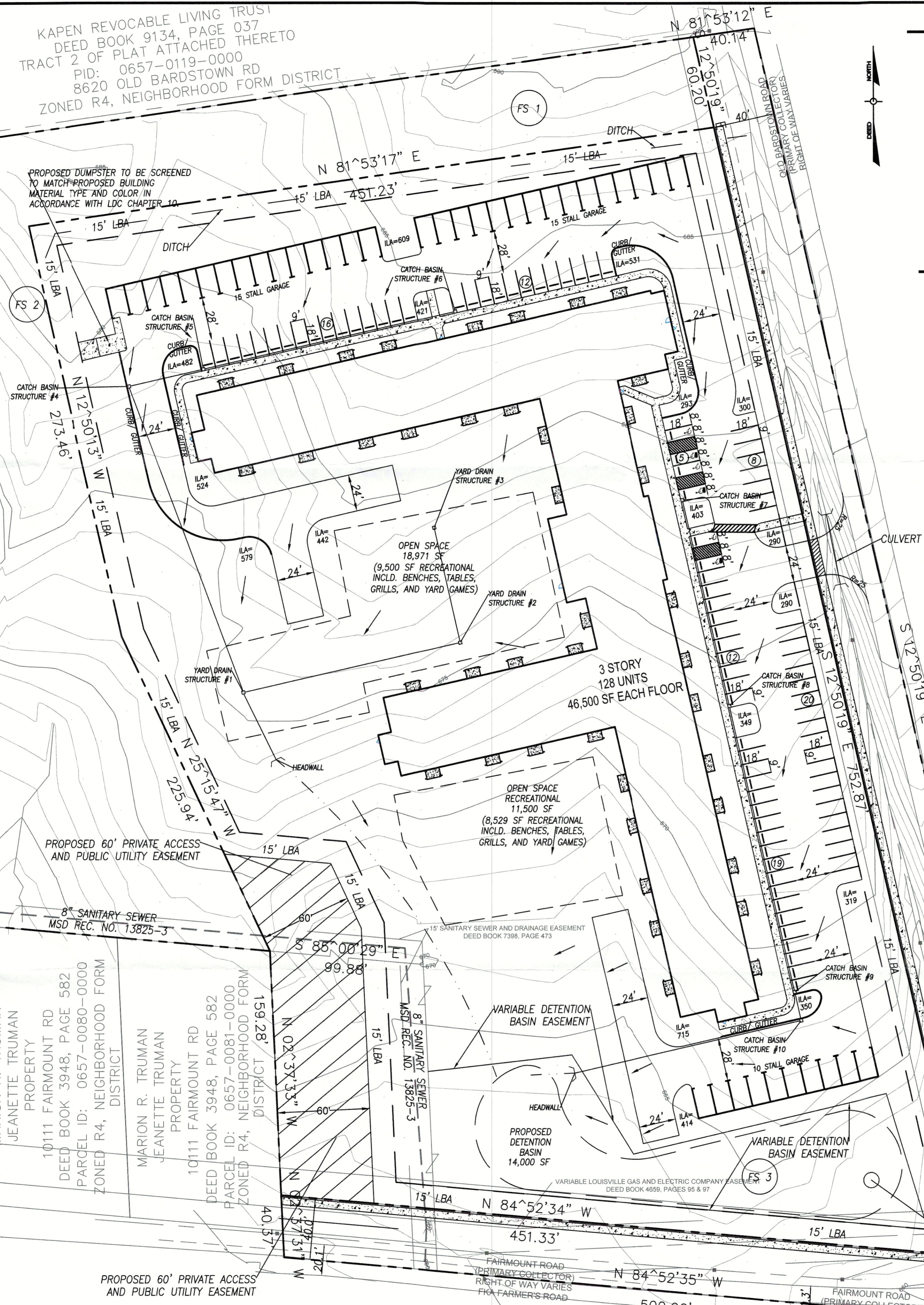


**GENERAL NOTES:**

- 1) MSD WATER MANAGEMENT #11898.
- 2) ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION CABINET'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
- 3) IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL FEDERAL, STATE AND LOCAL PERMITS NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON THESE PLANS. CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL INFORMATION STAKING THE PROJECT'S LINES AND GRADES AS SHOWN ON THESE PLANS WILL BE PROVIDED UPON REQUEST.
- 4) IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE UTILITY COMPANIES SUCH THAT ACCESS TO WORK AREAS OR SCHEDULE CONFLICTS DO NOT INTERRUPT OR DELAY THE PROJECT'S SCHEDULE.
- 5) THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND TO COORDINATE ALL CONNECTIONS WITH UTILITY COMPANIES.
- 6) ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER.
- 7) ALL CULVERTS UNDER PAVING HAVING LESS THAN 12" COVER SHALL BE CONCRETE ENCASED.
- 8) RING ALL CATCH BASINS WITH STONE BAGS DURING GRADING OPERATIONS.
- 9) ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT'S STANDARD SPECIFICATIONS.
- 10) DENSE-GRADED AGGREGATE BASE SHALL BE COMPACTED IN SEPARATE LAYERS.
- 11) FOR ASPHALT PARKING LOTS, CONTRACTOR SHALL RECEIVE APPROVAL FOR JOB MIX FORMULA.
- 12) ALL SUBGRADES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR. THE UPPER 12" OF FILL BENEATH PAVEMENTS SHALL BE COMPACTED TO 100% MOISTURE CONTENT SHALL BE WITHIN +3% TO -1% OF OPTIMUM.
- 13) TACK COAT SHALL BE APPLIED AT THE RATE OF 0.1 GALS. PER SQ. YARD WITH INSTALLATION OF SURFACE ASPHALT WHEN FINAL PAVING HAS BEEN DELAYED FROM THE BINDER INSTALLATION.
- 14) THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.
- 15) THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM SHALL BE 10%.
- 16) DIMENSIONS SHOWN HEREON ARE FROM THE EDGE OF GUTTERS OR WALLS UNLESS SHOWN OTHERWISE. ALL RADII SHOWN ARE ON FACE OF CURB.
- 17) SIDEWALKS SHALL BE A MINIMUM 5" THICK WITH 6" X 6" W.W.F. ON A 4" D.G.A. BASE. SIDEWALKS AT DRIVEWAYS SHALL HAVE A MINIMUM THICKNESS OF 6". A FINE BROOM FINISH SHALL BE PROVIDED WITH CONTROL JOINTS SPACED AT 5' INTERVALS AND EXPANSION JOINTS AT 25' INTERVALS, AT ALL BENDS AND WHERE ABUTTING RIGID STRUCTURES.
- 18) THE CONTRACTOR SHALL PROVIDE A COMPACTED DEPTH OF 6" TOPSOIL OVER ALL PERVIOUS AREAS ON THE PROJECT.
- 19) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36; ADA STANDARDS FOR ACCESSIBLE DESIGN.
- 20) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0114 E)
- 21) SANITARY SEWERS ARE AVAILABLE BY EXISTING CONNECTION FROM THE EXISTING SEWER RECORD NUMBER 13825-3, SUBJECT TO FEES.
- 22) DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 23) COMPATIBLE UTILITIES SHALL BE PLACE IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- 24) SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS AND SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES.
- 25) ALL SIGNAGE SHALL COMPLY WITH LDC CHAPTER 8, SIGN REGULATIONS.
- 26) ALL SERVICE STRUCTURES, INCLUDING DUMPSTER SHALL BE SCREENED IN ACCORDANCE WITH LDC CHAPTER 10.
- 27) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 28) 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 METRO ORDINANCES.
- 29) CONSTRUCTION PLANS AND BOND ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- 30) A KARST SURVEY SITE VISIT WAS COMPLETED BY BASHIR HASANZADEH, Ph.D., ON APRIL 17TH, 2019. THREE AREAS OF CONCERN WERE NOTED DURING THE SITE VISIT AND ARE SHOWN AS F-1, F-2, AND F-3 ON THE DEVELOPMENT PLAN. SEE FULL REPORT DATED APRIL 26TH, 2019 ON FILE WITH METRO PLANNING AND DESIGN SERVICES.
- 31) A MINOR PLAT TO CREATE THE LOT WILL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
- 32) THE FERN CREEK SMALL AREA PLAN APPLIES TO THE SITE.
- 33) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- 34) 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.
- 35) MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 36) IF SITE HAS THROUGH DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- 37) AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

**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.



**DETENTION BASIN CALCULATIONS**

PRE-DEVELOPED C=0.23 DEVELOPED C=0.59  
 DRAINAGE AREA TO BASIN= 5,417 AC.  
 DEVELOPED IMPERVIOUS AREA= 2,714 AC.  
 PRELIMINARY DETENTION BASIN VOLUME= 0.36 X 2.8/12 X 5,417 AC.  
 = 0.4550 Ac.Ft  
 = 19,821 CF  
 PRELIMINARY DETENTION BASIN SIZE= 14,000 SQ. FT. X 2 FT.  
 = 28,000 CF

NOTE: CAPACITY OF THE DOWNSTREAM SYSTEM ALONG OLD BARDSTOWN RD. TO BE VERIFIED ALL THE WAY TO THE INTERMITTENT BLUE LINE STREAM PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. ENGINEER SHALL ENSURE STORM WATER DOES NOT OVER TOP INTO OLD BARDSTOWN RD. MAY BE SUBJECT TO DOWNSTREAM IMPROVEMENTS.

**OPEN SPACE CALCULATIONS**

REQUIRED OPEN SPACE..... 35,364 S.F. (353,640 x 10%)  
 PROVIDED OPEN SPACE..... 36,735 S.F.  
 PROVIDED RECREATIONAL OPEN SPACE.... 18,029 S.F.  
 (OPEN SPACE INCLUDES 6,264 SF FROM 87 BALCONIES AT 6' X 12')

**EROSION PREVENTION and SEDIMENT CONTROL:**

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.

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 MSD 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 NO 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 DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

**FERN CREEK FIRE PROTECTION COMMENTS**

- 1) HYDRANTS WILL BE REQUIRED.
- 2) A SPRINKLER SYSTEM WILL BE NEEDED.
- 3) THE FIRE DEPARTMENT CONNECTION WILL BE A 5" STORZ CONNECTION. LOCATION WILL BE DETERMINED LATER.
- 4) DUMPSTER MUST BE 10' OR MORE FROM THE BUILDING.
- 5) A KNOX BOX WILL BE REQUIRED.

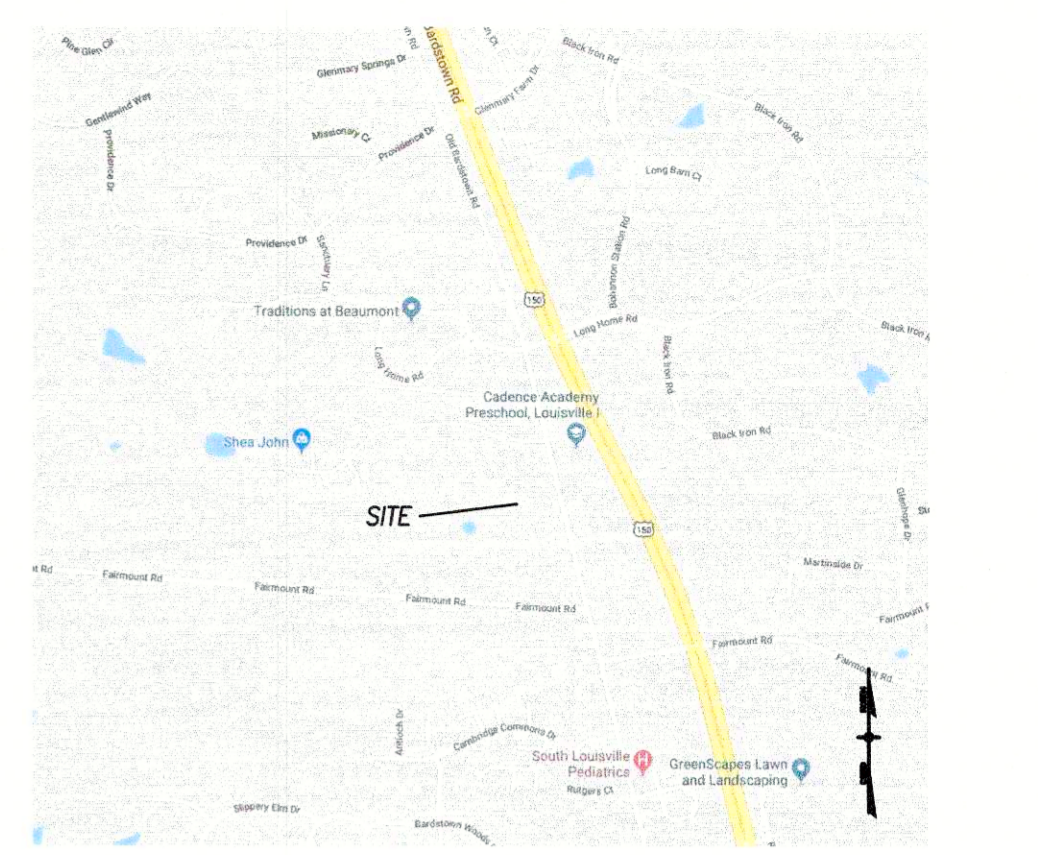
**PRELIMINARY APPROVAL**  
 Condition of Approval:  
 [Signature]  
 Development Review Date  
 LOUISVILLE & JEFFERSON COUNTY  
 METROPOLITAN SEWER DISTRICT

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:  
 BY: [Signature]  
 DATE: 8/12/19  
 LOUISVILLE & JEFFERSON COUNTY  
 METROPOLITAN SEWER DISTRICT

**METHOD**  
 APPROVED DEVELOPMENT PLAN  
 DOCKET NO. 18 ZONE 1086  
 APPROVAL DATE  
 EXPIRATION DATE  
 SIGNATURE OF PLANNING COMMISSION

REVISIONS	SCALE: 1" = 40'
DRWN: KLV	
CKD: MAB	
DATE: AUGUST 5, 2019	



**VICINITY MAP**

N.T.S.

**SITE DATA CHART**

EXISTING ZONE.....	R4
PROPOSED ZONE.....	R7
EXISTING FORM DISTRICT.....	NEIGHBORHOOD
EXISTING USE.....	VACANT
PROPOSED USE.....	SENIOR HOUSING
PROPERTY AREA.....	8,119 AC. (353,640 S.F.)
(AFTER DEDICATING RIGHT OF WAY.....)	6,966 AC. (303,445 S.F.)
PROPOSED BUILDING S.F. ....	45,755 S.F. EACH FLOOR
	137,265 S.F. TOTAL
DWELLING UNITS PER ACRE.....	24- 2 BED/ 1.5 BATH UNITS
	100- 2-BED/ 1 BATH UNITS
	4- 1-BED UNITS
BUILDING HEIGHT.....	45 FT. MAX.
F.A.R.....	0.129
REQUIRED PARKING.....	66 MIN. (.5 PER UNIT, 1 PER 2 (128 UNITS, 3 EMPLOYEES))
	195 MAX. (1.5 PER UNIT, 1 PER EMPLOYEE)
PROVIDED PARKING.....	132 SPACES INCLUDING 40 GARAGES & 6 ADA
PROVIDED BICYCLE PARKING.....	4 SHORT-TERM PARKING
PROPOSED VUA.....	65,064 S.F.
REQUIRED ILA.....	4,880 S.F. (7.5%)
PROVIDED ILA.....	7,301 S.F. (11.2%)
EXISTING TREE CANOPY.....	0%
REQUIRED TREE CANOPY.....	20% (70,728 S.F.)

**NOTICE**  
 PERMITS SHALL BE ISSUED INCREASE IN IMPERVIOUS AREA ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

PREDEVELOPED IMPERVIOUS AREA = 0 SQ. FT.  
 DEVELOPED IMPERVIOUS AREA = 118,235 S.F.  
 INCREASE IN IMPERVIOUS AREA = 118,235 SQ. FT.

**LEGEND**

○ IP	1/2" DIAMETER STEEL REINFORCING BAR WITH ORANGE PLASTIC CAP STAMPED "W 2852" SET	- - GM	GAS MAIN
○ PKF	PARKER-KALON NAIL WITH BRASS WASHER STAMPED "2852", SET PREVIOUS SURVEY	●	EXISTING POLE
○	LIGHT POLE	●	TELEPHONE POLE
○	SANITARY/STORM MANHOLE	●	POLE ANCHOR
○	POWER POLE	○	TREE/SHRUB
○	FIRE HYDRANT	○	FENCE
- -	GRAVITY SANITARY SEWER LINE / STORM SEWER	○	MONITORING WELL
- -	WATER LINE	○	WATER METER
H	PHYSICALLY CHALLENGED PARKING SPACE	- -	BURIED TELEPHONE/FIBER OPTIC GUARDRAIL
CO	CLEAN OUT	- -	OVERHEAD UTILITY LINE
CLF	CHAIN LINK FENCE	CB	CURB BOX INLET
GM	GAS METER	DB	DROP BOX INLET
WM	WATER METER	TBM	TEMPORARY BENCHMARK
- - - -	PROPOSED CONTOUR	○	EXISTING PLANTING
- - - -	EXISTING CONTOUR	○	TREE PROTECTION FENCE
→	PROPOSED DRAINAGE ARROW	○	PROPOSED PLANTING
→	EXISTING DRAINAGE ARROW		

**DETAILED DISTRICT DEVELOPMENT PLAN FOR OLD BARDSTOWN ROAD SENIOR HOUSING**

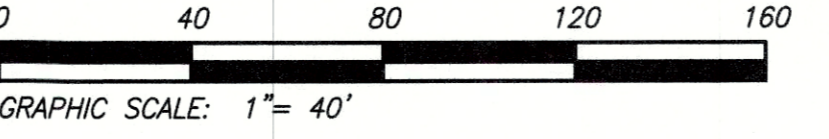
ZONED R4, NEIGHBORHOOD FORM DISTRICT  
 8700 OLD BARDSTOWN ROAD  
 LOUISVILLE, KY 40291  
 TAX BLOCK 857 LOT 15 & 87  
 DEED BOOK 10057, PAGE 745  
 DEED BOOK 6566, PAGE 380

OWNER:  
 GEORGE & EULA KOPPEL REV TRUST UA  
 2781 ELK CREEK ROAD  
 TAYLORSVILLE, KY 40071

DEVELOPER:  
 CLOVER COMMUNITIES BARDSTOWN, LLC  
 348 HARRIS HILL ROAD  
 WILLIAMSVILLE, NEW YORK 14221

RECEIVED  
 AUG 06 2019  
 PLANNING & DESIGN SERVICES

NO.  
 C-1

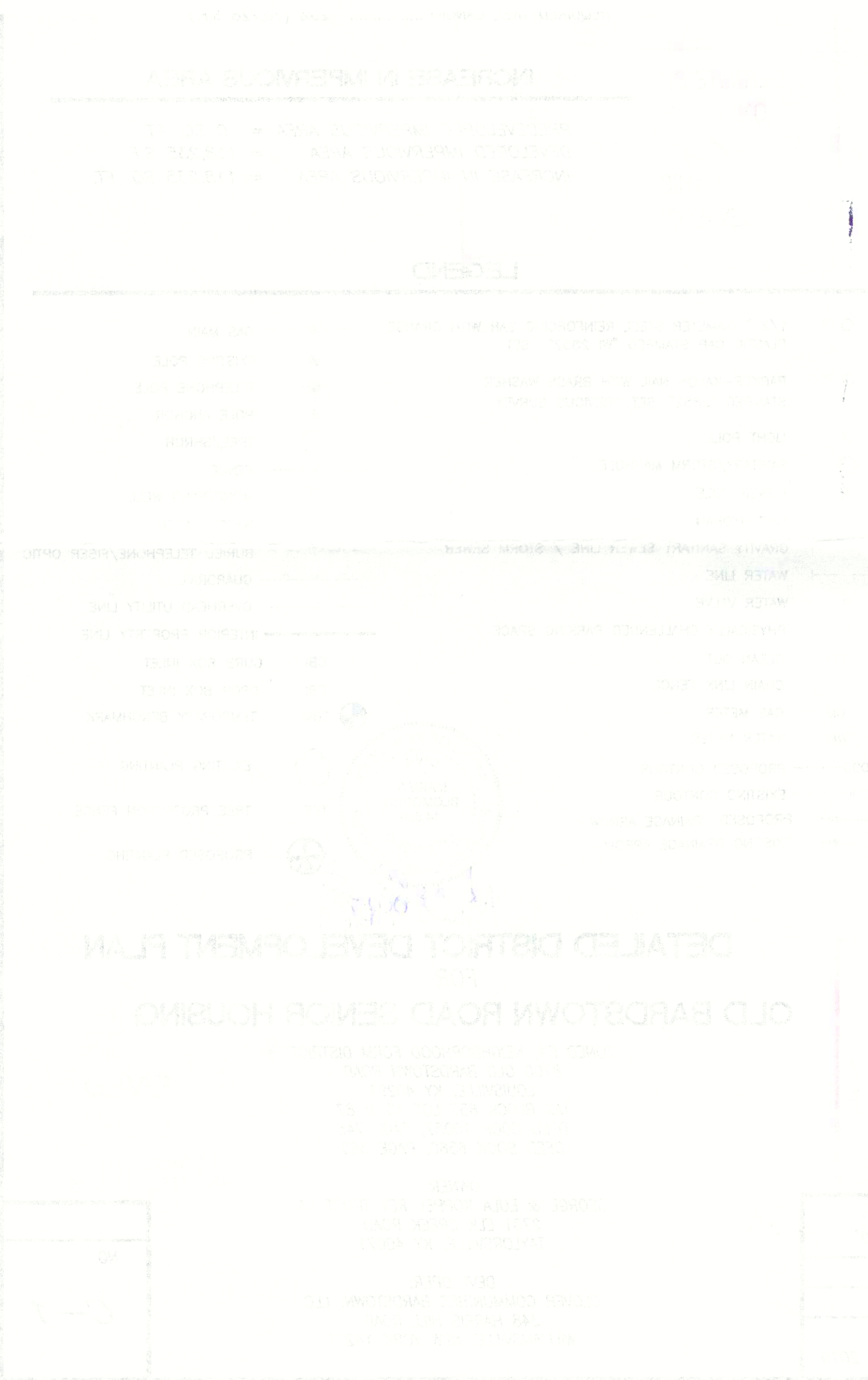


**BLOMQUIST DESIGN GROUP, LLC**  
 10529 TIMBERWOOD CIRCLE SUITE "D"  
 LOUISVILLE, KENTUCKY 40223  
 PHONE: 502.429.0105 FAX: 502.429.6861  
 EMAIL: MARVBDG@AOL.COM

**Binding Elements**  
**Case No. 18ZONE1086**

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **APPROVE** the requested Detailed District Development Plan, **SUBJECT** to the following binding elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
  - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - c. A minor subdivision plat or legal instrument shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
  - d. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the August 15, 2019 Planning Commission public hearing. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
8. The multi-family units shall be age restricted to 55 years of age and older to comply with the Fair Housing Act and the Housing for Older Persons Act.



**PRELIMINARY APPROVAL**

Condition of Approval:

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Development Review  
Date:

**LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT**

