

**GENERAL NOTES:**

- MSD WATER MANAGEMENT #10742.
- 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.
- 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 PVIOUS 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 21111C0081 E)
- SANITARY SEWERS ARE AVAILABLE BY CONNECTION FROM THE EXISTING SEWER RECORD NUMBER 239,030 AND RECORD NUMBER 282,566, SUBJECT TO FEES.
- DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- 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 AND BOND ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- SITE IS SUBJECT TO REGIONAL FACILITY FEE.
- 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.

**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. 502-268-5123) 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.

**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.

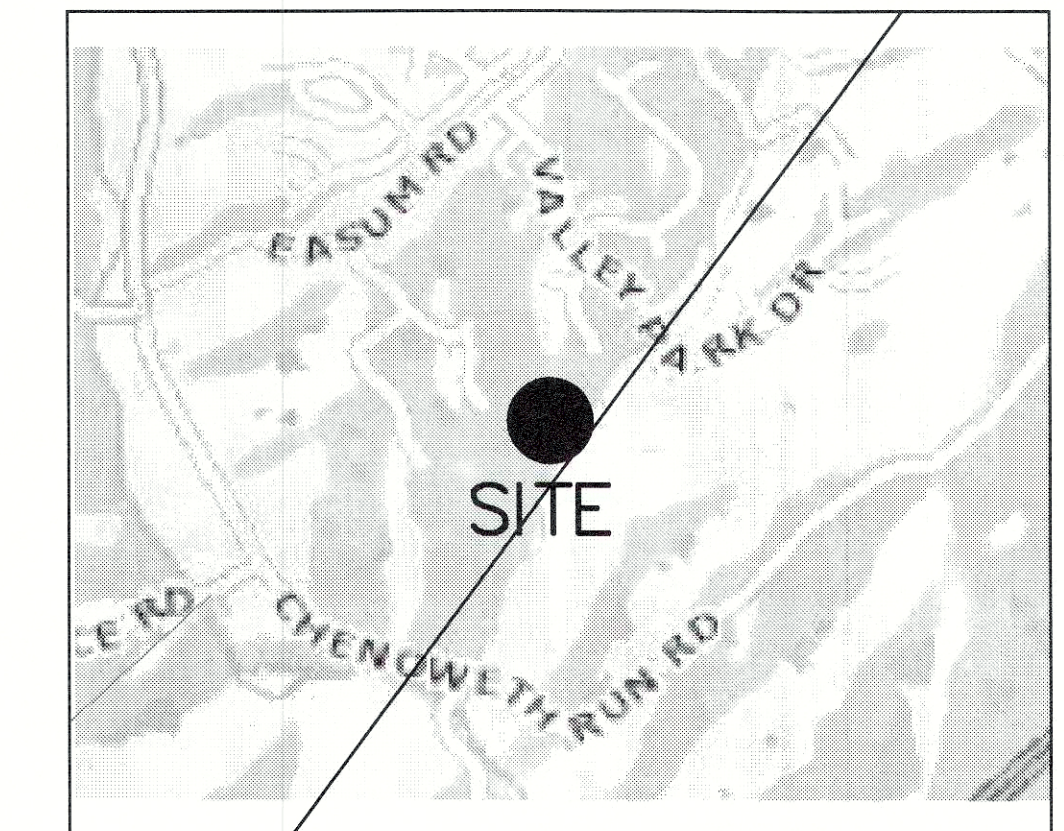
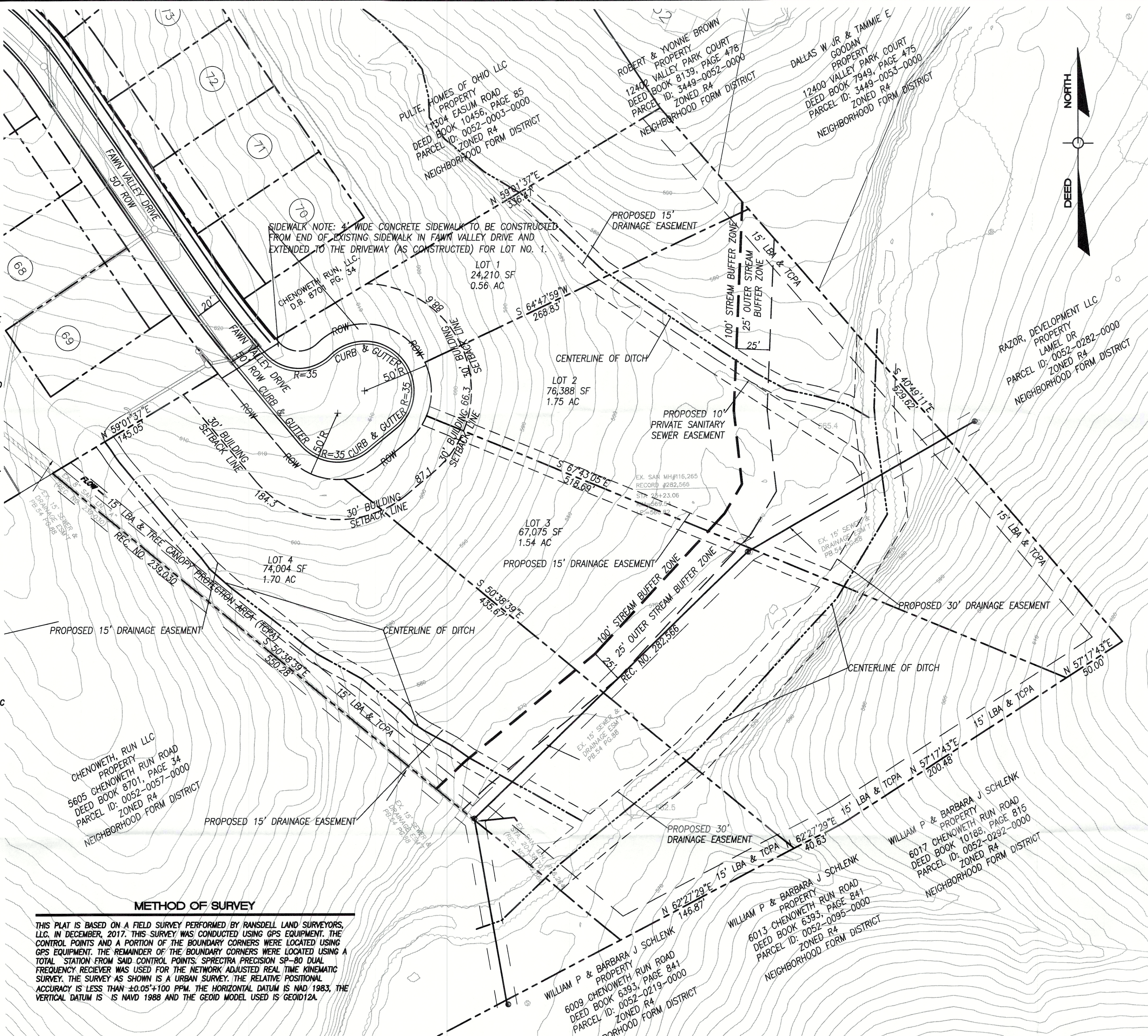
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

**METHOD OF SURVEY**

THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY RANDELL LAND SURVEYORS, LLC, IN DECEMBER, 2017. THIS SURVEY WAS CONDUCTED USING GPS EQUIPMENT. THE CONTROL POINTS AND A PORTION OF THE BOUNDARY CORNERS WERE LOCATED USING GPS EQUIPMENT. THE REMAINDER OF THE BOUNDARY CORNERS WERE LOCATED USING A TOTAL STATION FROM SAID CONTROL POINTS. SPECTRA PRECISION SP-80 DUAL FREQUENCY RECEIVER WAS USED FOR THE NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY. THE SURVEY AS SHOWN IS AN URBAN SURVEY. THE RELATIVE POSITIONAL ACCURACY IS LESS THAN ±0.05"+100 PPM. THE HORIZONTAL DATUM IS NAD 1983, THE VERTICAL DATUM IS NAVD 1988 AND THE GEOID MODEL USED IS GEOID12A.



**LOCATION MAP**  
N.T.S.

**WAIVER REQUESTED**

4.8.6.G- TO ALLOW THE PROPOSED LOT LINES TO CROSS THE STREAM PROTECTION BUFFER ZONES.

**STREAM BUFFER ZONE NOTE**

THIS SITE IS SUBJECT TO A PROTECTED WATERWAY: RAZOR BRANCH. ANY SUBSEQUENT DEVELOPMENT ON SITE IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 4, SECTION 8 OF THE LAND DEVELOPMENT CODE.

**R-4 SINGLE FAMILY RESIDENTIAL SETBACKS**

FRONT SETBACK.....	30'
SIDE SETBACK.....	5' PER SIDE
STREET-SIDE SETBACK.....	30'
REAR SETBACK.....	25'
MINIMUM LOT WIDTH.....	60'
MINIMUM LOT AREA.....	9,000 SF

**SITE DATA CHART**

TOTAL SITE AREA.....	5.83 ± ACRES (253,987 S.F.)
EXISTING ZONE.....	R4
EXISTING FORM DISTRICT.....	NEIGHBORHOOD
EXISTING USE.....	UNDEVELOPED
PROPOSED USE.....	RESIDENTIAL SUBDIVISION
TOTAL # OF LOTS.....	4
TOTAL AREA OF LOTS.....	5.55 ± ACRES (241,677 S.F.)
NET DENSITY.....	0.69 DU/AC. (4.84 DU/AC. MAX)

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA.....	253,987 S.F.
TOTAL EXISTING TREE CANOPY.....	60% OF SITE
TOTAL REQUIRED TREE CANOPY.....	20% (50,797 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED.....	20%
PROPOSED TREE CANOPY TO BE PLANTED.....	0%

**LEGEND**

- 1/2" DIAMETER STEEL REINFORCING BAR WITH ORANGE PLASTIC CAP STAMPED "W 2852" SET
- PARKER-KALON NAL 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
- CLEAN OUT
- CHAIN LINK FENCE
- GAS METER
- WATER METER
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED DRAINAGE ARROW
- 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
- CBI CURB BOX INLET
- DBI DROP BOX INLET
- TBM TEMPORARY BENCHMARK
- EXISTING PLANTING
- TPF TREE PROTECTION FENCE
- PROPOSED PLANTING



**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" = 40'
	DRWN: KLV
	CKD: MAB
	DATE:
	JULY 6, 2017

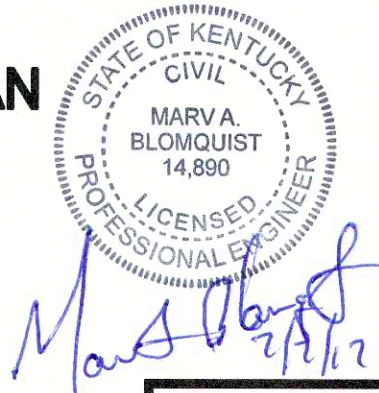
**PRELIMINARY SUBMISION PLAN FOR CHENOWETH RUN, LLC**

ZONED R4, NEIGHBORHOOD FORM DISTRICT  
5605 CHENOWETH RUN ROAD  
LOUISVILLE, KY 40299  
TAX BLOCK 52 LOT 57  
DEED BOOK 8701, PAGE 34

RECEIVED

JUL 07 2017  
DESIGN SERVICES

OWNER/ DEVELOPER:  
CHENOWETH RUN, LLC  
5605 CHENOWETH RUN ROAD  
LOUISVILLE, KY 40299



NO. C-1

