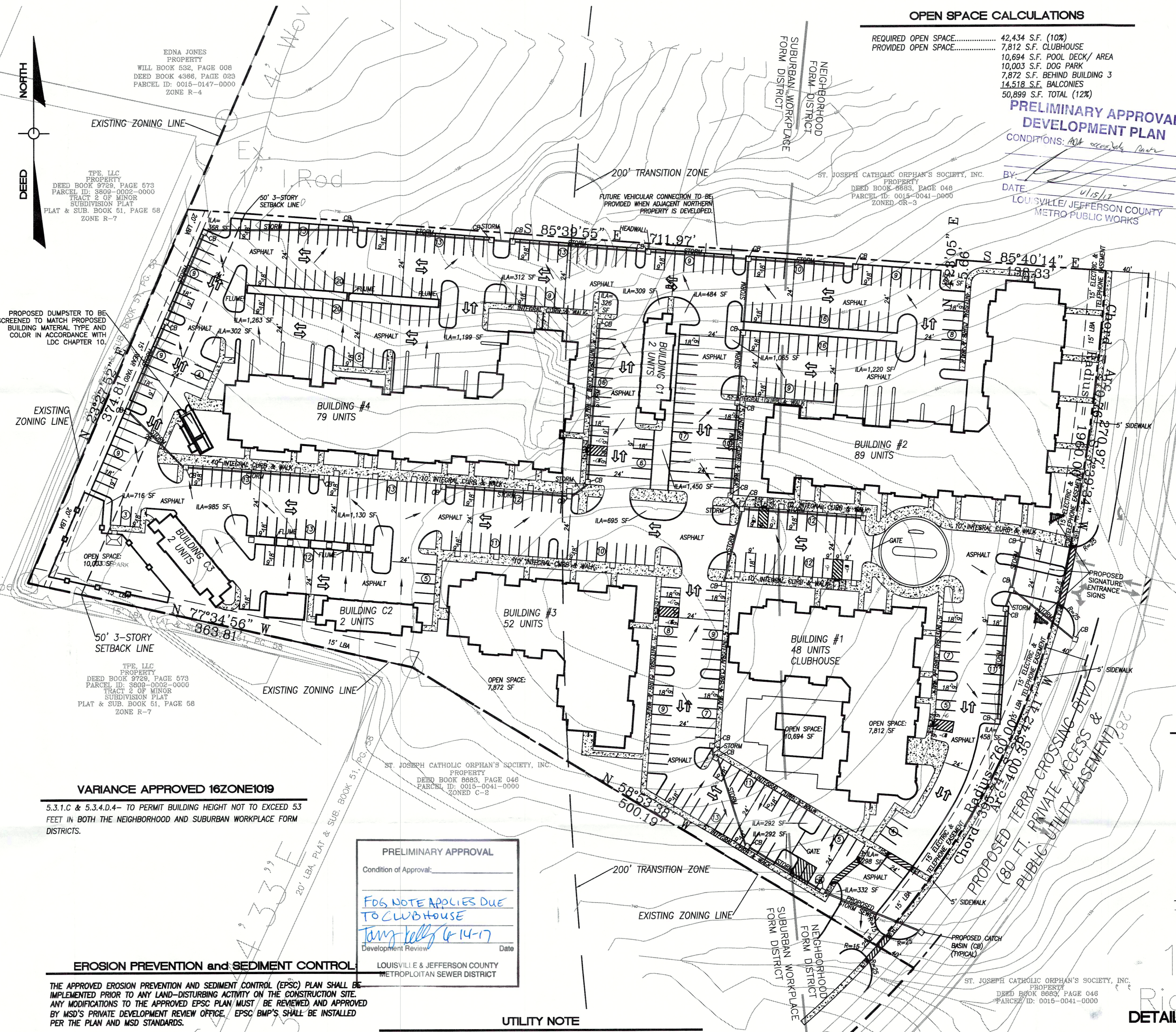


GENERAL NOTES:

- 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 (MM#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 DRYLINE 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.

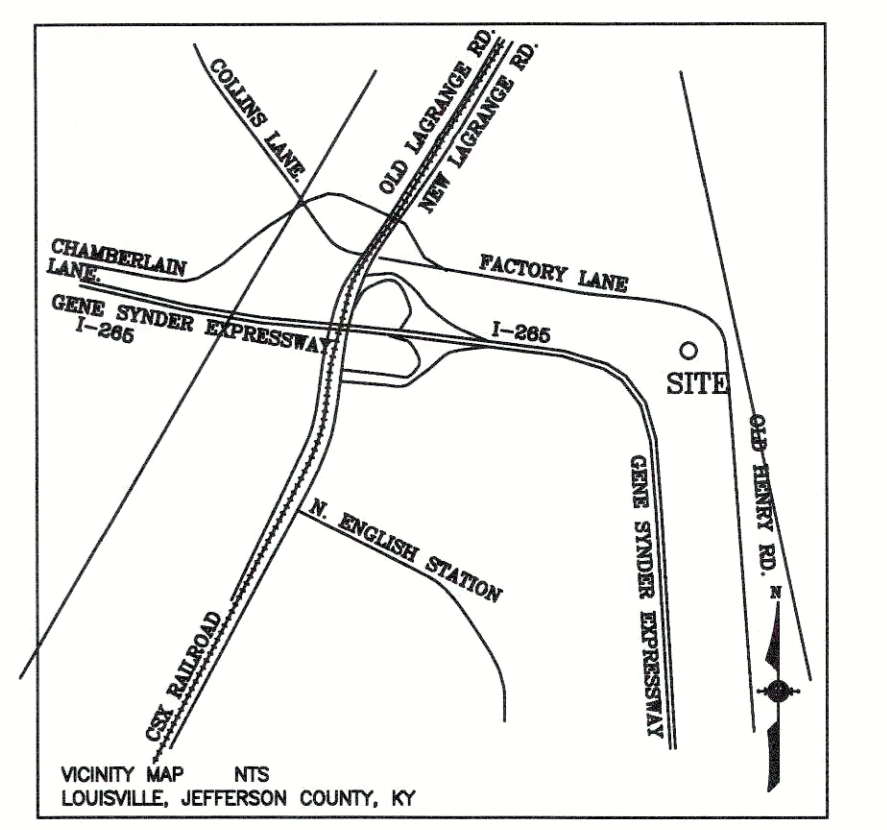


OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE.....	42,434 S.F. (10%)
PROVIDED OPEN SPACE.....	7,812 S.F. CLUBHOUSE 10,694 S.F. POOL DECK/ AREA 10,003 S.F. DOG PARK 7,872 S.F. BEHIND BUILDING 3 14,518 S.F. BALCONIES 50,899 S.F. TOTAL (12%)

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS: *As necessary per*

DATE: *6/14/17*
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



VICINITY MAP
N.T.S.
SITE DATA CHART

EXISTING ZONE.....	OR3	EXISTING ZONE.....	OR3
EXISTING FORM DISTRICT.....	SUBURBAN WORKPLACE & NEIGHBORHOOD	EXISTING FORM DISTRICT.....	SUBURBAN WORKPLACE & NEIGHBORHOOD
VACANT.....	VACANT	EXISTING USE.....	RESIDENTIAL APARTMENTS
PROPOSED USE.....	RESIDENTIAL APARTMENTS	PROPERTY AREA.....	9.74 ACRES (424,337 S.F.)
PROPOSED BUILDING.....	274 UNITS	PROPOSED DENSITY.....	28.13 DWELLING UNITS PER ACRE
MAX DENSITY ALLOWED.....	145 DWELLING UNITS PER ACRE	BUILDINGS' HEIGHTS.....	BUILDING 1: 53 FEET BUILDINGS 2-4: 50 FEET BUILDINGS C1-C3: 31 FEET
PROPOSED BUILDINGS S.F.....	BUILDING 1: 56,806 SF BUILDING 2: 86,382 SF BUILDING 3: 54,734 SF BUILDING 4: 75,426 SF BUILDING C1: 2,294 SF BUILDING C2: 2,294 SF BUILDING C3: 2,294 SF S.F. TOTAL: 280,230 SF	F.A.R.....	0.6604
REQUIRED PARKING.....	411 MIN. (1.5 PER DWELLING UNIT)	PROVIDED PARKING.....	459, INCL. 10 ADA
PROVIDED PARKING.....	459, INCL. 10 ADA	PROPOSED VIA.....	182,958 S.F.
PROPOSED VIA.....	182,958 S.F.	REQUIRED I/A.....	13,722 S.F. (7.5%)
REQUIRED I/A.....	13,722 S.F. (7.5%)	PROVIDED I/A.....	14,050 S.F. (7.7%)
PROVIDED I/A.....	14,050 S.F. (7.7%)	EXISTING TREE CANOPY.....	0%
EXISTING TREE CANOPY.....	0%	REQUIRED TREE CANOPY.....	20% (84,867 SF)
REQUIRED TREE CANOPY.....	20% (84,867 SF)		

INCREASE IN IMPERVIOUS AREA

PREDEVELOPED IMPERVIOUS AREA =	0 SQ. FT.
DEVELOPED IMPERVIOUS AREA =	316,564 SQ. FT.
INCREASE IN IMPERVIOUS AREA =	316,564 SQ. FT.

AREA OF DISTURBANCE 424,337 SQ. FT. (9.74 AC.)
(ENTIRE SITE)

LEGEND

IP 1/2" DIAMETER STEEL REINFORCING BAR WITH ORANGE PLASTIC CAP STAMPED "W 2852" SET	GH GAS MAIN
PKF PARKER-KALON NAIL WITH BRASS WASHER STAMPED "2852", SET PREVIOUS SURVEY	GP EXISTING POLE
LP LIGHT POLE	GP TELEPHONE POLE
SM SANITARY/STORM MANHOLE	GP TREE/SHRUB
PO POWER POLE	GP FENCE
FD FIRE HYDRANT	GP MONITORING WELL
GS GRAVITY SANITARY SEWER LINE / STORM SEWER	GP WATER METER
WL WATER LINE	GP BURIED TELEPHONE/FIBER OPTIC GUARDRAIL
WV WATER VALVE	GP OVERHEAD UTILITY LINE
PC PHYSICALLY CHALLENGED PARKING SPACE	GP INTERIOR PROPERTY LINE
CO CURB BOX INLET	GP CBI CURB BOX INLET
CLF CHAIN LINK FENCE	GP DBI DROP BOX INLET
GM GAS METER	GP TBM TEMPORARY BENCHMARK
WM WATER METER	GP EXISTING PLANTING
PC PROPOSED CONTOUR	GP TPF TREE PROTECTION FENCE
EC EXISTING CONTOUR	GP PROPOSED PLANTING
PD PROPOSED DRAINAGE ARROW	

RECEIVED
JUN 13 2017
DESIGN SERVICES

DETAILED DISTRICT DEVELOPMENT PLAN FOR VININGS AT CLAIBOURNE

ZONED OR-3, SUBURBAN WORKPLACE & NEIGHBORHOOD FORM DISTRICT
13508 FACTORY LANE
LOUISVILLE, KY
TAX BLOCK 15 LOT 41
DEED BOOK 8683, PAGE 46

OWNER:
ST JOSEPH CATHOLIC ORPHAN SOCIETY
2823 FRANKFORT AVE
LOUISVILLE, KY 40206

DEVELOPER:
VININGS AT CLAIBOURNE, LLC
320 WHITTISTON PARKWAY, SUITE 304
LOUISVILLE, KY 40222

VARIANCE APPROVED 16ZONE1019
5.3.1.C & 5.3.4.D.4- TO PERMIT BUILDING HEIGHT NOT TO EXCEED 53 FEET IN BOTH THE NEIGHBORHOOD AND SUBURBAN WORKPLACE FORM DISTRICTS.

PRELIMINARY APPROVAL
Condition of Approval:
FOG NOTE APPLIES DUE TO CLUBHOUSE
Tony Kelly 6/14/17
Date: _____
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

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.

UTILITY NOTE
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 DISCHARGED 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.

Kentucky 811
The New Look For Digging Safely in Kentucky
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: KLW
	CKD: MAB
	DATE: JUNE 12, 2017

