

**GENERAL NOTES:**

- MSD WATER MANAGEMENT #4598.
- 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.
- 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 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 PEROUS AREAS ON THE PROJECT.
- ALL HANDICAP ADA 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 21111C0049)
- SANITARY SEWERS ARE AVAILABLE BY EXISTING CONNECTION FROM THE EXISTING SEWER RECORD NUMBER 16007-1, SUBJECT TO FEES.
- 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.
- 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.
- A KARST SURVEY SITE VISIT WAS COMPLETED BY BRIAN GLASS, ON FEBRUARY 9TH, 2018. NO KARST-RELATED FEATURES WERE IDENTIFIED.
- 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.
- ON-SITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPMENT PEAK FLOWS FOR THE 2,10,25, AND 50% OF 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSYSTEM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- A CROSS ACCESS AGREEMENT NEEDS TO BE IN PLACE WITH THE FIRE STATION BEFORE CONSTRUCTION PLANS ARE APPROVED.
- WHEEL STOPS/ PROTECTIVE CURBING WILL BE PROVIDED IN ACCORDANCE WITH LDC CHAPTER 9.1.12.C.

**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.

**DETENTION BASIN CALCULATIONS**

PRE-DEVELOPED LAND USE: GRASS FAIR CN=79  
 $Q_{100}=16.2$  CFS  
 $50\%$  OF  $Q_{100}=8.1$  CFS  
 RUNOFF VOLUME= 1.35 AC-FT  
 PRELIMINARY DETENTION BASIN VOLUME REQUIRED= 1.0 AC-FT  
 PRELIMINARY DETENTION BASIN PROVIDED = 11,675 S.F. X 4 FT. DEEP = 1.07 AC-FT  
 $Q_{100}$  DEV. DISCHARGE= 8.0 CFS < 50%  $Q_{100}$  PREDEV.= 8.1 CFS

**OPEN SPACE CALCULATIONS**

REQUIRED OPEN SPACE..... 24,118 S.F. (241,176 x 10%)  
 PROVIDED OPEN SPACE..... 24,582 S.F.  
 PROVIDED RECREATIONAL OPEN SPACE... 12,300 S.F.  
 (OPEN SPACE INCLUDES 6,048 SF FROM 84 BALCONIES AT 6' X 12')

**INCREASE IN IMPERVIOUS AREA**

PREDEVELOPED IMPERVIOUS AREA = 0 SQ. FT.  
 DEVELOPED IMPERVIOUS AREA = 117,967 SQ. FT.  
 INCREASE IN IMPERVIOUS AREA = 117,967 SQ. FT.

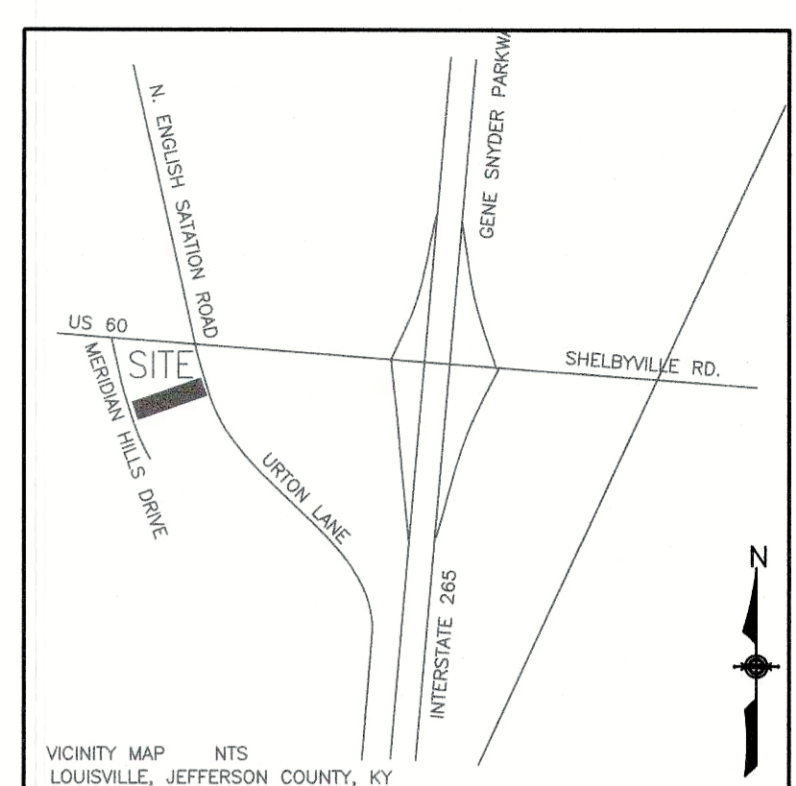
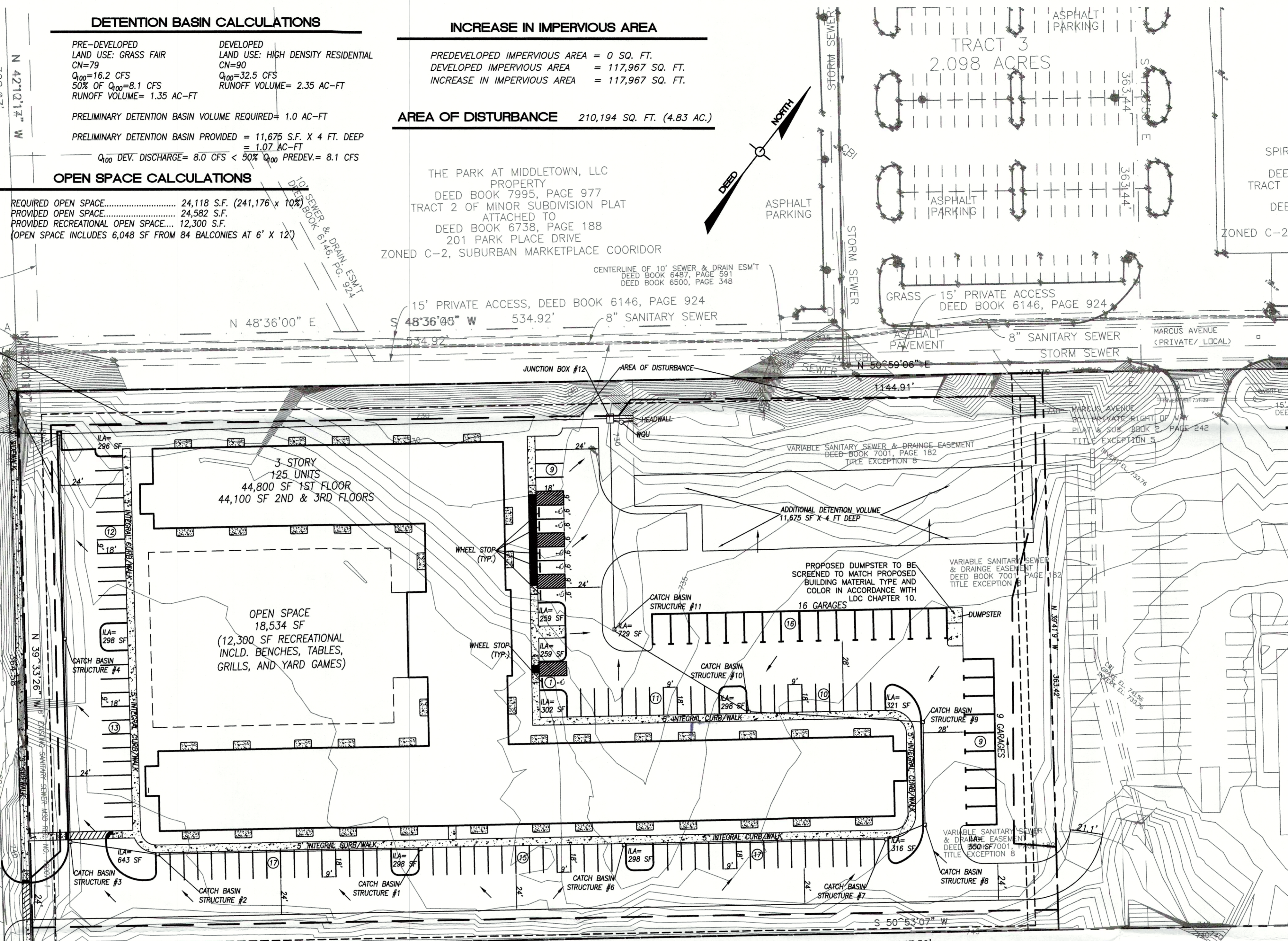
**AREA OF DISTURBANCE 210,194 SQ. FT. (4.83 AC.)**

THE PARK AT MIDDLETOWN, LLC PROPERTY  
 DEED BOOK 7995, PAGE 977  
 TRACT 2 OF MINOR SUBDIVISION PLAT ATTACHED TO DEED BOOK 6738, PAGE 188  
 201 PARK PLACE DRIVE  
 ZONED C-2, SUBURBAN MARKETPLACE COORIDOR

15' PRIVATE ACCESS, DEED BOOK 6146, PAGE 924

48'36"06" W 534.92' 8" SANITARY SEWER

534.92' N 50°59'06" E



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

**SITE DATA CHART**

EXISTING ZONE.....	R-4
PROPOSED ZONE.....	R-7
EXISTING FORM DISTRICT.....	SUBURBAN MARKETPLACE
EXISTING USE.....	VACANT
PROPOSED USE.....	SENIOR HOUSING
PROPERTY AREA.....	5,595 ACRES (243,727 S.F.)
PROPOSED BUILDING S.F. ....	44,800 SF 1ST FLOOR 133,000 SF TOTAL
	24- 2 BED/ 1.5 BATH UNITS 97- 2-BED/ 1 BATH UNITS 4- 1-BED UNITS
BUILDING HEIGHT.....	45 FT. MAX.
DWELLING UNITS PER ACRE (DUA).....	125/5,595=22.3
MAXIMUM ALLOWED DUA.....	34.8
F.A.R.....	0.184
REQUIRED PARKING.....	64 MIN. (.5 PER UNIT, 1 PER 2 EMPLOYEES) 191 MAX. (1.5 PER UNIT, 1 PER 2 EMPLOYEES)
PROVIDED PARKING.....	130 SPACES INCLUDING 25 GARAGES & 6 ADA
PROVIDED BICYCLE PARKING.....	4 SHORT-TERM PARKING
PROPOSED VIA.....	62,833 S.F.
REQUIRED I.A.....	4,712 S.F. (7.5%)
PROVIDED I.A.....	4,867 S.F. (7.7%)
EXISTING TREE CANOPY.....	0%
REQUIRED TREE CANOPY.....	20% (48,745 S.F.)

**PRELIMINARY APPROVAL**

Condition of Approval:

*Development Review*

DATE: 10/20/19

LOUISVILLE AND JEFFERSON COUNTY  
HURON WATER DISTRICT

**UTILITY NOTE**

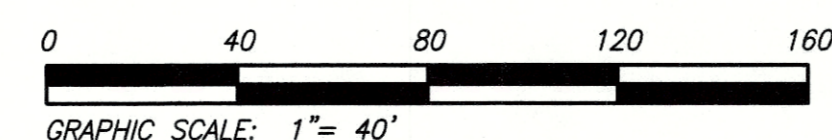
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. 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.

**LEGEND**

- IP 1/2" DIAMETER STEEL REINFORCING BAR WITH ORANGE PLASTIC CAP STAMPED "W1 2852" SET
- PKF PARKER-KALON NAIL WITH BRASS WASHER STAMPED "2852", SET PREVIOUS SURVEY
- ⊗ LIGHT POLE
- SANITARY/STORM MANHOLE
- ⊕ POWER POLE
- ⊕ FIRE HYDRANT
- GRAVITY SANITARY SEWER LINE / STORM SEWER
- WATER LINE
- ⊕ WATER VALVE
- H PHYSICALLY CHALLENGED PARKING SPACE
- CO CLEAN OUT
- GM CHAIN LINK FENCE
- GM GAS METER
- WM WATER METER
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED DRAINAGE ARROW
- GM — GAS MAIN
- EXISTING POLE
- TELEPHONE POLE
- POLE ANCHOR
- TREE/SHRUB
- FENCE
- MONITORING WELL
- WATER METER
- BURIED TELEPHONE/FIBER OPTIC
- GUARDRAIL
- OVERHEAD UTILITY LINE
- INTERIOR PROPERTY LINE
- CB1 CURB BOX INLET
- DB1 DROP BOX INLET
- TBM TEMPORARY BENCHMARK
- EXISTING PLANTING
- TPF TREE PROTECTION FENCE
- PROPOSED PLANTING

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS: 000 PROPOSED CONTOUR  
 000 EXISTING CONTOUR  
 BY: *E. Wood*  
 DATE: 10/20/19  
 LOUISVILLE/JEFFERSON COUNTY  
 METRO PUBLIC WORKS



**BLOMQUIST DESIGN GROUP, LLC**  
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 LOUISVILLE, KENTUCKY 40223  
 PHONE: 502.429.0105 FAX: 502.429.6861  
 EMAIL: MARVBDG@AOL.COM

REVISIONS	SCALE: 1" = 40'
	DRWN: K/LW
	CKD: MAB
	DATE: OCTOBER 17, 2019

**DETAILED DISTRICT DEVELOPMENT PLAN**

FOR  
**URTON LANE SENIOR APARTMENTS**

ZONED R-4, SUBURBAN MARKETPLACE FORM DISTRICT

108 URTON LANE  
 LOUISVILLE, KY 40243  
 TAX BLOCK 437 LOT 8 SUBLOT 8  
 DEED BOOK 10500, PAGE 967

OWNER:  
 ANCHORAGE/MIDDLETOWN FIRE & EMS  
 10217 SHELBYVILLE ROAD  
 LOUISVILLE, KY 40223

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

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 OCT 18 2019  
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NO. **C-1**