

EROSION PREVENTION AND SEDIMENT CONTROL 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 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. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

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 PRACTICAL, 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.

TREE CANOPY CALCULATIONS (TCCA)

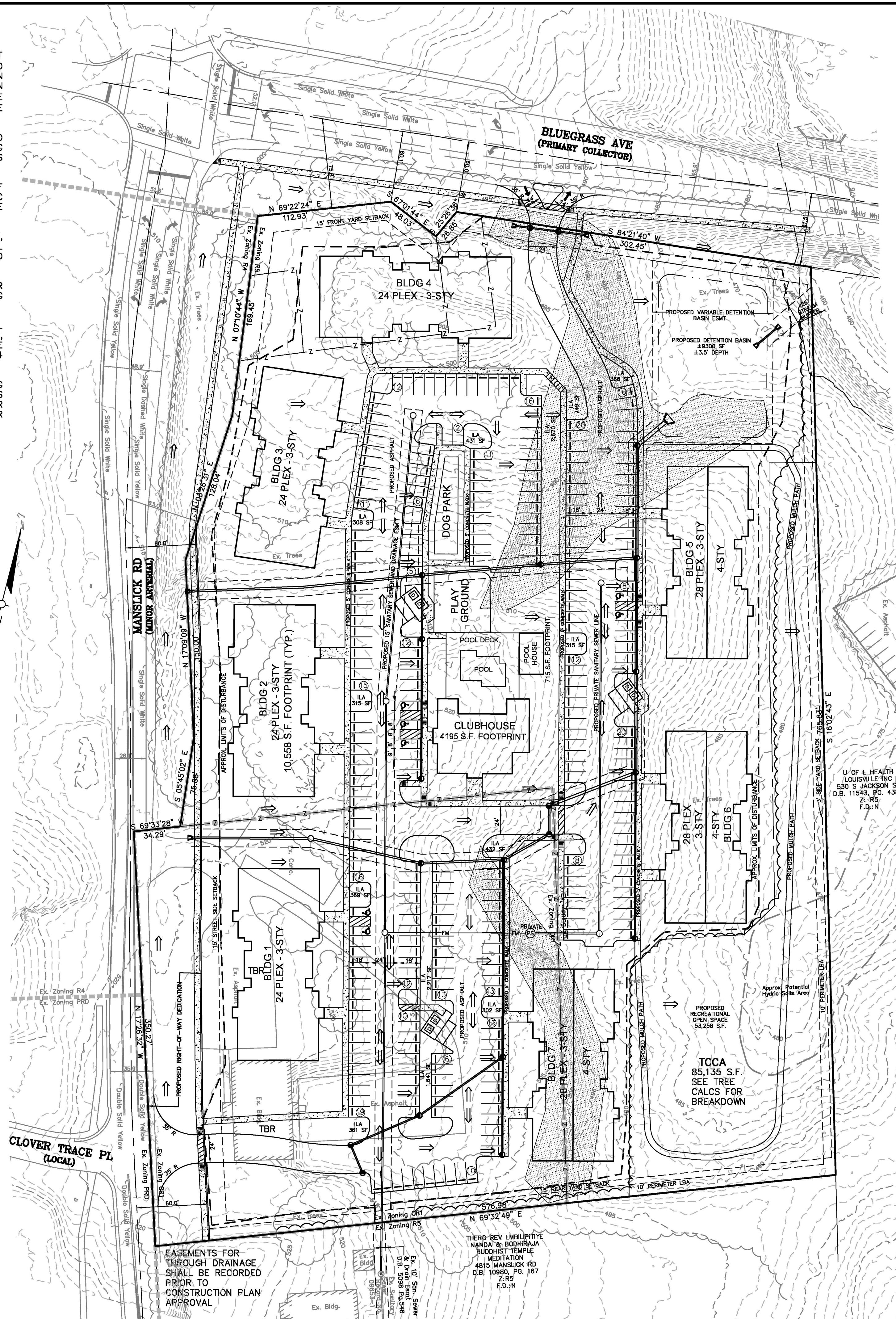
SITE AREA: 9.77 AC (425,673 SF)
 EXISTING TREE CANOPY: 328,287 SF (77% COVERAGE)
 TOTAL TREE CANOPY REQUIRED: 148,986 S.F. (35%)
 EXISTING TREES PRESERVED: 85,135 SF (20%)**
 REQUIRED NEW TREE CANOPY: 117,810 SF (27.6%)
 ** 57 ~EXISTING TYPE A TREES (6" to 12") WILL BE PRESERVED WITHIN THE PROPOSED TREE CANOPY CREDIT AREAS (TCCA).

GENERAL NOTES:

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- 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.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED WITH A SCREENING FENCE OR WALL AND IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE PUBLIC RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- UPON DEVELOPMENT OR REDEVELOPMENT OF THE 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 THE PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION PLAN APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
- DESIGN OF ACCESS TO STATE HIGHWAYS SHALL COMPLY WITH KYTC STANDARD DRAWING. ACCESS MEDIAN SHALL BE PULLED BACK A MINIMUM OF 16' FROM THE KY 1865 NEAREST EDGE LINE.
- ALL LOTS TO BE CONSOLIDATED PRIOR TO CONSTRUCTION PLAN APPROVAL.

MSD NOTES:

- 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.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- SANITARY SEWER SERVICE PROVIDED BY PRIVATE LATERAL EXTENSION, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
- ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100- YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- ALL ROOF DRAINS TO BE DIRECTED TO THE PROPOSED STORM SYSTEM.
- ADDITIONAL EASEMENT AND/OR CONSENT TO WORK ON THE ADJACENT PROPERTY MAY BE REQUIRED TO ALLOW CONSTRUCTIBILITY OF THE PROPOSED OFFSITE LATERAL EXTENSION.
- THE DESIGN FLOWS FOR THE PROPOSED PROJECT EXCEED THE AVAILABLE CAPACITY OF THE MSD SEWER SYSTEM.
- AS OUTLINED IN MSD'S CAPACITY REQUEST RESPONSE, DOWNSTREAM IMPROVEMENTS CONSISTING OF RECONSTRUCTION OF APPROXIMATELY 1,324 FEET OF 8" SEWER TO AN INCREASED SIZE OF 10" WOULD BE NECESSARY IN ORDER TO SERVE THE PROPOSED PROJECT BASED ON THE AVAILABLE DATA.
- THE DEVELOPER WOULD BE RESPONSIBLE TO DESIGN, FUND AND CONSTRUCT THESE OFFSITE IMPROVEMENTS WHICH WILL ENTAIL CONSTRUCTION ACROSS MULTIPLE PRIVATE PROPERTIES AND RIGHT OF WAY FOR WHICH THE DEVELOPER WILL BE RESPONSIBLE FOR ALL RESTORATION AND ANY UTILITY CONFLICTS.
- A LATERAL EXTENSION FOR THIS REQUIRED OFFSITE WORK WILL BE REQUIRED PRIOR TO ANY MSD SITE CONSTRUCTION APPROVAL.
- THE DEVELOPER MAY UNDERTAKE FLOW MONITORING OF THE DOWNSTREAM SEWER TO UPDATE THE AVAILABLE DRY FLOW DATA FOR MSD TO REASSESS THIS DETERMINATION.
- REFER TO DFCL1105428 FOR ADDITIONAL INFORMATION.



PROJECT SUMMARY

EXISTING ZONE	OR1 & R5
EXISTING FORM DISTRICT	N
PROPOSED ZONE	R7
EXISTING USE	MEDICAL OFFICE, VACANT
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
TOTAL NO. OF D.U. PROPOSED	180
GROSS SITE ACREAGE	10.22 AC./ 445,455 S.F.
NET SITE ACREAGE	9.77 AC./ 425,673 S.F.
NET DENSITY	18.42 D.U./AC.
MAX ALLOWED DENSITY	34.8 D.U./AC.
PROPOSED BLDG. S.F.	242,464 S.F.
PROPOSED TOTAL BUILDING FOOTPRINT	78,815 S.F.
VUA	98,309 S.F.
ILA REQUIRED (7.5%)	7,373 S.F.
ILA PROVIDED	10,476 S.F.
F.A.R.	0.56
MAX BLDG. HEIGHT	45'
PROPOSED BLDG. HEIGHT	45'
REQUIRED TOTAL OPEN SPACE (10%)	42,853 S.F.
REQUIRED REC. OPEN SPACE (50% OF TOTAL)	21,427 S.F.
REC. OPEN SPACE PROVIDED	53,258 S.F.

PARKING SUMMARY

REQUIRED SPACES	
MIN. 180 D.U. (1 SPACE/UNIT)	180 SPACES
MAX. 180 D.U. (2 SPACES/UNIT)	360 SPACES
CLUBHOUSE	10 SPACES
TOTAL MIN. PARKING REQUIRED	190 SPACES
PROVIDED SPACES	
STANDARD	279 SPACES
HANDICAPPED	7 SPACES
TOTAL	286 SPACES

INCREASED RUNOFF CALCULATIONS

Cpre = 0.27
 Cpost = 0.58
 AREA = 9.77 ACRES
 INCREASED RUNOFF = (0.58-0.27) x 2.8/12 x 9.77 = 0.706 AC-FT.

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 27,794 SF
 POST-DEVELOPED IMPERVIOUS SURFACE = 206,743 SF
 NET INCREASE IN IMPERVIOUS SURFACE = 178,949 SF

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0073E.

LEGEND

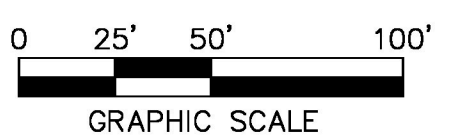
	= EXISTING UTILITY POLE
	= EXISTING CONTOUR
	= EXISTING OVERHEAD ELECTRIC
	= PROPOSED DRAINAGE FLOW
	= TO BE REMOVED
	= PROPOSED CONCRETE
	= PROPOSED HDPC RAMP
	= PROPOSED SCREENED DUMPSTER
	= PROPOSED PRIVATE PUMP STATION
	= PROPOSED SANITARY SEWER
	= EXISTING SANITARY SEWER
	= APPROX. LIMITS OF DISTURBANCE
	= EXISTING STEEP SLOPES (20% OR GREATER)
	= PROPOSED WHEEL STOPS FOR ALL PARKING

CASE # 20-ZONE-0096
 RELATED CASE # 20-ZONEPA-0065
DEVELOPMENT PLAN
 FOR
 4801 & 4717 MANSLICK RD
 & 1936 BLUEGRASS AVE
 LOUISVILLE, KY 40216
 D.B. 11348 PG. 926
 T.B. 067H LOTS 0016, 0011, 0010 & 0019

OWNER:
 BLUEFORREST LLC
 4010 DUPONT CIR STE 700,
 LOUISVILLE, KY 40207

DEVELOPER:
 MARIAN DEVELOPMENT GROUP
 1122 ROGERS ST
 LOUISVILLE, KY 40204

WM# 12180 20014.dev.dwg



CROSSINGS AT MILL CREEK APARTMENTS

DATE: 9/28/2020
 DRAWN BY: G.C.Z.
 CHECKED BY: J.M.M.
 SCALE: 1"=50' (HORZ)
 SCALE: N/A (VERT)

REVISIONS

	11/13/2020 AGENCY CMNTS
	11/30/2020 AGENCY CMNTS
	1/11/21 AGENCY CMNTS
	1/19/21 AGENCY CMNTS

DEVELOPMENT PLAN

JOB NUMBER 20014

1 OF 1