

GENERAL NOTES:

- MSD WATER MANAGEMENT #11646.
- 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 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 21111C0021 E)
- 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.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYD'S FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT. SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/ STORM WATER DETENTION: DETENTION TO BE PROVIDED ON SITE PRIOR TO CONSTRUCTION PLAN APPROVAL (WM#11374) AS DEPICTED ON THE APPROVED ZONING PLAN DATED JANUARY 19, 2017 BY MINDEL, SCOTT, & ASSOCIATES, INC.. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25 AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 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.
- CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES- PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIFLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- THERE IS A POTENTIAL FOR ARCHAEOLOGICAL DEPOSITS. ARCHAEOLOGICAL DISCOVERIES SUCH AS ARTIFACTS, FEATURES, OR OTHER ARCHAEOLOGICAL DEPOSITS SHOULD BE REPORTED TO THE LANDMARKS COMMISSION. EXAMPLES INCLUDE NATIVE AMERICAN SPEAR POINTS AND TOOLS, HISTORIC OBJECTS, HISTORIC TRASH PITS/DUMPS, PRIMES (OUTHOUSE PITS), CISTERNS, WELLS, AND FOUNDATIONS.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY GRANT HESS ON MAY 22, 2017 AND NO KARST FEATURES WERE FOUND.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, AND CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- IF SITE HAS THROUGH DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

ADJACENT PROPERTY IS APPROXIMATELY 8-10 FT. ABOVE SUBJECT PROPERTY MAKING A PHYSICAL CONNECTION IMPRACTICAL AND NOT FINANCIALLY FEASIBLE.

EDNA JONES PROPERTY WILL BDK 532, PAGE 008 DEED BDK 4366, PAGE 023 PARCEL ID: 0015-0147-0000 SUBURBAN WORKPLACE FORM DISTRICT ZONED R4

FREE LLC DEED BDK 3259, PAGE 001 PARCEL ID: 0015-0147-0000 PLAT & SUB. BDK 1-265, PAGE 573 SUBURBAN WORKPLACE FORM DISTRICT ZONED R4

DEED BDK 11163, PAGE 036 PARCEL ID: 0015-0146-0000 SUBURBAN WORKPLACE & NEIGHBORHOOD FORM DISTRICT ZONED DR3 & R7

PROPOSED 15' SANITARY SEWER AND DRAINAGE EASEMENT

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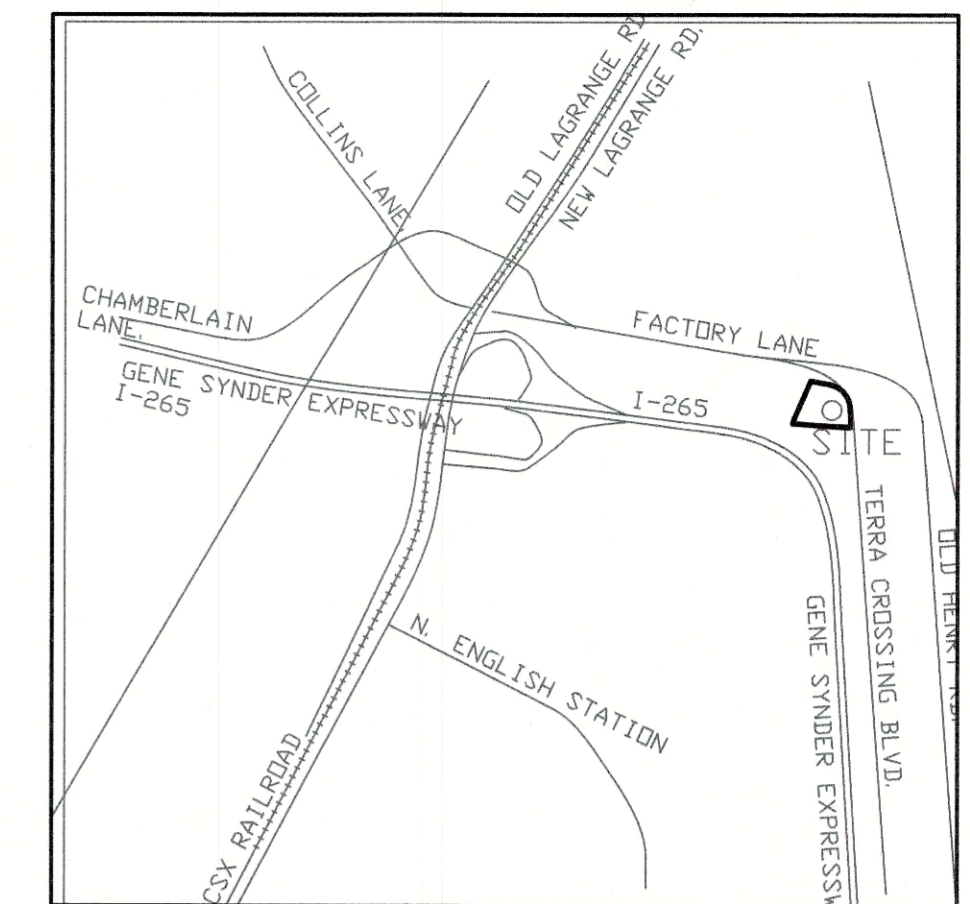
PROPOSED 15' SANITARY SEWER AND DRAINAGE EASEMENT

GARY WILLIAM & TAYLOR TILLER PROPERTY PARCEL ID: 0015-0126-0000 NEIGHBORHOOD FORM DISTRICT ZONED R4

GARY WILLIAM & TAYLOR TILLER PROPERTY PARCEL ID: 0015-0146-0000 NEIGHBORHOOD FORM DISTRICT ZONED R4

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE.....	42,174 S.F. (10%)
PROVIDED OPEN SPACE.....	12,548 S.F. CLUBHOUSE 11,453 S.F. POOL DECK/ AREA 21,022 S.F. BALCONIES 45,028 S.F. TOTAL (10.7%)



VICINITY MAP
N.T.S.

SITE DATA CHART

EXISTING ZONE.....	OR3
EXISTING FORM DISTRICT.....	SUBURBAN WORKPLACE & NEIGHBORHOOD
EXISTING USE.....	VACANT
PROPOSED USE.....	RESIDENTIAL APARTMENTS
PROPERTY AREA.....	9.6818 ACRES (421,740 S.F.)
PROPOSED BUILDING.....	291 UNITS
PROPOSED DENSITY.....	30.06 DWELLING UNITS PER ACRE
MAX DENSITY ALLOWED.....	145 DWELLING UNITS PER ACRE
BUILDING HEIGHTS.....	BUILDING 1-4: 48 FEET BUILDING 1: 85,100 SF BUILDING 2: 122,800 SF BUILDING 3: 124,400 SF BUILDING 4: 113,700 SF TOTAL: 446,000 SF
F.A.R.....	1.058
REQUIRED PARKING.....	437 MIN. (1.5 PER DWELLING UNIT) 873 MAX. (3 PER DWELLING UNIT)
PROVIDED PARKING.....	503 TOTAL, INCL. 12 ADA 52 INTERNAL PARKING GARAGES 40 SPOTS IN FRONT OF GARAGES 411 SURFACE PARKING SPACES 169,754 S.F.
PROPOSED VUA.....	169,754 S.F.
REQUIRED ILA.....	12,732 S.F. (7.5%)
PROVIDED ILA.....	13,600 S.F. (8.0%)
EXISTING TREE CANOPY.....	0%
REQUIRED TREE CANOPY.....	20% (84,348 S.F.)

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
CL	CLEAN OUT	---	INTERIOR PROPERTY LINE
CF	CHAIN LINK FENCE	---	CBII CURB BOX INLET
GM	GAS METER	---	DBII DROP BOX INLET
WM	WATER METER	---	TBM TEMPORARY BENCHMARK
---	PROPOSED CONTOUR	---	EXISTING PLANTING
---	EXISTING CONTOUR	---	TPF TREE PROTECTION FENCE
---	PROPOSED DRAINAGE ARROW	---	PROPOSED PLANTING

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.

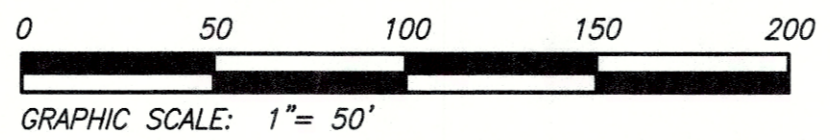
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

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.

UTILITY NOTE



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" = 50'
DRWN: KLV	
CHK: MAB	
DATE:	
	JUNE 11, 2020

DETAILED DISTRICT DEVELOPMENT PLAN

FOR
THE TERRA APARTMENT HOMES

ZONED OR-3, SUBURBAN WORKPLACE & NEIGHBORHOOD FORM DISTRICT
13508 FACTORY LANE
LOUISVILLE, KY 40245
TAX BLOCK 15 LOT#42
DEED BOOK 11410, PAGE 511

RECEIVED
JUN 12 2020
PLANNING & DESIGN SERVICES

OWNER/ DEVELOPER:
WININGS OF CLAIRBORNE PHASE II LLC,
2650 TECHNOLOGY DR, LOUISVILLE, KY
LOUISVILLE, KY 40299

