



MSD NOTES

- 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.
- WASTEWATER: SANITARY SEWER CAPACITY IS ONLY AVAILABLE FOR 73,000 GPD. CONSTRUCTION OF LATERAL EXTENSION REQUIRED, FLOW METER MAY BE INSTALLED TO INCREASE CAPACITY. CAPACITY CAN BE SECURED BY PAYING SANITARY SEWER IMPACT FEES. SANITARY SEWER PATTERN DEPICED FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- STORMWATER: FINAL CONFIGURATION AND SIZE OF DETENTION PONDS, DRAINAGE PIPES, CHANNELS, AND PERMANENT WATER QUALITY FEATURES TO BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- DRAINAGE / STORMWATER DETENTION: DETENTION WILL BE PROVIDED AS SHOWN ON THIS PLAN. THE OUTLET FOR THE DETENTION POND SHALL DISCHARGE TO THE EXISTING 24" HEADWALL IN THE SOUTHEAST CORNER ALONG SPRINGDALE ROAD. THE DRAINAGE OUTLET WILL BE DESIGNED TO LIMIT POST-DEVELOPED PEAK FLOWS TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTEAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.

APPROXIMATE OVERALL TOTAL DETENTION VOLUME REQUIRED:
(2.8 X 0.60 X 17.95) / 12 = 2.51 AC-FT

GENERAL NOTES

- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING THE CONSTRUCTION APPROVAL PROCESS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL STREET NAME SIGNS AND PAVEMENT MARKING SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST PHASE AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE/PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
- ALL RADIIUSES, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- TREE CANOPY CREDIT AREAS (TCCAs) IDENTIFIED ON THIS PLAN REPRESENT PORTIONS OF THE SITE THE DEVELOPER HAS AGREED TO PRESERVE. THESE ARE PERMANENT PRESERVATION AREAS. ALL CLEARING, GRADING, AND FILL ACTIVITY IN THESE AREAS MUST BE IN KEEPING WITH THE RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL. NO FURTHER CLEARING, CONSTRUCTION OR OTHER LAND DISTURBING ACTIVITY SHALL TAKE PLACE BEYOND PRUNING TO IMPROVE THE GENERAL HEALTH OF THE TREES OR TO REMOVE DEAD OR DECLINING TREES THAT MAY POSE A PUBLIC HEALTH AND SAFETY THREAT.
- SIDEWALK CONSTRUCTION SHALL BE REQUIRED, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- ALL PARKING AND DRIVE AISLES TO BE HARD AND DURABLE SURFACE.
- STREET TREES SHALL BE PROVIDED ALONG ALL PUBLIC RIGHTS OF WAY PER SECTION 10.2.8 OF THE LAND DEVELOPMENT CODE.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH, AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES, OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY, OR STRUCTURE.

BENCH MARKS (1983 NAVD)

- BM#062 X-CUT ON CONCRETE WALK 175' NORTHWEST OF THE EASTERMOST CORNER OF TRACT AND 34.5' FROM CENTERLINE OF CHAMBERLAIN LANE. ELEVATION 709.30
- BM#063 X-CUT ON CONCRETE WALK 345' SOUTH OF THE CENTERLINE OF THE ENTRANCE TO CHAMBERLAIN LANE OFFICE CENTER AND 4' SOUTH OF FIRE HYDRANT. ELEVATION 712.01
- BM#064 X-CUT ON CONCRETE WALK 56' SOUTH OF THE CENTERLINE OF THE ENTRANCE TO CHAMBERLAIN LANE OFFICE CENTER AND 23 FEET WEST OF CENTERLINE OF CHAMBERLAIN LANE. ELEVATION 713.50
- BM#1 X-CUT ON TOP OF CONCRETE CURB AT THE ENTRANCE OF CONDO'S ELEVATION 713.89
- BM#2 X-CUT ON BACK OF CONCRETE WALK ON CHARTER DAVIS DRIVE. ELEVATION 706.52

SWPP NOTES

- 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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. 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 M.S.D. 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 NOT 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 DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

EROSION PREVENTION PLAN

ALL STORM WATER RUNOFF FROM DISTURBED AREAS WILL BE DIRECTED TO DITCH CHECKS OR SILT FENCE PERMETER CONTROLS UNTIL STORM SEWERS ARE INSTALLED. AFTER STORM SEWER INSTALLATION, ALL STORM INLETS SHALL BE PROTECTED WITH STONE BAGS, SILT SACKS OR OTHER MSD APPROVED INLET CONTROLS. SILT FENCE SHALL BE UTILIZED AS PERMETER CONTROLS AROUND SENSITIVE AREAS DURING CONSTRUCTION. SMALL WATERSHED AREAS MAY BE PROTECTED WITH SILT FENCE AND/OR DITCH CHECKS BASED ON FINAL GRADING.

UTILITY NOTES

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "BU.U." AT THE TIME OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, IN THE TECHNICAL SPECIFICATIONS, AND SPECIAL PROVISIONS.

LIGHTING NOTES

LIGHTING SHALL COMPLY WITH THE FOLLOWING RESTRICTIONS:
A) ALL EXTERIOR LIGHTING, WHETHER FREESTANDING OR ATTACHED TO ANY STRUCTURE, INCLUDING STREET LIGHTS AND LIGHTING FOR ANY STORAGE, SHALL BE FULLY SHIELDED, SHALL UTILIZE FLAT OR HIDDEN LENSES, AND SHALL BE POINTED DIRECTLY TO THE GROUND. THE FOLLOWING ARE EXCEPTIONS TO THIS REQUIREMENT:
1) A PARTLY SHIELDED OR UNSHIELDED DECORATIVE WALL SCONCE(S) SHALL BE ALLOWED AT A FRONT ENTRY TO A RESIDENCE IF THE TOTAL OUTPUT IN LUMENS DOES NOT EXCEED 2000 LUMENS.
2) OPEN FLAME GAS LAMPS.
3) LIGHTING INSTALLED WITH A VACUANCY SENSOR, WHERE THE SENSOR EXTINGUISHES THE LIGHTS NO MORE THAN 15 MINUTES AFTER THE AREA IS VACATED.
4) LOW VOLTAGE LANDSCAPE LIGHTING AIMED AWAY FROM ADJACENT PROPERTIES AND NOT EXCEEDING 2000 LUMENS IN OUTPUT
B) NO LED OR METAL HALIDE LIGHTING SHALL HAVE A CORRELATED COLOR TEMPERATURE (CCT) EXCEEDING 3000 DEGREES KELVIN.

KARST FEATURES NOTE:

ACCORDING TO THE PRELIMINARY GEOTECHNICAL ENGINEERING REPORT PRODUCED BY EGS SOUTHEAST, LLP DATED MAY 28, 2021, SECTION 5.2 KARST POTENTIAL STATES: "NO EVIDENCE OF KARST FEATURES WAS OBSERVED ON SITE."

WAIVER REQUESTS:

A WAIVER IS REQUESTED FROM SECTION 6.2.6 OF THE LDC TO NOT PROVIDE A SIDEWALK ALONG THE EXISTING SPRINGDALE ROAD FRONTAGE TO INSTEAD PROVIDE A SIDEWALK ALONG THE NORTHERN RIGHT OF WAY DESIGNATION.

SITE DATA

FORM DISTRICT:	NEIGHBORHOOD	R-4
EXISTING ZONING:	EXISTING ZONING:	R-7
PROPOSED ZONING:	PROPOSED ZONING:	UNDEVELOPED
PROPOSED USE:	PROPOSED USE:	MULTI FAMILY RESIDENTIAL
GROSS SITE AREA:	GROSS SITE AREA:	782,599 SF OR 17.97 AC
NET SITE AREA:	NET SITE AREA:	607,544 SF OR 13.95 AC
(AFTER ROW DEDICATION AT SPRINGDALE ROAD AND NORTHERN VENTURE SPRINGDALE ROAD RE-ALIGNMENT)		
TOTAL UNITS:	TOTAL UNITS:	302 UNITS
1 BEDROOM UNITS:	1 BEDROOM UNITS:	133 UNITS
2 BEDROOM UNITS:	2 BEDROOM UNITS:	129 UNITS
3 BEDROOM UNITS:	3 BEDROOM UNITS:	40 UNITS
MAX ALLOWABLE DENSITY:	MAX ALLOWABLE DENSITY:	34.8 DU/AC
GROSS DENSITY:	GROSS DENSITY:	16.8 DU/AC
NET DENSITY:	NET DENSITY:	21.65 DU/AC
MAX ALLOWABLE FAR:	MAX ALLOWABLE FAR:	1.0
PROVIDED FAR:	PROVIDED FAR:	0.73
GROSS BUILDING FOOTPRINT AREA:	GROSS BUILDING FOOTPRINT AREA:	117,246 SF
BUILDING #1: 4 STORES 49'-0" HT	BUILDING #1: 4 STORES 49'-0" HT	13,679 SF
BUILDING #2: 4 STORES 49'-0" HT	BUILDING #2: 4 STORES 49'-0" HT	24,055 SF
BUILDING #3: 4 STORES 49'-0" HT	BUILDING #3: 4 STORES 49'-0" HT	24,055 SF
BUILDING #4: 4 STORES 49'-0" HT	BUILDING #4: 4 STORES 49'-0" HT	13,679 SF
BUILDING #5: 4 STORES 49'-0" HT	BUILDING #5: 4 STORES 49'-0" HT	21,364 SF
BUILDING #6: 3 STORES 39'-0" HT	BUILDING #6: 3 STORES 39'-0" HT	5,816 SF
BUILDING #7: 3 STORES 39'-0" HT	BUILDING #7: 3 STORES 39'-0" HT	5,816 SF
BUILDING #8: 3 STORES 39'-0" HT	BUILDING #8: 3 STORES 39'-0" HT	5,816 SF
PET FACILITIES BUILDING: 1 STORY	PET FACILITIES BUILDING: 1 STORY	2,586 SF
MAINTENANCE BUILDING: 1 STORY	MAINTENANCE BUILDING: 1 STORY	380 SF
GROSS FLOOR AREA OF ALL BUILDINGS:	GROSS FLOOR AREA OF ALL BUILDINGS:	442,638 SF
TALLEST STRUCTURE HEIGHT:	TALLEST STRUCTURE HEIGHT:	49'-9" FROM GRADE TO MIDPOINT OF ROOF
(LDC Table 5.3.1 allows additional building height for R7 above 45' if setbacks are increased 9' for each additional ten foot of building heights. Our tall buildings require 20' setbacks. They all have open setbacks to qualify for the added height)		
PARKING CALCULATIONS	PARKING CALCULATIONS	
MINIMUM REQUIRED PARKING (1/UNIT)	MINIMUM REQUIRED PARKING (1/UNIT)	302 SPACES
MAXIMUM REQUIRED PARKING (2/UNIT)	MAXIMUM REQUIRED PARKING (2/UNIT)	604 SPACES
PARKING PROVIDED:	PARKING PROVIDED:	464 SPACES
TOWNHOME PARKING (BLDG 6, 7, 8):	TOWNHOME PARKING (BLDG 6, 7, 8):	30 SPACES
SURFACE PARKING AT TOWNHOMES:	SURFACE PARKING AT TOWNHOMES:	10 SPACES
ADA / HANDICAPPED PARKING:	ADA / HANDICAPPED PARKING:	10 SPACES
(2 ARE VAN ACCESSIBLE)	(2 ARE VAN ACCESSIBLE)	
STANDARD PARKING:	STANDARD PARKING:	394 SPACES
OPEN SPACE CALCULATIONS	OPEN SPACE CALCULATIONS	
MINIMUM REQUIRED OPEN SPACE (10% OF NET AREA)	MINIMUM REQUIRED OPEN SPACE (10% OF NET AREA)	1.4 AC
RECREATIONAL OPEN SPACE PROVIDED:	RECREATIONAL OPEN SPACE PROVIDED:	7.4 AC
OPEN SPACE PROVIDED:	OPEN SPACE PROVIDED:	6.0 AC
RECREATIONAL OPEN SPACE PROVIDED: (BUILDING 5 POOL AREA: 59 AC)	RECREATIONAL OPEN SPACE PROVIDED: (BUILDING 5 POOL AREA: 59 AC)	.92 AC
(DOG PARK 2: 14 AC)	(DOG PARK 2: 14 AC)	
ILAVUA CALCULATIONS	ILAVUA CALCULATIONS	
VJA TOTAL:	VJA TOTAL:	163,362 SF
LA REQUIRED: (7.5% OF VJA)	LA REQUIRED: (7.5% OF VJA)	12,252 SF
LA PROVIDED:	LA PROVIDED:	24,152 SF
TREE CANOPY CALCULATIONS	TREE CANOPY CALCULATIONS	
GROSS TREE AREA:	GROSS TREE AREA:	782,599 SF OR 17.97 AC
EXISTING TREE CANOPY:	EXISTING TREE CANOPY:	70,595 SF (9%)
TREE CANOPY TO BE PRESERVED:	TREE CANOPY TO BE PRESERVED:	70,595 SF (9%)
TREE CANOPY TO BE REMOVED:	TREE CANOPY TO BE REMOVED:	0 SF (0%)
DEVELOPER	DEVELOPER	ROY F. MCMAHAN
TAX BLOCK: W006	TAX BLOCK: W006	3034 R HUNSINGER LANE
PARCEL ID: W00600070000	PARCEL ID: W00600070000	LOUISVILLE, KY 40220
SEWER TREATMENT PLANT: MORRIS FOREMAN	SEWER TREATMENT PLANT: MORRIS FOREMAN	D.B. 9656 PG. 0966
IMPERVIOUS INCREASE:	IMPERVIOUS INCREASE:	360,608 +/- SF

