

GENERAL NOTES:

- MSD WATER MANAGEMENT #11781.
- 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 21111C0260 D)
- SANITARY SEWERS ARE AVAILABLE BY EXISTING CONNECTION FROM THE EXISTING SEWER RECORD NUMBER 14301-2, 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 MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- MINOR PLAT TO RECORD THE LOT TO BE RECORDED PRIOR TO DEVELOPMENT PLAN APPROVAL.
- 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.
- SITE IS SUBJECT TO REGIONAL FACILITY FEE'S X 1.5.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MIKE ELLIS, ECS SOUTHEAST, LLP ON JUNE 22, 2018 AND NO KARST FEATURES WERE FOUND.
- "NO PARKING/FIRE LANE" SIGNS TO BE INSTALLED ON BOTH SIDES OF SOUTHPONT DRIVE.

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. 1-800-752-8007 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 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.

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE..... 36,098 S.F. (240,656 x 15%)
 PROVIDED OPEN SPACE..... 53,640 S.F. (22.3%)

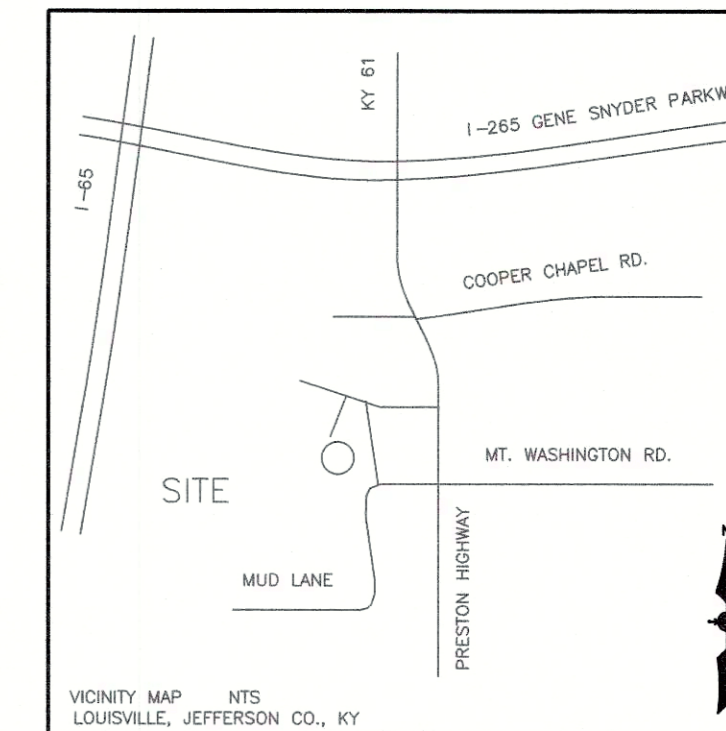
REQUIRED RECREATIONAL OPEN SPACE..... 18,049 S.F. (36,098 x 50%)
 PROVIDED RECREATIONAL OPEN SPACE..... 18,640 S.F.
 (THE PROPOSED DEVELOPMENT PROPOSES A COURTYARD FOR PASSIVE OPEN SPACE FOR THE RESIDENTS. THIS AREA CONSISTS ON AN OUTDOOR PATIO WITH DINING SPACE, INTERIOR WALKING TRAILS, AND LANDSCAPING. THE TREE CANOPY PROTECTION AREA IS ALSO DESIGNED FOR PASSIVE RECREATION.)

WAIVERS REQUESTED

10.2.4: TO PERMIT ENCROACHMENTS INTO THE REQUIRED 25' LBA ALONG THE WEST PROPERTY LINE AND TO THE 15' LBA ALONG THE SOUTH PROPERTY LINE.
 10.2.4.B.3: TO ALLOW FOR MORE THAN 50% OVERLAP OF AN EASEMENT INTO THE 20' LBA AND TO ELIMINATE THE PLANTING/SCREENING REQUIREMENTS ALONG THE EAST PROPERTY LINE.

VARIANCES REQUESTED

5.3.1: TO PERMIT ENCROACHMENTS INTO THE 15' SETBACK ALONG THE SOUTH PROPERTY LINE.
 5.3.1.C.4: TO PERMIT ENCROACHMENTS INTO THE 18' SETBACK ALONG THE EAST PROPERTY LINE.



VICINITY MAP
N.T.S.

SITE DATA CHART

EXISTING ZONE.....	PEC
PROPOSED ZONE.....	OR-1
EXISTING FORM DISTRICT.....	SUBURBAN WORKPLACE
PROPOSED FORM DISTRICT.....	RESIDENTIAL MULTI-FAMILY
EXISTING USE.....	VACANT
PROPOSED USE.....	SENIOR HOUSING
PROPERTY AREA.....	5.525 ACRES (240,656.3 S.F.)
PROPOSED BUILDING S.F.	21.72 DWELLING UNITS PER ACRE
PROPOSED DENSITY.....	34.8 DWELLING UNITS PER ACRE
MAX DENSITY ALLOWED.....	45 FT. MAX. (FOUR STORIES)
BUILDING HEIGHT.....	0.584
F.A.R.....	62 MIN. (.5 PER UNIT, 1 PER 2 (120 UNITS, 3 EMPLOYEES)
REQUIRED PARKING.....	EMPLOYEES
.....	183 MAX. (1.5 PER UNIT, 1 PER EMPLOYEE)
PROVIDED PARKING.....	116, INCL. 6 ADA & 40 GARAGES
PROPOSED VUA.....	60,855 S.F.
REQUIRED I.A.....	4,566 S.F. (7.5%)
PROVIDED I.A.....	7,669 S.F. (12.6%)
EXISTING TREE CANOPY.....	100%
REMAINING TREE CANOPY.....	14.5% (35,000 S.F.)
REQUIRED TREE CANOPY.....	15% (36,098 S.F.)

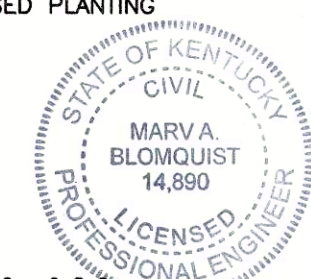
INCREASE IN IMPERVIOUS AREA

PREDEVELOPED IMPERVIOUS AREA = 0 SQ. FT.
 DEVELOPED IMPERVIOUS AREA = 104,161 SQ. FT.
 INCREASE IN IMPERVIOUS AREA = 104,161 SQ. FT.

LEGEND

○ IP	1/2" DIAMETER STEEL REINFORCING BAR WITH ORANGE PLASTIC CAP STAMPED "WI 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	DB	DROP BOX INLET
WM	WATER METER	TBM	TEMPORARY BENCHMARK
—○○○	PROPOSED CONTOUR	●	EXISTING PLANTING
—○○○	EXISTING CONTOUR	●	TPF
→	PROPOSED DRAINAGE ARROW	●	TREE PROTECTION FENCE
		●	PROPOSED PLANTING

RECEIVED
 SEP 13 2018
 PLANNING & DESIGN SERVICES



DETAILED DISTRICT DEVELOPMENT PLAN
 FOR
SOUTHPONT

ZONED PEC, SUBURBAN WORKPLACE FORM DISTRICT
 11700 INTERCHANGE DRIVE
 LOUISVILLE, KY 40229
 TAX BLOCK 3514, LOT 0002
 DEED BOOK 9042, PAGE 30

OWNER/ DEVELOPER:
 GAULT-MARSH PROPERTIES SOUTHPOINT, LLC.
 4011 GARDINER POINT DRIVE, SUITE 200
 LOUISVILLE, KY 40213-1988

NO.
C-1



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
	CKD: MAB
	DATE:
	SEPT 12, 2018

