

- GENERAL NOTES:**
1. PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE.
  2. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT OF WAY.
  3. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
  4. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES IT SHALL BE RE-AIMED, SHIELDED, OR TURNED OFF.
  5. CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
  6. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
  7. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
  8. NO INCREASE IN DRAINAGE RUN OFF TO STATE ROADWAYS.

- MSD NOTES:**
1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
  2. SANITARY SEWER SERVICE WILL BE PROVIDED BY CONNECTION AND SUBJECT TO APPLICABLE FEES.
  3. PORTIONS OF THIS SITE ARE WITHIN THE 100 YEAR FLOODPLAIN PER FIRM MAP # 21111 C0112E DATED DECEMBER 5, 2006.
  4. DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPTUAL PURPOSES. 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.
  5. SITE WILL BE SUBJECT TO MSD REGIONAL FACILITIES FEE.
  6. IF THE SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
  7. A DOWNSTREAM FACILITIES CAPACITY REQUEST WILL BE SUBMITTED TO MSD.
  8. 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.
  9. EROSION & SILT CONTROL SHOWN IS CONCEPTUAL ONLY, AND FINAL DESIGN WILL BE DETERMINED ON CONSTRUCTION PLANS. PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD FOR APPROVAL.

- EROSION PREVENTION AND SEDIMENT CONTROL NOTES:**
1. THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE.
  2. 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.
  3. 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.
  4. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
  5. 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 THE SILT FENCE.
  6. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
  7. 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 CALANDER DAYS AFTER THE ACTIVITY HAS CEASED.
  8. 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. ALL STORM DRAINAGE SHALL CONFORM TO MSD STANDARD SPECIFICATIONS.
  9. CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

**NOTE:**  
COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.  
EXISTING INTERIOR DRAINAGE IS BY SHEET FLOW TO PARKING LOT. PROPOSED ADDITIONS WILL FOLLOW THIS PATTERN

**PROJECT DATA**

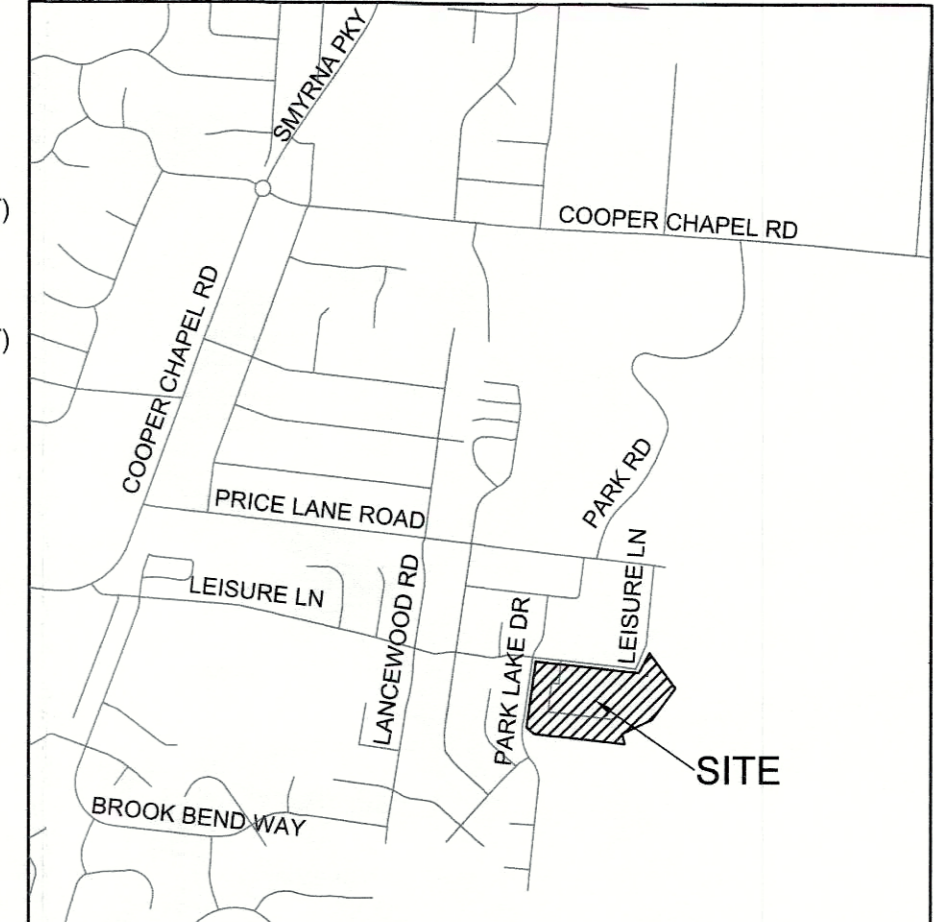
TOTAL SITE AREA	= 10.83± AC	# UNITS	240
R/W DEDICATION AREA	= 0 AC	EXISTING UNITS	52
EXISTING ZONING	= R-6	PROPOSED UNITS	292
FORM DISTRICT	= NEIGHBORHOOD	TOTAL PROPOSED UNITS	
PROPOSED ZONING	= R-7	PARKING REQUIRED	438 (1.5 SPACES PER UNIT)
EXISTING USE	= APARTMENT COMMUNITY	EXISTING PARKING	359 SPACES
PROPOSED USE	= APARTMENT COMMUNITY	ADDITIONAL PARKING (NET)	82 SPACES
		TOTAL PARKING PROVIDED	441 SPACES
		MAXIMUM PARKING ALLOWED	730 (2.5 SPACES PER UNIT)

**TREE PRESERVATION PLAN**

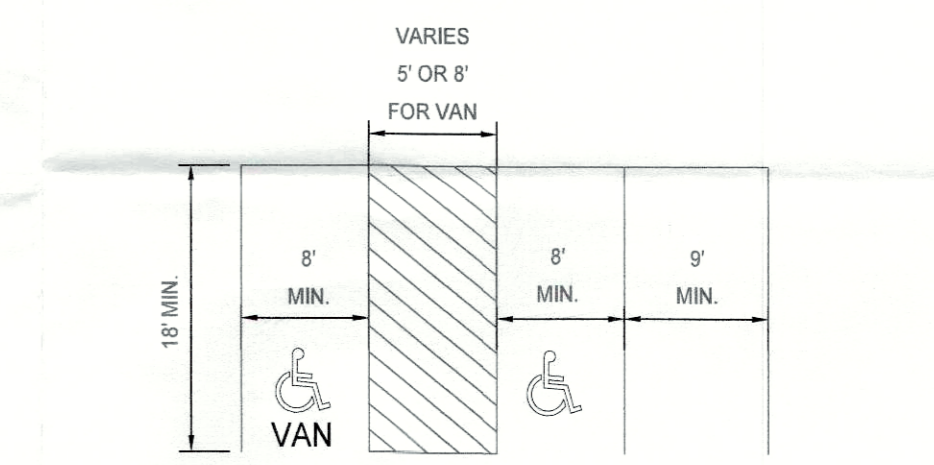
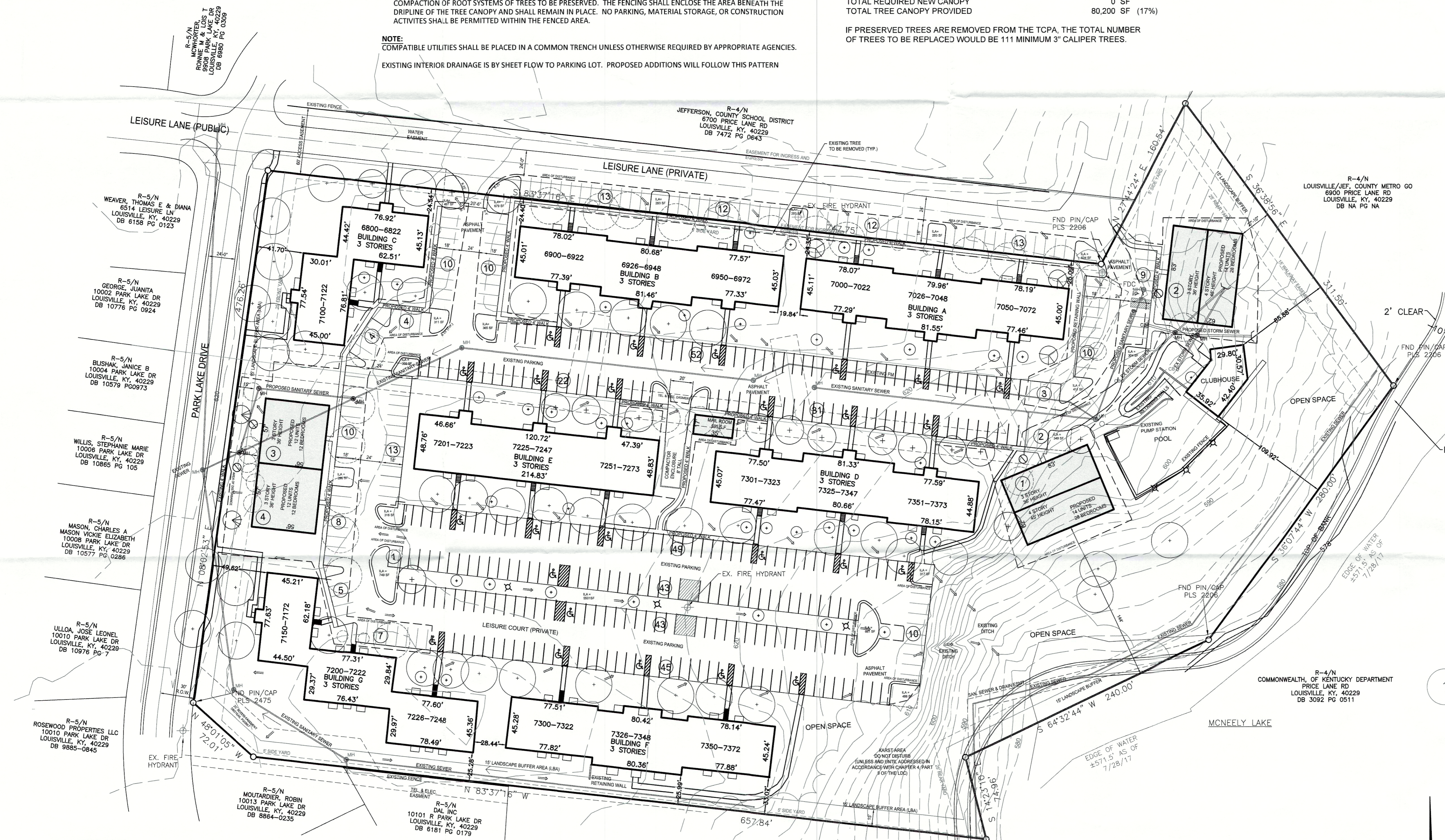
GROSS SITE AREA	471,755 SF
TOTAL TREE CANOPY PRESERVED	80,200 SF (17% OF TOTAL SITE)
TOTAL TREE CANOPY REQUIRED	70,784 SF (15% OF TOTAL SITE ON A SITE THAT HAS 0%-40% EXISTING CANOPY COVERAGE)
TOTAL REQUIRED NEW CANOPY	0 SF
TOTAL TREE CANOPY PROVIDED	80,200 SF (17%)

IF PRESERVED TREES ARE REMOVED FROM THE TCPA, THE TOTAL NUMBER OF TREES TO BE REPLACED WOULD BE 111 MINIMUM 3" CALIPER TREES.

TOTAL VEHICULAR USE AREA	128,620 SF
EXISTING VUA	154,964 SF
PROPOSED VUA	11,623 SF
INTERIOR LANDSCAPE AREA REQUIRED	13,049 SF
INTERIOR LANDSCAPE AREA PROVIDED	
REQUIRED OPEN SPACE	10%
PROVIDED OPEN SPACE	20%
EXISTING TREE CANOPY	28%
PRESERVED TREE CANOPY	17%
REQUIRED TREE CANOPY	15%
TOTAL SITE DISTURBANCE	86,560 SF (1.99 ACRES)
EXISTING IMPERVIOUS	221,374 SF
PROPOSED IMPERVIOUS	254,574 SF
NET NEW IMPERVIOUS	33,200 SF



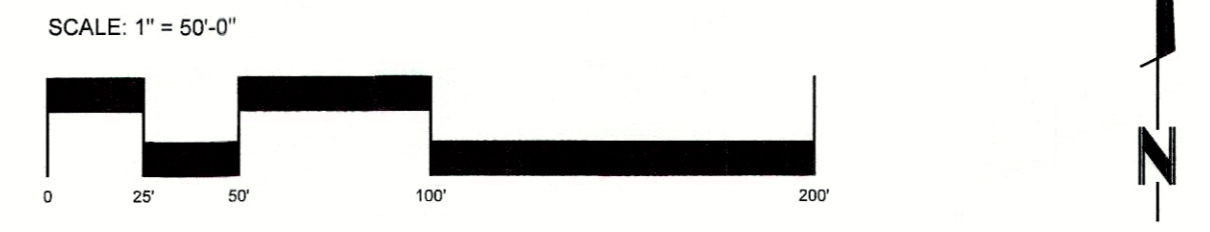
**VICINITY MAP**  
NTS



**TYPICAL PARKING SPACE LAYOUT**  
SCALE 1"=1'-0"

**LEGEND**

	EXISTING OVERHEAD LINES
	EXISTING WATER LINES
	EXISTING SANITARY SEWER LINES
	EXISTING MANHOLES
	PROPOSED SEWER CONNECTION
	PROPOSED SANITARY SEWER
	DRAINAGE ARROW
	SANITARY SEWER FLOW ARROW



**OWNER/DEVELOPER:**  
DENNIS ANDERSON  
PARK LAKE APARTMENTS  
1720 SHARKEY WAY  
LEXINGTON, KY 40511-2028

**SITE ADDRESS:**  
7100 LEISURE LANE  
TAX BLOCK 0086, LOT 163  
D.B. 8419, PG. 0298

**COUNCIL DISTRICT - 23**  
**FIRE PROTECTION DISTRICT - OKOLONA**  
CASE# 17ZONE1069  
WM #9129

**DETAILED DISTRICT DEVELOPMENT PLAN**

Revised:  
2/12/18 AGENCY REVIEW COMMENTS  
2/26/18 AGENCY REVIEW COMMENTS  
3/7/18 JOIN BUILDINGS 3 & 4  
3/27/18 LDR COMMENTS

**RECEIVED**  
MAR 2 / 2018  
PLANNING &  
DESIGN SERVICES

**DP**

**Barrett Partners, Inc.**  
PLANNING AND LANDSCAPE ARCHITECTURE  
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Date: January 11, 2018

**PARK LAKE APARTMENTS**  
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