STORM SEWER
- SURFACE FLOW ARROW
- SWALE LINE
- SILT FENCE
- PR. FENCE
- ZONING LINE
- FORM DISTRICT LINE
- TEMPORARY CONSTRUCTION ENTRANCE

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
BY: *Tommy Kelly*
DATE: 10-11-17
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



PRELIMINARY APPROVAL
Condition of Approval:
Tommy Kelly 10-11-17
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

GRAPHIC SCALE
0 25 50 100
CASE NO: 17DEVPLAN116Z
WM #9657
RELATED CASE #9081

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY
808 S. THIRD STREET,
LOUISVILLE, KENTUCKY 40202
(502) 584 - 6271

SHEET TITLE: REVISD DETAILED DISTRICT DEVELOPMENT PLAN
PROJECT TITLE: MIDDLETOWN APARTMENTS
114 URTON LANE
LOUISVILLE, KY 40069
TAX BLOCK 434 LOT 7

NO. REVISION DATE AGENCY COMMENTS
1 9/16/17

JOB NO. 3020
SCALE: 1"=50'
DATE: 08/28/17
DRAWING NO: RDDDP
SHEET 1 OF 1

K:\1025\DDP\3020-DDP.dwg, 24x36

17 DEVPAN 1167