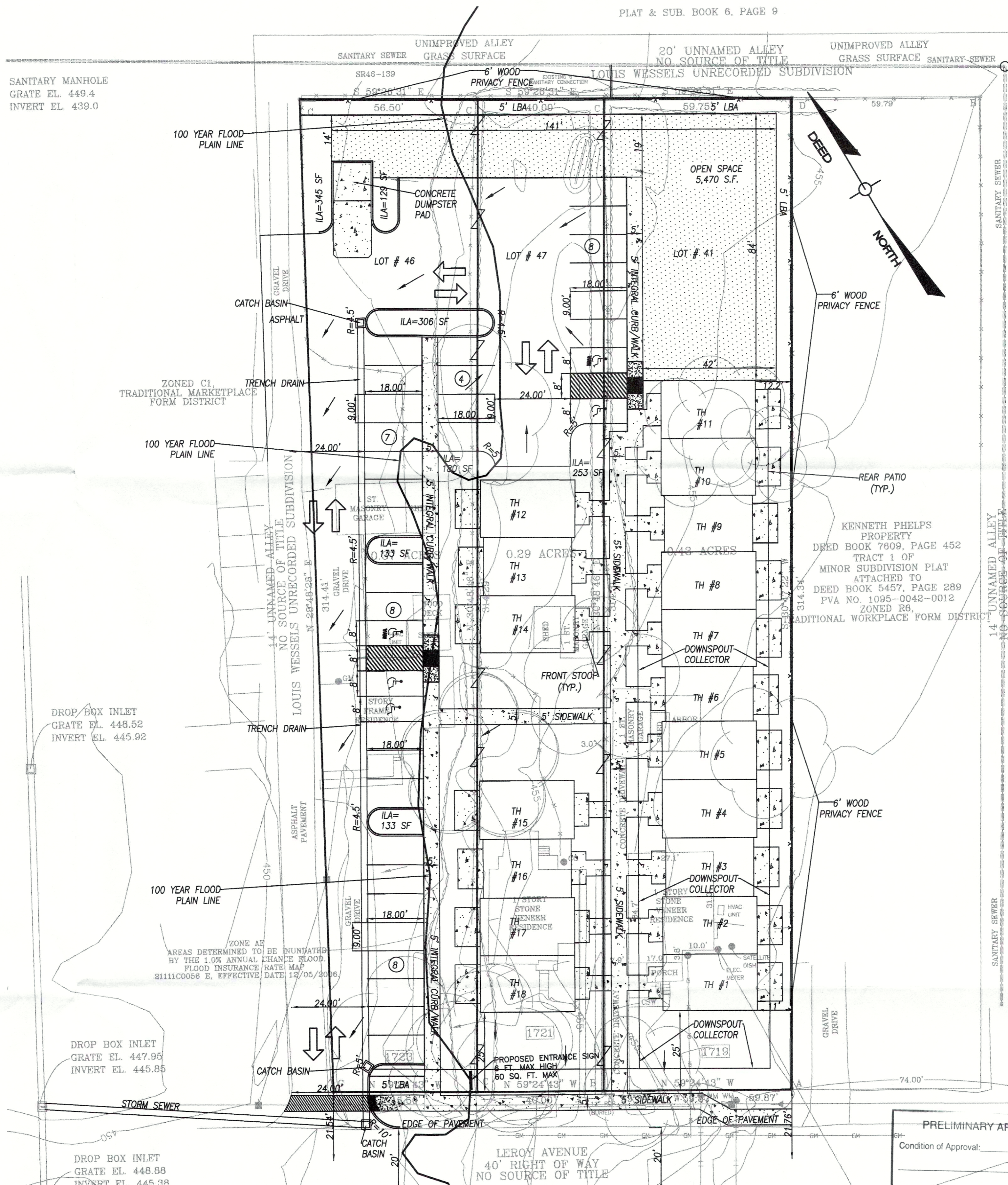


GENERAL NOTES:

- 1) MSD WATER MANAGEMENT #11095.
- 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) A PORTION OF THE SITE IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA, AS SHOWN. (FEMA MAP 21111C0056 E)
- 21) SANITARY SEWERS ARE AVAILABLE BY EXISTING CONNECTION FROM THE EXISTING SEWER RECORD NUMBER 546-139, SUBJECT TO FEES.
- 22) DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 23) COMPATIBLE UTILITIES SHALL BE PLACED 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. WALL MOUNTED FIXTURES WILL BE USED ON THE BUILDINGS.
- 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 FUTURE 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) THE THREE INDIVIDUAL LOTS TO BE CONSOLIDATED PRIOR TO CONSTRUCTION APPROVAL.
- 31) CITY OF SHIVELY APPROVAL REQUIRED.
- 32) APPROVAL FROM THE DIVISION OF WATER WILL BE REQUIRED.
- 33) AN MSD FLOODPLAIN PERMIT WILL BE REQUIRED.
- 34) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
- 35) SITE SUBJECT TO MSD PLAN REVIEW FEES.
- 36) VERIFICATION OF THE ADEQUACY OF THE OFFSITE DRAINAGE SYSTEM WILL BE REQUIRED. IF DETENTION IS NOT REQUIRED, THE REGIONAL FACILITY FEE PLUS 20% IS DUE TO MSD PRIOR TO CONSTRUCTION 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.



SAINTARY MANHOLE
GRATE EL. 456.15
WAIVERS REQUESTED PER CASE NO. 14DEVPLAN1180

5.4.1.G.1.b- TO ELIMINATE THE REQUIRED 3 FT. SCREEN WALL ALONG LEROY AVENUE AT THE PARKING AREA.

5.5.1.A.3.o- TO ELIMINATE THE REQUIRED 3 FT. SCREEN WALL ALONG LEROY AVENUE AT THE PARKING AREA.

10.2.4.A TO ELIMINATE THE REQUIRED LBA ALONG THE WEST PROPERTY LINE. TO ALLOW PARKING AND DRIVE AISLE TO ENCROACH.

VARIANCES REQUESTED PER CASE NO. 14DEVPLAN1180

5.4.1.G.1.c- TO ALLOW FOR A VARIANCE OF THE OPEN SPACE DIMENSIONAL STANDARDS.

5.4.1.G.3- TO ALLOW PARKING IN THE FRONT SETBACK BETWEEN THE FRONT FACADE AND THE PRIMARY STREET.

5.7.1.B.2- TO ALLOW THE PARKING AREAS AND DRIVE AISLE TO ENCROACH INTO THE REQUIRED SIDE YARD.

5.11.4.A- TO ALLOW FOR A VARIANCE OF THE OPEN SPACE DIMENSIONAL STANDARDS.

10.5.4.A.4- TO ALLOW FOR A VARIANCE OF THE OPEN SPACE DIMENSIONAL STANDARDS.

EROSION PREVENTION and SEDIMENT CONTROL:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPCS PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPCS 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 SEED 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 DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE.....	7,110 S.F. (10%)
PROVIDED OPEN SPACE.....	18 X 100 S.F.=1,800 BACK PATIOS 5,470 S.F. GREEN SPACE 7,270 S.F. TOTAL

EXISTING ZONE..... R6

EXISTING FORM DISTRICT..... TRADITIONAL WORKPLACE

EXISTING USE..... RESIDENTIAL

PROPOSED USE..... MULTI-FAMILY TOWNHOMES

PROPERTY AREA..... 1.09 ACRES (47,400 S.F.)

PROPOSED BUILDING..... 18 DWELLING UNITS

PROPOSED DENSITY..... 16.51 DWELLING UNITS PER ACRE

MAX DENSITY ALLOWED..... 17.42 DWELLING UNITS PER ACRE

BUILDING HEIGHT..... 22 FT. (TWO STORIES)

PROPOSED BUILDING..... 9,788 S.F. FIRST FLOOR

PROPOSED BUILDING..... 19,576 S.F. SECOND FLOOR

F.A.R..... 0.413= 19,576 S.F. / 47,400 S.F.

REQUIRED PARKING..... 27 MIN. (1.5 PER TOWNHOME)

PROVIDED PARKING..... 45 MAX. (2.5 PER TOWNHOME)

PROPOSED VUA..... 13,995 S.F.

REQUIRED ILA..... 1,050 S.F. (7.5%)

PROVIDED ILA..... 1,633 S.F. (11.7%)

EXISTING TREE CANOPY..... 0%

REQUIRED TREE CANOPY..... 10% (4,740 S.F.)

INCREASE IN IMPERVIOUS AREA

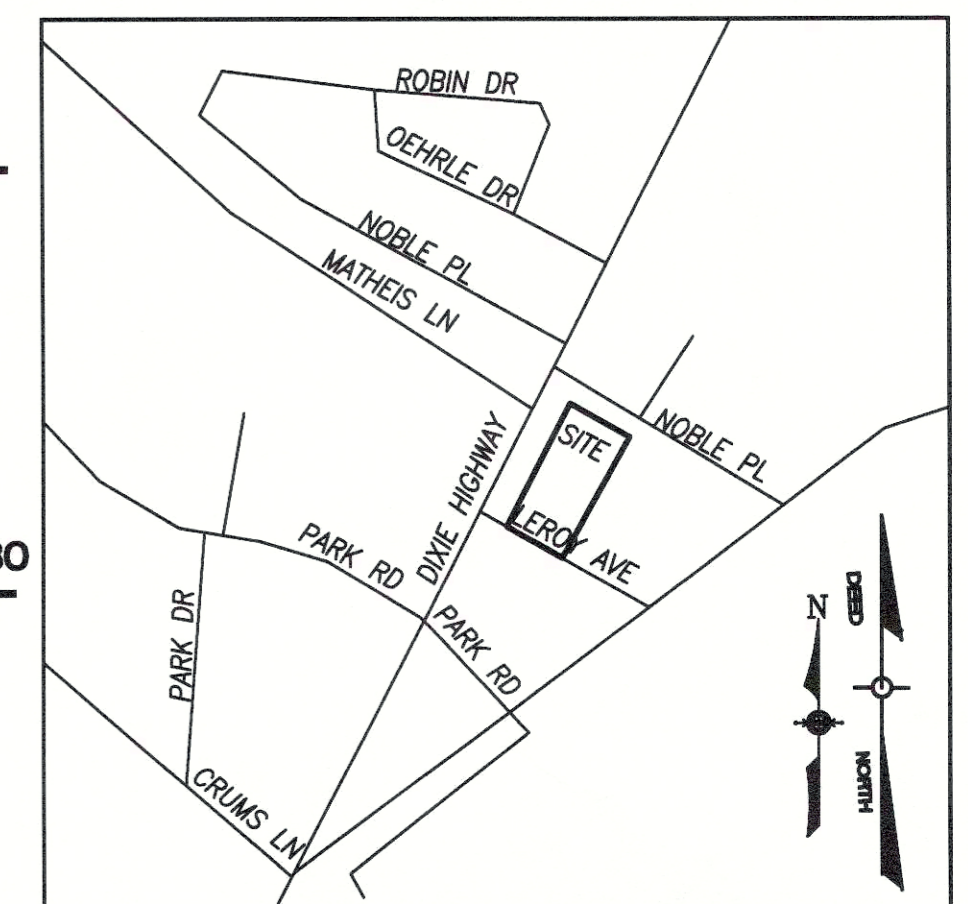
PREDEVELOPED IMPERVIOUS AREA = 6,603 SQ. FT.

DEVELOPED IMPERVIOUS AREA = 27,414 SQ. FT.

INCREASE IN IMPERVIOUS AREA = 20,811 SQ. FT.

LEGEND

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



VICINITY MAP
N.T.S.

SITE DATA CHART

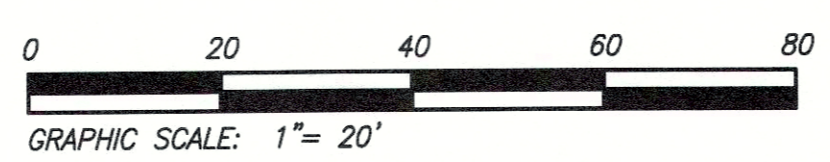
PRELIMINARY APPROVAL
Condition of Approval:

[Signature] 6/3/15
Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN

BY: *[Signature]*
DATE: 6-3-15
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



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" = 20'
DRWN: KLV	
CKD: MAB	
DATE:	MAY 26, 2015

RECEIVED
MAY 26 2015
PLANNING & DESIGN SERVICES

CATEGORY 3 PLAN
FOR
LEROY AVENUE TOWNHOMES

ZONED R6, TRADITIONAL WORKPLACE
1719, 1721, 1723 LEROY AVENUE
TAX BLOCK 1095 LOT 41, 46, 47
DEED BOOK 8483, PAGE 847
DEED BOOK 10315, PAGE 218
DEED BOOK 10286, PAGE 518

OWNER/DEVELOPER:
EDWIN R. MONTGOMERY, TRUST C
4738 DIXIE HIGHWAY
LOUISVILLE, KY 40216

[Signature] 5/26/15

NO. **C-1**