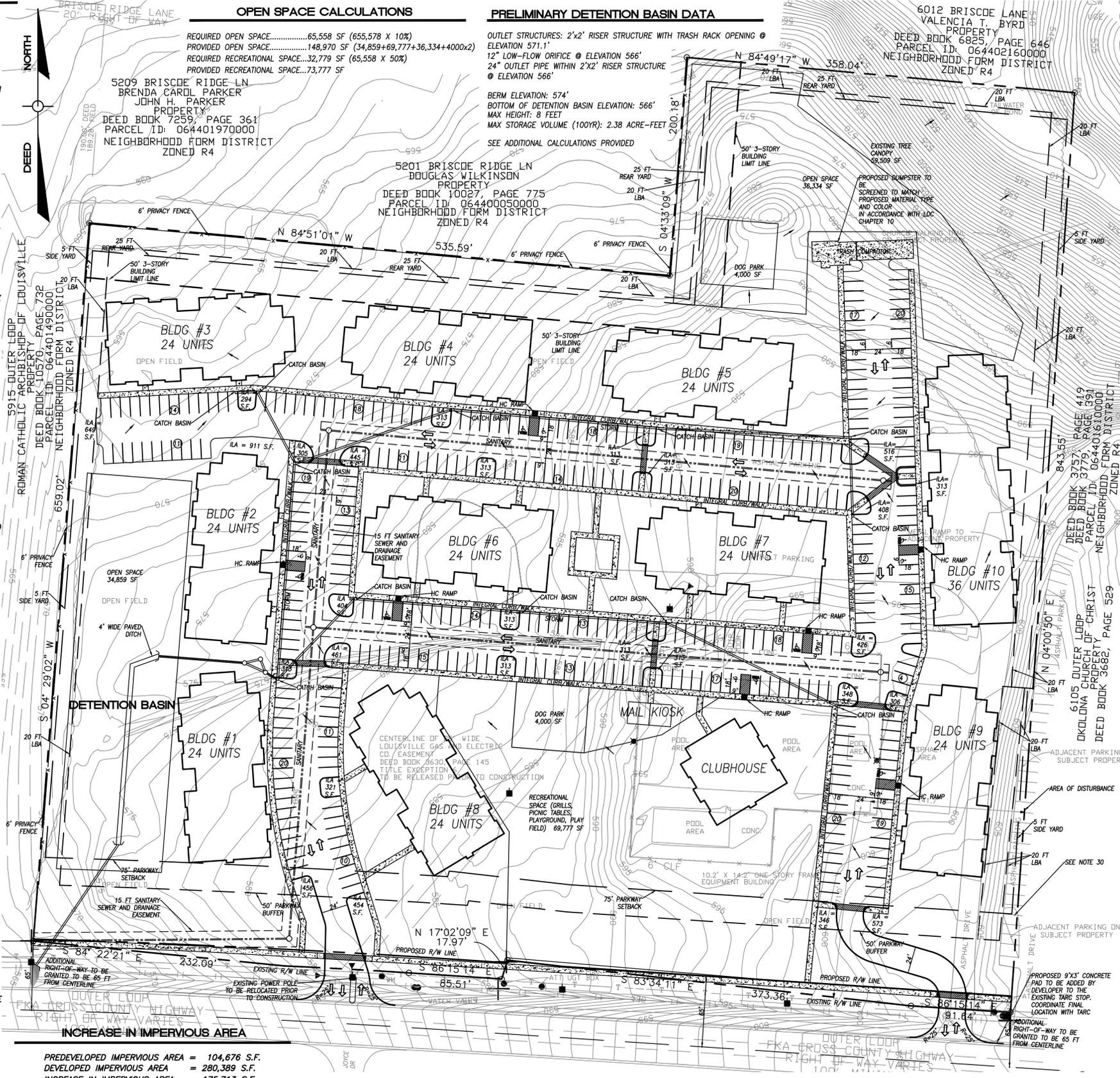


GENERAL NOTES:

- MSD WATER MANAGEMENT #12146
- 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 CULVERTS UNDER PAVING HAVING LESS THAN 12" COVER SHALL BE CONCRETE ENCASED.
- RING ALL CATCH BASINS WITH STONE BAGS DURING GRADING OPERATIONS.
- 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 4" 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 BENTS 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.
- 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 FUTURE 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 KYTC AND METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF KYTC ENCROACHMENT PERMIT.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- LONG TERM BIKE PARKING TO BE PROVIDED IN ENCLOSED LOCKERS. DETAILS TO BE PROVIDED ON ARCHITECTURAL CONSTRUCTION DRAWINGS FOR BUILDING PERMIT REVIEW.
- A KARST SURVEY SITE VISIT WAS COMPLETED BY BASHIR HASANZADEH, ON MAY 21, 2020. NO KARST-RELATED FEATURES WERE IDENTIFIED.
- PROPOSED DUMPSTER TO BE SCREENED TO MATCH PROPOSED MATERIAL TYPE AND COLOR IN ACCORDANCE WITH LDC CHAPTER 10.
- ALL KNOWN EASEMENTS ARE SHOWN. EXISTING UTILITIES ARE LOCATED IN EXISTING RIGHT-OF-WAY. NO KNOWN OVERLAPS WITH LBA'S GREATER THAN 50%.
- THE OKOLONA CHURCH OF CHRIST (OCC) HAS AN EXCLUSIVE EASEMENT FOR THEIR PARKING LOT THAT CURRENTLY ENCLOSES THE PROPERTY LINE, INTO PERPETUITY AND RUNNING WITH THE LAND, FOR SO LONG AS THE OCC OPERATES THE PROPERTY AS A NON-PROFIT CHURCH. OCC NOT OPERATE THE PROPERTY AS A NON-PROFIT CHURCH, THE EASEMENT WILL REVERT BACK TO THE APPLICANT, ITS SUCCESSORS AND ASSIGNS. IN EXCHANGE FOR THIS EASEMENT, OCC IS RESPONSIBLE FOR ALL MAINTENANCE OF THE PORTION OF THE PARKING LOT SUBJECT TO THIS EASEMENT AND OCC ACCEPTS ALL LIABILITY AS A RESULT THEREOF AND SHALL FURTHER INDEMNIFY THE APPLICANT, ITS SUCCESSORS AND ASSIGNS FOR ANY AND ALL CLAIMS OR LIABILITY RELATING THERETO. THE APPLICANT, ITS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR OTHER IMPROVEMENTS, IF ANY.



AREA OF DISTURBANCE 655,578 S.F. (15.05 AC)
(ENTIRE SITE)

EROSION PREVENTION and SEDIMENT CONTROL:

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.

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 (E.C. 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.

GRAPHIC SCALE: 1" = 50'

The New Look For Digging Safely in Kentucky

Kentucky 811
Call 811 Before You Dig

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: SML
	CKD: MAB
	DATE: AUGUST 31, 2021

WAVER REQUESTED

WAVER OF SECTION 5.9.2.4.1.A.II - TO ALLOW OMISSION OF A REQUIRED STUB TO AN UNDEVELOPED PROPERTY.

VICINITY MAP
N.T.S.

MSD NOTES:

- ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MSD'S STANDARD SPECIFICATIONS. ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER.
- DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 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 MGMT. PRACTICES.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0095 E).
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE. DOWNSIDE CAPACITY TO BE VERIFIED TO THE DOWNSIDE END OF THE SECOND CULVERT LOCATED AT 5915 OUTER LOOP.
- SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES. CAPACITY IS APPROVED UNDER THE FOLLOWING CONDITIONS:
 - ONLY CAPACITY FOR 47,000 GPD CAN BE APPROVED, WHICH IS THE REMAINING CAPACITY IN SYSTEM
 - CONSTRUCTION OF A LATERAL EXTENSION IS REQUIRED TO SERVE THE PROPERTY
 - TO OBTAIN THE REQUESTED CAPACITY, THE DEVELOPER WOULD NEED TO UPSIZE 1,116 FEET OF EXISTING 8" SEWER TO 10" TO CREATE THE FULL REQUESTED CAPACITY
- IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL
- STORM WATER OUTFALL VELOCITY TO BE EVALUATED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ALL ROOF DRAINAGE SHALL BE ONTO PAVED SURFACE OR INTO THE PROPOSED STORM SYSTEM.

SITE DATA CHART

EXISTING ZONE.....	R4
PROPOSED ZONE.....	R6
EXISTING FORM DISTRICT.....	NEIGHBORHOOD
EXISTING USE.....	RECREATIONAL SWIMMING
PROPOSED USE.....	252 RESIDENTIAL APARTMENTS
PROPERTY AREA.....	15.05 ACRES (655,578 S.F.)
PROPOSED DWELLING UNITS/AC.....	252/15.05 = 16.71 D.U./AC.
ALLOWABLE DWELLING UNITS/AC.....	17.42 D.U./AC
PROPOSED BUILDING S.F.....	11,749 S.F. X 10.5 BUILDINGS X 3 STORIES = 370,094 S.F. TOTAL
AND 5,400 S.F. CLUBHOUSE	
BUILDING HEIGHT.....	35 FT. MAX.
F.A.R.....	0.57 (0.75 MAX)
REQUIRED PARKING.....	MIN. 227 (1 PER DWELLING UNIT-10% TARC CREDIT)
.....	MAX. 504 (2 PER DWELLING UNIT)
PROVIDED PARKING.....	395, INCL. 14 ADA
PROPOSED VUA.....	125,792 S.F.
REQUIRED I.A.....	9,434 S.F. (7.5%)
PROVIDED I.A.....	10,753 S.F. (8.5%)
REQUIRED TREE CANOPY.....	35% (229,452 S.F.)
EXISTING TREE CANOPY.....	9.1% (59,509 S.F.)
ADDITIONAL REQUIRED TREE CANOPY	25.9% (169,943 S.F.)

- LEGEND**
- IP 1/2" DIAMETER STEEL REINFORCING BAR WITH ORANGE PLASTIC CAP STAMPED "W 2852" SET
 - PKF PARKER-KALON NAIL WITH BRASS WASHER STAMPED "2852", SET PREVIOUS SURVEY
 - LIGHT POLE
 - SANITARY/STORM MANHOLE
 - POWER POLE
 - FIRE HYDRANT
 - STORM SEWER
 - WATER LINE
 - WATER VALVE
 - H PHYSICALLY CHALLENGED PARKING SPACE
 - CO CLEAN OUT
 - CLF CHAIN LINK FENCE
 - GM GAS METER
 - WM WATER METER
 - 000 PROPOSED CONTOUR
 - 0000 EXISTING CONTOUR
 - PROPOSED DRAINAGE ARROW
 - EXISTING DRAINAGE ARROW
 - CATCH BASIN/YARD DRAIN AS LABELED
 - PROPOSED FIRE HYDRANT
 - TBR TO BE REMOVED
 - 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
 - CBI CURB BOX INLET
 - DBI DROP BOX INLET
 - TBM TEMPORARY BENCHMARK
 - EXISTING PLANTING
 - TPF TREE PROTECTION FENCE
 - PROPOSED PLANTING
 - SANITARY LINE
 - SLOPES BETWEEN 20%-30%
 - SLOPES GREATER THAN 30%

DETAILED DISTRICT DEVELOPMENT PLAN
FOR
6001 OUTER LOOP APARTMENTS

ZONED R4, NEIGHBORHOOD FORM DISTRICT

6001 OUTER LOOP
LOUISVILLE, KY 40219
TAX BLOCK 644 LOT 150
DEED BOOK 11101, PAGE 650

OWNER/ DEVELOPER:
MIVE PROPERTY, LLC
1343 TILE FACTORY LANE
LOUISVILLE, KY 40213

NO. **C-1**