

GENERAL NOTES:

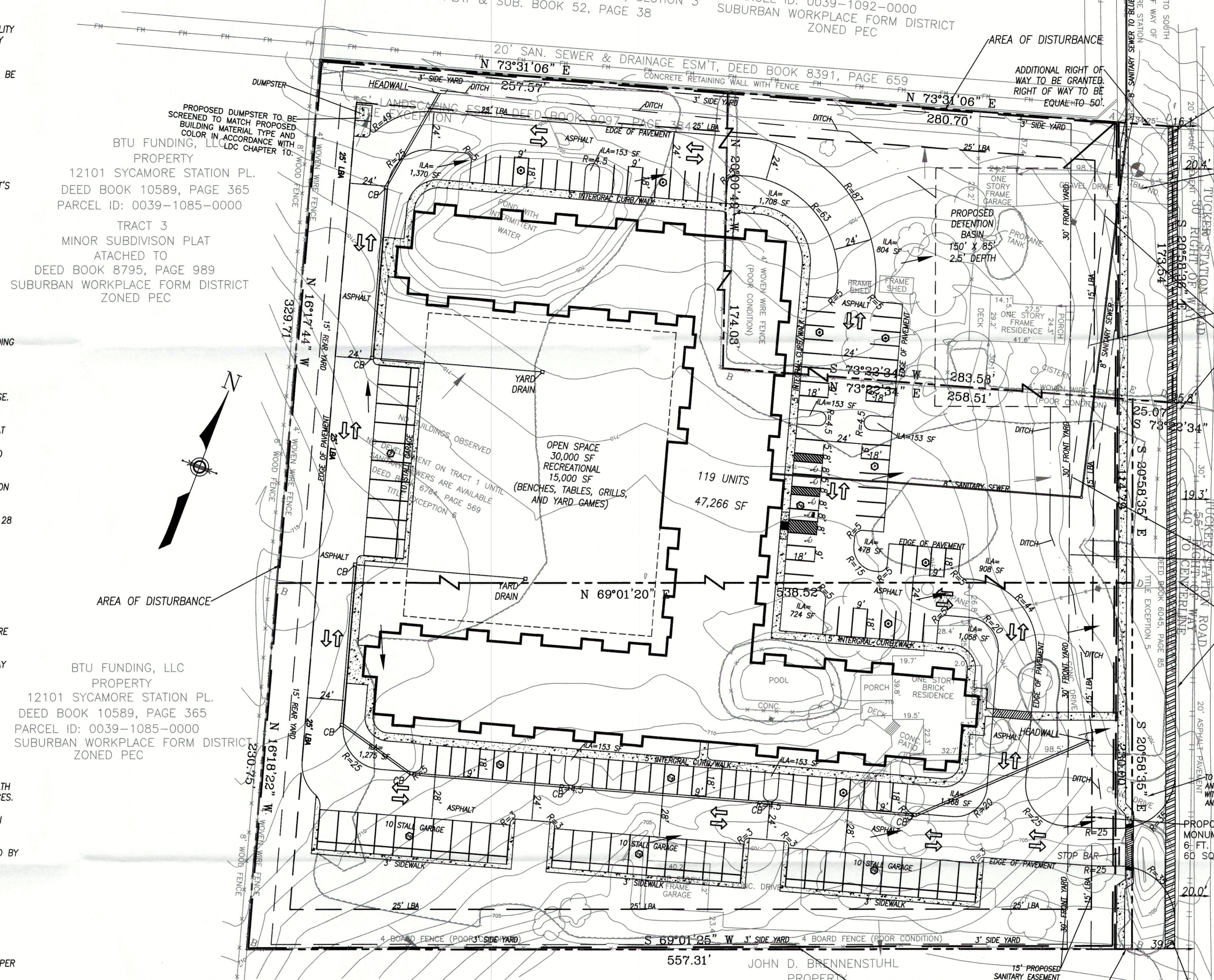
- MSD WATER MANAGEMENT #9715.
- ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION CABINET'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL FEDERAL, STATE AND LOCAL 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 ADJUTING 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 21111C0049 E)
- SANITARY SEWERS ARE AVAILABLE BY LATERAL EXTENSION TO EXISTING BLUEGRASS PUMP STATION, RECORD NO. 14366-1, 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 AND BOND ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- 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.
- AN MSD DRAINAGE BOND WILL BE REQUIRED.
- LOTS TO BE CONSOLIDATED AND RECORDED PRIOR TO DEVELOPMENT PLAN APPROVAL.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPMENT 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.
- ROAD IMPROVEMENTS ALONG THE TUCKER STATION FRONTAGE SHALL BE PROVIDED IN ORDER TO MATCH THE EXISTING WIDENED SECTION TO THE NORTH AND WILL PROVIDE 12 FEET FROM CENTERLINE PAVEMENT WIDENING (MINIMUM 2 FOOT WIDENING) AND 6-8 FEET SHOULDER PER METRO PUBLIC WORKS STANDARDS.

DETENTION BASIN CALCULATIONS

PRE-DEVELOPED C=0.29 DEVELOPED C=0.55
 PRELIMINARY DETENTION BASIN VOLUME= 0.26 X 2.8/12 X 6.72 AC.
 = 0.4077 Ac.Ft
 = 17,760 CF
 PRELIMINARY DETENTION BASIN SIZE= 150 FT. X 85 FT. X 2.5 FT.
 = 31,875 CF

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE..... 29,281 S.F. (292,609 x 10%)
 PROVIDED OPEN SPACE..... 30,000 S.F.
 PROVIDED RECREATIONAL OPEN SPACE.... 15,000 S.F.



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 REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

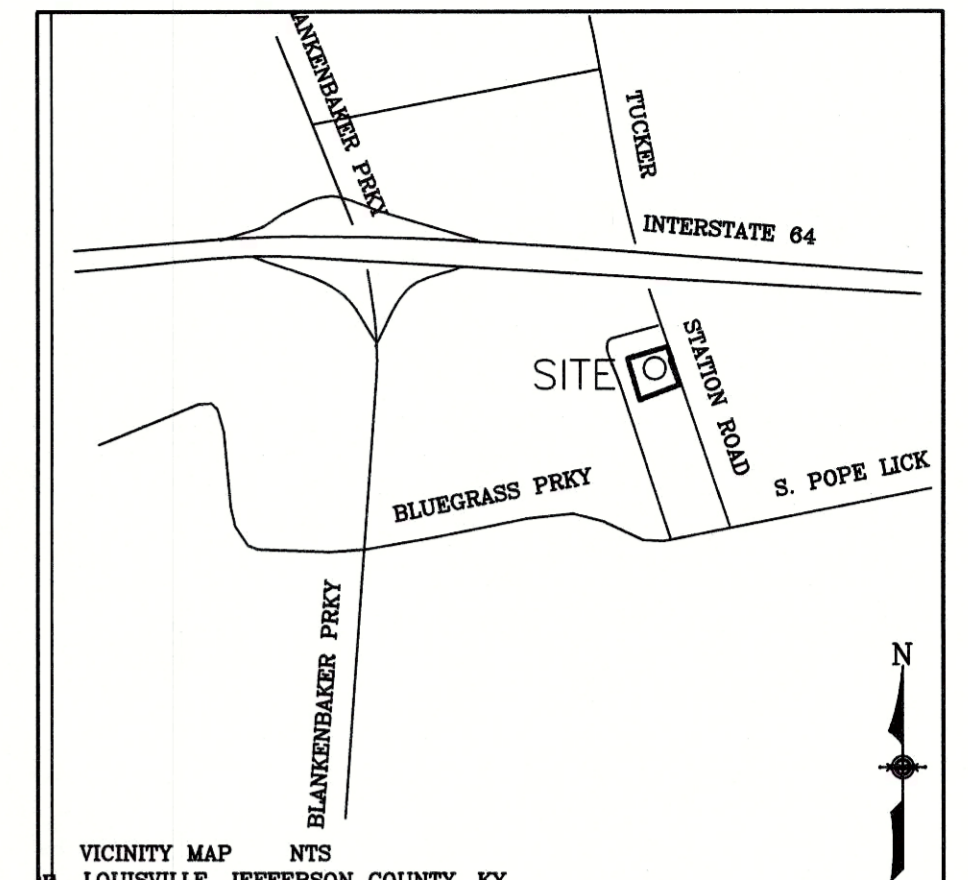
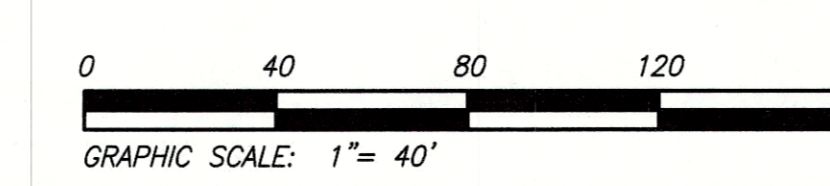
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

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.



BLOMQUIST DESIGN GROUP, LLC
 10529 TIMBERWOOD CIRCLE SUITE "D"
 LOUISVILLE, KENTUCKY 40223
 PHONE: 502.429.0105 FAX: 502.429.6861
 EMAIL: MARVBDG@AOL.COM



VICINITY MAP
 N.T.S.

SITE DATA CHART

EXISTING ZONE.....	PEC
PROPOSED ZONE.....	OR-1
EXISTING FORM DISTRICT.....	SUBURBAN WORKPLACE
EXISTING USE.....	SINGLE FAMILY RESIDENTIAL
PROPOSED USE.....	SENIOR HOUSING
PROPERTY AREA.....	6.72 ACRES
PROPOSED BUILDING.....	119 DWELLING UNITS
PROPOSED DENSITY.....	17.71 DWELLING UNITS PER ACRE
MAX DENSITY ALLOWED.....	34.84 DWELLING UNITS PER ACRE
PROPOSED BUILDING HEIGHT.....	36 FT. MAX. (3 STORIES)
F.A.R.....	0.451
REQUIRED PARKING.....	61 MIN. (.5 PER UNIT, 1 PER 2 EMPLOYEES)
PROVIDED PARKING.....	135, INCL. 5 ADA & 40 GARAGES
PROPOSED VUA.....	88,254 S.F.
REQUIRED I/A.....	5,119 S.F. (7.5%)
PROVIDED I/A.....	10,458 S.F. (15.3%)
EXISTING TREE CANOPY.....	41.9%
REMAINING TREE CANOPY.....	OR
REQUIRED TREE CANOPY.....	25% (17,064 S.F.)

INCREASE IN IMPERVIOUS AREA

PREDEVELOPED IMPERVIOUS AREA =	23,910 SQ. FT.
DEVELOPED IMPERVIOUS AREA =	127,694 SQ. FT.
INCREASE IN IMPERVIOUS AREA =	103,784 SQ. FT.

AREA OF DISTURBANCE 280,640 SQ. FT. (6.44 AC.)

LEGEND

IP	1/2" DIAMETER STEEL REINFORCING BAR WITH ORANGE PLASTIC CAP STAMPED "W 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

REVISIONS	SCALE:
	1" = 40'
	DRWN: KLV
	CKD: MAB
	DATE:
	DECEMBER 15, 2017

DETAILED DISTRICT DEVELOPMENT PLAN FOR TUCKER STATION SENIOR APARTMENTS

ZONED PEC, SUBURBAN WORKPLACE FORM DISTRICT
 1408-1412 TUCKER STATION ROAD
 LOUISVILLE, KY 40299
 TAX BLOCK 39 LOT 1018
 DEED BOOK 8771, PAGE 279
 TAX BLOCK 39 LOT 406
 DEED BOOK 8842, PAGE 666

RECEIVED
 DEC 18 2017
 PLANNING & DESIGN SERVICES

OWNER:
 ARNOLD FAMILY LIVING TRUST
 1408 TUCKER STATION ROAD
 LOUISVILLE, KY 40299

DEVELOPER:
 CLOVER COMMUNITIES LOUISVILLE, LLC
 348 HARRIS HILL ROAD
 WILLIAMSBURG, NEW YORK 14221

