

GENERAL NOTES:

- MSD WATER MANAGEMENT #9766.
- 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.
- 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.
- 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.
- 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.
- ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER.
- ALL CULVERTS UNDER PAVING HAVING LESS THAN 12" COVER SHALL BE CONCRETE ENCASED.
- RING ALL CATCH BASINS WITH STONE BAGS DURING GRADING OPERATIONS.
- DENSE-GRADED AGGREGATE BASE SHALL BE COMPACTED IN SEPARATE LAYERS.
- FOR ASPHALT PARKING LOTS, CONTRACTOR SHALL RECEIVE APPROVAL FOR JOB MIX FORMULA.
- ALL SUBGRADES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR. THE UPPER 12" OF FILL BENCH PAVEMENTS SHALL BE COMPACTED TO 100%. MOISTURE CONTENT SHALL BE WITHIN +3% TO -1% OF OPTIMUM.
- 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.
- THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM SHALL BE 10%.
- DIMENSIONS SHOWN HEREON ARE FROM THE EDGE OF GUTTERS OR WALLS UNLESS SHOWN OTHERWISE. ALL RADII SHOWN ARE ON FACE OF CURB.
- 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.
- THE CONTRACTOR SHALL PROVIDE A COMPACTED DEPTH OF 6" TOPSOIL OVER ALL PERVIOUS AREAS ON THE PROJECT.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBLE DESIGN.
- THIS PROJECT IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0026 E)
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS AND SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES.
- ALL SIGNAGE SHALL COMPLY WITH LDC CHAPTER 8, SIGN REGULATIONS.
- ALL SERVICE STRUCTURES, INCLUDING DUMPSTER SHALL BE SCREENED IN ACCORDANCE WITH LDC CHAPTER 10.
- KTC APPROVAL WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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.
- CONSTRUCTION PLANS, BOND AND KTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- ALL EXTERIOR LIGHTS SHALL NOT EXCEED 14 FT. IN HEIGHT AND SHALL BE FULLY SHIELDED WITH FLAT LENSES AND BE DIRECTED DOWN AND AWAY FROM RESIDENTIAL PROPERTIES.
- PREVIOUS SITE CASES: DDRO OVERLAY PERMIT 10216-MMD AND AMENDED FINAL BINDING ELEMENTS CASE #9987 (AMENDED CASE #12998).

WAIVER REQUESTS

- WAIVER OF LDC 5.9.2.D.1 TO ALLOW TRUCK ACCESS VIA THE LOADING DOCK ON JACKSON STREET.
- WAIVER OF LDC 5.9.2.D.2 TO ALLOW ACCESS FROM MARKET STREET.

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 SEED, 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 DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

MSD NOTES:

- MSD WATER MANAGEMENT #9766.
- ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT'S STANDARD SPECIFICATIONS.
- SANITARY SEWERS ARE AVAILABLE BY EXISTING CONNECTION FROM THE EXISTING SEWER RECORD NUMBER 1161-6 AND 50083, SUBJECT TO FEES.
- DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- MSD INDUSTRIAL WASTE DIVISION (IWD) APPROVAL REQUIRED
- 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.
- 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.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
- SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND 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.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- A PRE AND POST CONSTRUCTION TELE-INSPECTION OF THE COMBINATION SEWER LINE IN JACKSON TO MAIN STREET AND A TIE IN DETAIL WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. ANY IMPACTS TO THE SEWER POST CONSTRUCTION SHALL BE REPAIRED PRIOR TO BOND RELEASE.

OPEN SPACE CALCULATIONS

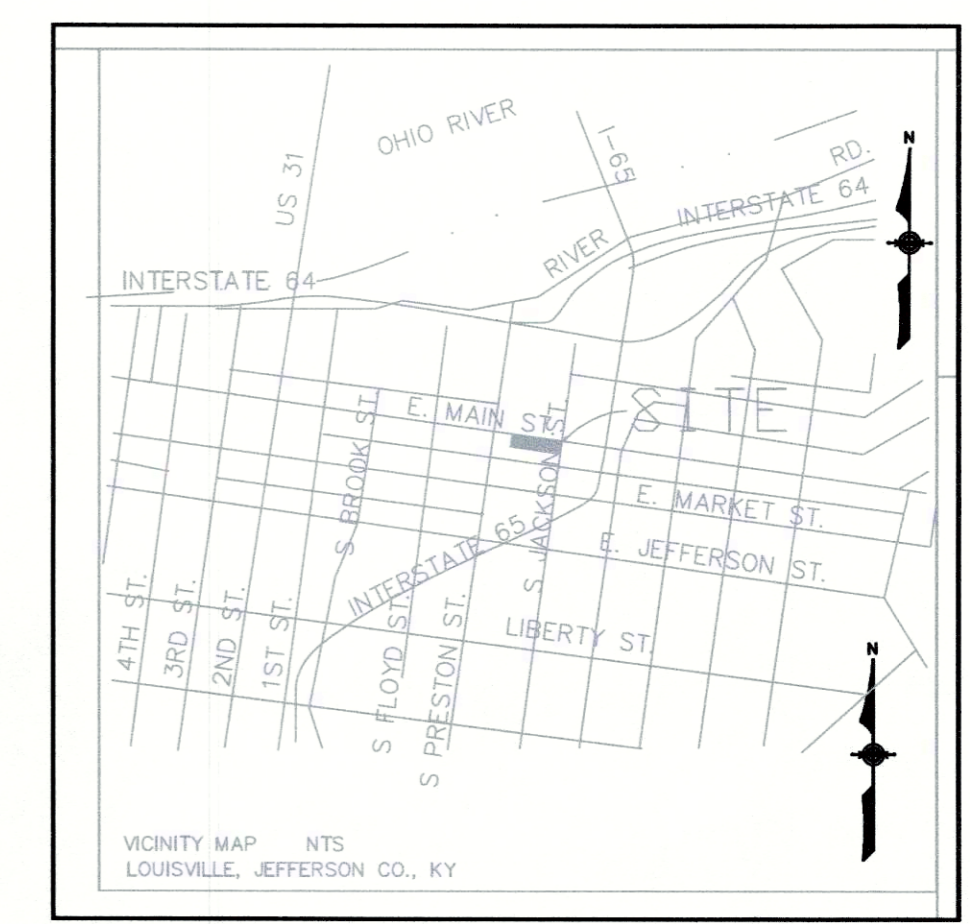
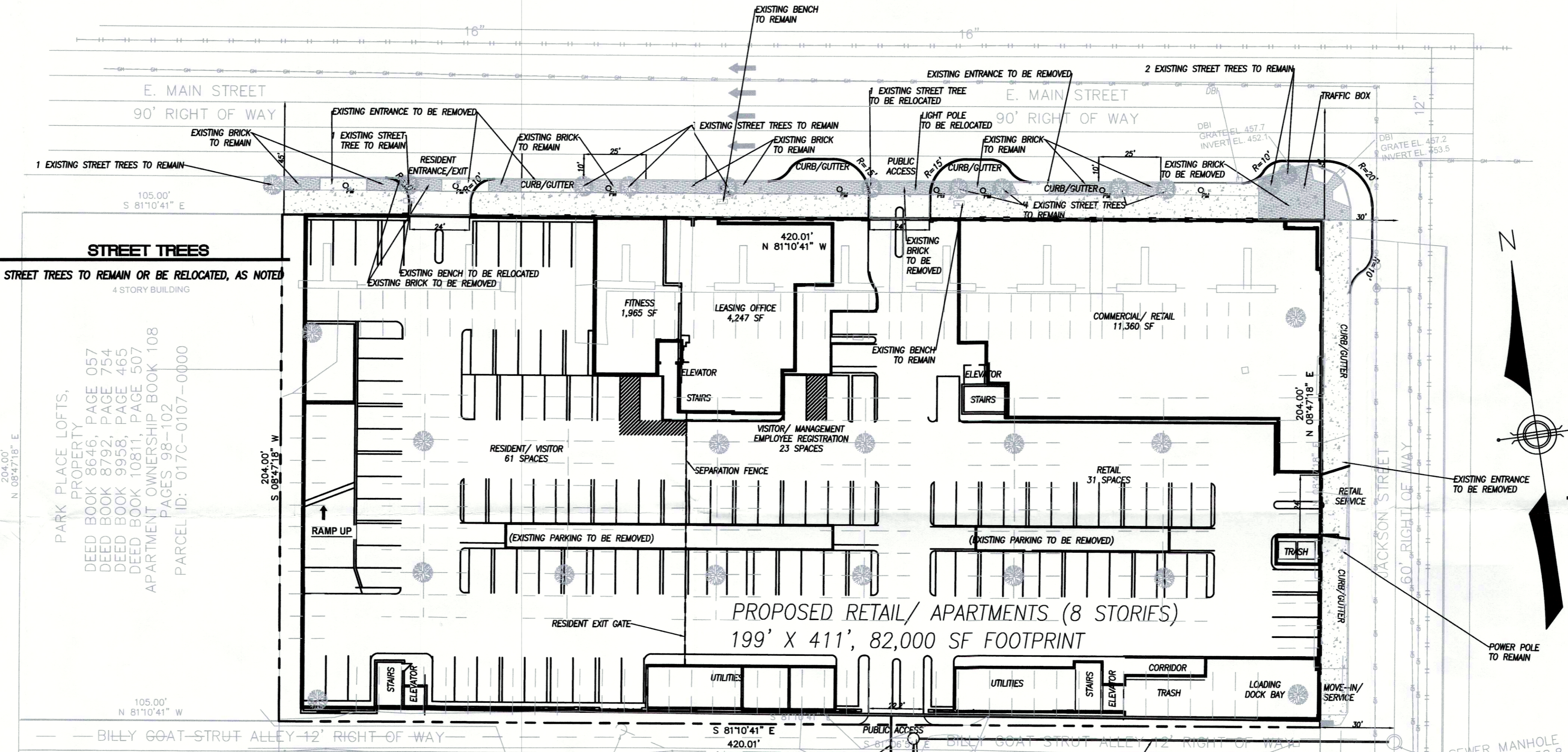
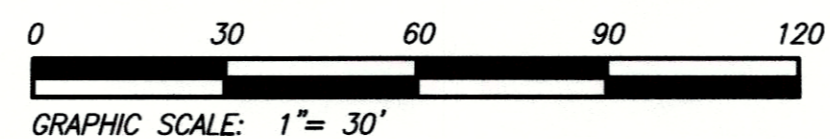
REQUIRED OPEN SPACE.....	17,125 S.F. (85,623 x 20%)
PROVIDED OPEN SPACE.....	29,125 S.F.
(COURTYARD 11,800 SF & BALCONIES 17,525 SF)	

DETENTION BASIN CALCULATIONS

PRE-DEVELOPED CN=98	DEVELOPED CN=98
10 YR., 24 HR. STORM = 4.5 INCHES	100 YR., 24 HR. STORM = 6.2 INCHES
10 YR. VOLUME = 0.6886 AC. FT.	100 YR. VOLUME = 0.9348 AC. FT.
PRELIMINARY DETENTION BASIN VOLUME = 0.9348 AC. FT. - 0.6886 AC. FT.	
= 0.2682 AC. FT.	
= 11,596 CF REQUIRED	
UNDERGROUND PIPING PROVIDED = 2 ~ 140 LF, MC-4500 STORMTEC CHAMBERS	
= 11,698 CF PROVIDED	
DETENTION WILL BE PROVIDED. POSTDEVELOPMENT PEAK FLOW (100-YEAR, 24 HR. STORM) WILL BE LIMITED TO PREDEVELOPED PEAK FLOW FOR THE 10-YEAR, 24 HR. STORM. DETENTION VOLUME TO BE PROVIDED ON SITE ALONG SOUTH ACCESS TO MARKET STREET IN AN UNDERGROUND SYSTEM. FINAL LOCATION AND SIZE WILL BE DECIDED DURING FINAL DESIGN AND APPROVED BY MSD PRIOR TO CONSTRUCTION APPROVALS.	

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.



SITE DATA CHART

EXISTING ZONE.....	C3
EXISTING FORM DISTRICT.....	DOWNTOWN
EXISTING USE.....	PARKING LOT
PROPOSED USE.....	COMMERCIAL SPACE, PARKING, AND APARTMENTS
PROPERTY AREA.....	1.96 ACRES (85,623 S.F.)
PROPOSED BUILDING S.F.	656,000 S.F. (11,360 COMMERCIAL/RETAIL & 343 APARTMENTS)
BUILDING HEIGHT.....	8 STORIES
F.A.R.....	7.66

INCREASE IN IMPERVIOUS AREA

PREDEVELOPED IMPERVIOUS AREA =	85,623 SQ. FT.
DEVELOPED IMPERVIOUS AREA =	85,623 SQ. FT.
INCREASE IN IMPERVIOUS AREA =	0 SQ. FT.

AREA OF DISTURBANCE 85,623 SQ. FT. (1.96 AC.) (ENTIRE SITE)

LEGEND

IP	1/2" DIAMETER STEEL REINFORCING BAR WITH ORANGE PLASTIC CAP STAMPED "M 2852" SET	GM	GAS MAIN
PKT	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
○	WATER VALVE	○	BURIED TELEPHONE/FIBER OPTIC
○	PHYSICALLY CHALLENGED PARKING SPACE	○	GUARDRAIL
H	CLEAN OUT	○	OVERHEAD UTILITY LINE
CLF	CHAIN LINK FENCE	○	INTERIOR PROPERTY LINE
GM	GAS METER	○	CBT CURB BOX INLET
WM	WATER METER	○	DBI DROP BOX INLET
○	TEMPORARY BENCHMARK	○	EXISTING PLANTING
○	PROPOSED CONTOUR	○	TPF TREE PROTECTION FENCE
○	EXISTING CONTOUR	○	PROPOSED PLANTING
○	PROPOSED DRAINAGE ARROW	○	CONCRETE SIDEWALK

RECEIVED
NOV 04 2019
DESIGN SERVICES



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

REVISIONS	SCALE:
1/28/20 JP	1" = 30'
	DRWN: KLV
	CKD: MAB
	DATE: OCT. 31, 2019

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
FOR
422 EAST MAIN STREET
ZONED C-3, DOWNTOWN FORM DISTRICT
418 EAST MAIN STREET
LOUISVILLE, KY 40202
TAX BLOCK 17C LOT 111
DEED BOOK 9211, PAGE 600

OWNER/DEVELOPER:
JPJ MAIN STREET LLC
2650 TECHNOLOGY DRIVE
LOUISVILLE, KY 40299

NO.
C-1