

**GENERAL NOTES:**

- MSD WATER MANAGEMENT #10187.
- ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION DEPARTMENT'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 ALL 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 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.
- ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT'S STANDARD SPECIFICATIONS.
- 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 BENEATH 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 BONDING 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 PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0047 E)
- SANITARY SEWERS ARE AVAILABLE BY EXISTING CONNECTION FROM THE EXISTING SEWER RECORD NUMBER 9496-1, FOR BUILDINGS NO. ONE & NO. TWO, SUBJECT TO FEES. A NEW CONNECTION WILL BE PURCHASED FOR BUILDING NO. THREE.
- DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 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.
- CITY OF HURSTBOURNE APPROVAL REQUIRED.
- CONSTRUCTION PLANS AND BOND ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- VERIFICATION OF THE ADEQUACY OF THE EXISTING DRAINAGE SYSTEM WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- 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.
- EACH PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX INCH SANITARY SEWER.
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER PSC, WITH A MINIMUM SIX INCH SANITARY SEWER.
- POOL & POOL EQUIPMENT ROOM MUST BE SUBMITTED TO THE HEALTH DEPARTMENT FOR SEPARATE APPROVALS.
- 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.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

**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 SEEDDED 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 SEEDDED, 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 IN PLACE AND MAINTAINED FOR A PERIOD OF NOT LESS THAN 14 CALENDAR DAYS.

**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	○	MONITORING WELL
○	GRAVITY SANITARY SEWER LINE / STORM SEWER	○	WATER METER
—	WATER LINE	—	BURIED TELEPHONE/FIBER OPTIC
×	WATER VALVE	—	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	DB	DROP BOX INLET
WM	WATER METER	⊕	TEMPORARY BENCHMARK
—000—	PROPOSED CONTOUR	○	EXISTING PLANTING
—000—	EXISTING CONTOUR	⊕	TREE PROTECTION FENCE
→	PROPOSED DRAINAGE ARROW	⊕	PROPOSED PLANTING

**PRELIMINARY APPROVAL**

Condition of Approval:

Development Review: *[Signature]* 1/14/15 Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

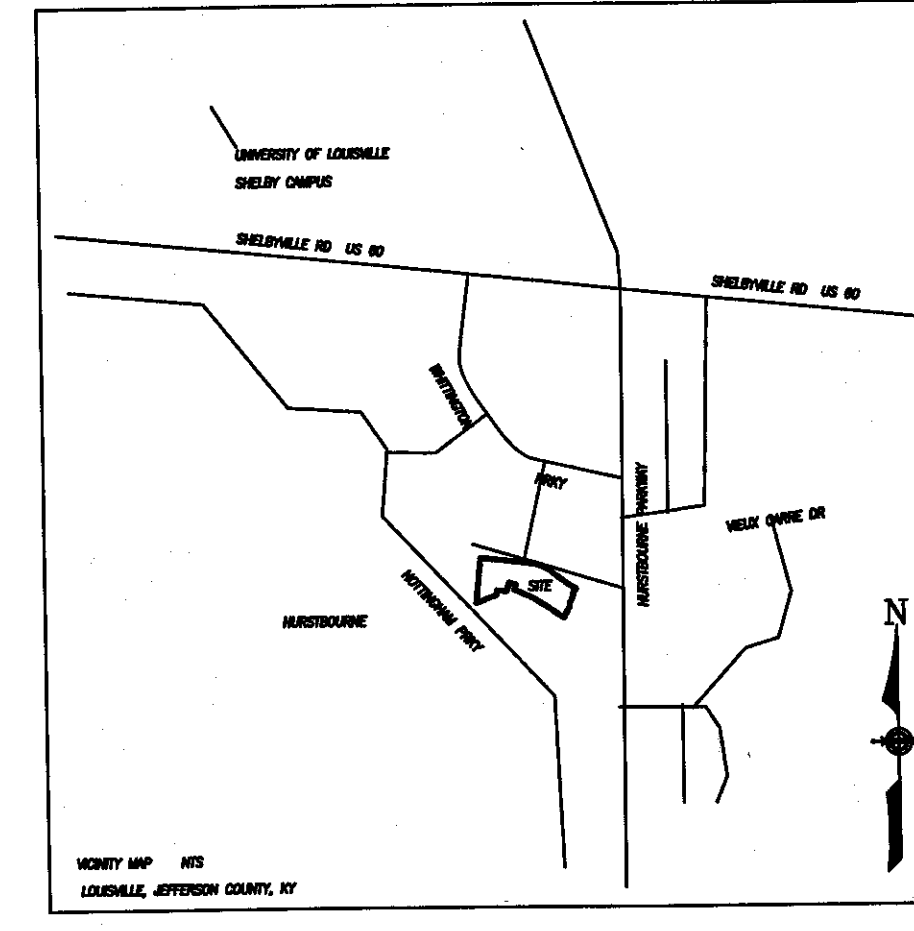


**VARIANCES REQUESTED**

- 5.4.1.G.1.c - TO REDUCE THE REQUIRED OPEN SPACE FROM 10% TO 6.9%
- 5.7.1.B.1 - TO ALLOW THE PROPOSED BUILDINGS TO EXCEED THE 45 FT MAX HEIGHT ALLOWED BY THE LAND DEVELOPMENT CODE.
- 5.7.1.B.2 - TO ALLOW THE PARKING AREAS AND DRIVE AISLES TO ENCR OACH INTO THE REQUIRED 15 FT. REAR YARD.
- 5.11.4.A - TO REDUCE THE REQUIRED OPEN SPACE FROM 10% TO 6.9%

**WAIVERS REQUESTED**

- 5.4.1.G.1.b - TO ELIMINATE THE REQUIRED 3 FT. SCREEN WALL ALONG WILLIAMSBURG PLAZA AT THE PARKING AREAS.
- 5.5.1.A.3.a - TO ELIMINATE THE REQUIRED 3 FT. SCREEN WALL ALONG WILLIAMSBURG PLAZA AT THE PARKING AREAS.
- 10.2.4.A - TO ELIMINATE THE REQUIRED LBA ALONG THE OR-3 AND C-2 ZONING LINE TO ALLOW PARKING AND DRIVE AISLES TO ENCR OACH.
- 10.2.4.A - TO REDUCE THE REQUIRED LBA ALONG THE SOUTH PROPERTY LINE TO ALLOW PARKING AND DRIVE AISLES TO ENCR OACH.
- 10.2.4.B - TO ALLOW THE REQUIRED LBA'S TO OVERLAP THE EXISTING EASEMENTS BY MORE THAN THE 50% ALLOWED BY THE LAND DEVELOPMENT CODE.



**VICINITY MAP**  
N.T.S.

**SITE DATA CHART**

EXISTING ZONE.....	C2/ OR3
EXISTING FORM DISTRICT.....	TOWN CENTER
EXISTING USE.....	VACANT
PROPOSED USE.....	RESIDENTIAL APARTMENTS
PROPERTY AREA.....	5.34 ACRES (232,744 S.F.)
PROPOSED BUILDING.....	159 DWELLING UNITS
PROPOSED DENSITY.....	29.78 DWELLING UNITS PER AC
MAX DENSITY ALLOWED.....	145 DWELLING UNITS PER AC
BUILDING HEIGHT.....	45 FT. MAX.
PROPOSED BUILDING.....	BUILDING 1: 15774 S.F. TOTAL: 49008
F.A.R.....	0.842=(49,008*4)/232,744
REQUIRED PARKING.....	239 MIN. (1.5 PER DWELLING)
PROVIDED PARKING.....	318 MAX. (1.5 PER DWELLING)
PROPOSED VUA.....	253, INCL. 10 ADA
REQUIRED I/LA.....	93,308 S.F.
PROVIDED I/LA.....	6,998 S.F. (7.5%)
EXISTING TREE CANOPY.....	7,721 S.F. (8.3%)
REQUIRED TREE CANOPY.....	0%
TREE CANOPY TO BE PROVIDED.....	20% (46,548 S.F.)

**INCREASE IN IMPERVIOUS AREA**

PREDEVELOPED IMPERVIOUS AREA =	158,153 S.F.
DEVELOPED IMPERVIOUS AREA =	158,779 S.F.
INCREASE IN IMPERVIOUS AREA =	626 S.F.

**OPEN SPACE CALCULATIONS**

REQUIRED OPEN SPACE.....	23,274 S.F. (10%)
PROVIDED OPEN SPACE.....	5,917 S.F. CLUBHOUSE
	6,000 S.F. POOL/DECK
	4,140 S.F. BALCONIES
	16,057 S.F. TOTAL (6.9%)
WAIVER REQUESTED.....	7,217 S.F. (3.1%)

**UTILITY NOTE**

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECT CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-8007 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION OF 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 IS RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.

**RECEIVED**

**DETAILED DISTRICT DEVELOPMENT PLAN**

FOR

**THE VININGS APARTMENTS**

JAN 12 2015

DESIGN SERVICE

ZONED C2/OR3, TOWN CENTER FORM DISTRICT  
9500/9502 WILLIAMSBURG PLAZA  
LOUISVILLE, KY 40222  
TAX BLOCK 1978 LOT 3, 5 & 6  
DEED BOOK 9784, PAGE 948