KAPEN REVOCABLE LIVING TRUST **GENERAL NOTES:** DEED BOOK 9134, PAGE 037_ **DETENTION BASIN CALCULATIONS** 2 OF PLAT ATTACHED THERETO 1) MSD WATER MANAGEMENT #11898. PRE-DEVELOPED C=0.23 DEVELOPED C=0.59 0657-0119-0000 DRAINAGE AREA TO BASIN= 5.417 AC. 2) ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION DEVELOPED IMPERVIOUS AREA = 2.714 AC. CABINET'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION, UNLESS OTHERWISE SPECIFIED. PRELIMINARY DETENTION BASIN VOLUME= 0.36 X 2.8/12 X 5.417 AC. = 0.4550 Ac.Ft 3) IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL FEDERAL, STATE AND LOCAL PERMITS = 19.821 CF NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON THESE PLANS. CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL PRELIMINARY DETENTION BASIN SIZE= 14,000 SQ. FT. X 2 FT. INFORMATION STAKING THE PROJECT'S LINES AND GRADES AS SHOWN ON THESE PLANS WILL BE = 28,000 CF PROVIDED UPON REQUEST. 4) IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH NOTE: CAPACITY OF THE DOWNSTREAM SYSTEM ALONG OLD BARDSTOWN PROPOSED DUMPSTER TO BE SCREENED THE UTILITY COMPANIES SUCH THAT ACCESS TO WORK AREAS OR SCHEDULE CONFLICTS DO NOT RD. TO BE VERIFIED ALL THE WAY TO THE INTERMITTENT BLUE LINE TO MATCH PROPOSED BUILDING STREAM PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. ENGINEER INTERRUPT OR DELAY THE PROJECT'S SCHEDULE. MATERIAL TYPE AND COLOR/IN SHALL ENSURE STORM WATER DOES NOT OVER TOP INTO OLD ACCORDANCE WITH LDC CHAPTER 10. BARDSTOWN RD. MAY BE SUBJECT TO DOWNSTREAM IMPROVEMENTS. 5) THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. IT 15' LBA 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. 6) ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER. OPEN SPACE CALCULATIONS 7) ALL CULVERTS UNDER PAVING HAVING LESS THAN 12" COVER SHALL BE CONCRETE ENCASED. STRUCTURE # 35,364 S.F. (353,640 x 10%) REQUIRED OPEN SPACE. PROVIDED OPEN SPACE.. 36.735 S.F. 8) RING ALL CATCH BASINS WITH STONE BAGS DURING GRADING OPERATIONS. FS 2 PROVIDED RECREATIONAL OPEN SPACE.... 18,029 S.F. (OPEN SPACE INCLUDES 6,264 SF FROM 87 BALCONIES AT 6' X 12') 9) ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT'S STANDARD SPECIFICATIONS. VICINITY MAP 10) DENSE-GRADED AGGREGATE BASE SHALL BE COMPACTED IN SEPARATE LAYERS. EROSION PREVENTION and SEDIMENT CONTROL: 11) FOR ASPHALT PARKING LOTS, CONTRACTOR SHALL RECEIVE APPROVAL FOR JOB MIX FORMULA. THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE SITE DATA CHART IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. CATCH BASIN-12) ALL SUBGRADES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STRUCTURE #4 ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED EXISTING ZONE .. STANDARD PROCTOR. THE UPPER 12" OF FILL BENEATH PAVEMENTS SHALL BE COMPACTED TO BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PROPOSED ZONE .. 100%. MOISTURE CONTENT SHALL BE WITHIN +3% TO −1% OF OPTIMUM. PER THE PLAN AND MSD STANDARDS. EXISTING FORM DISTRICT... NEIGHBORHOOD EXISTING USE .. VACANT 3) TACK COAT SHALL BE APPLIED AT THE RATE OF 0.1 GALS. PER SQ. YARD WITH INSTALLATION DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM PROPOSED USE. SENIOR HOUSING OF SURFACE ASPHALT WHEN FINAL PAVING HAS BEEN DELAYED FROM THE BINDER INSTALLATION. AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS PROPERTY AREA... 8.119 AC. (353,640 S.F.) ARE SEEDED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF (AFTER DEDICATING RIGHT OF WAY., 6.966 AC. (303,445 S.F.)) MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED 14) THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PROPOSED BUILDING S.F. 45,755 S.F. EACH FLOOR ONTO THE ROADWAY SHALL BE REMOVED DAILY. STRUCTURE #3 PÓNDING AREAS WILL NOT BE ACCEPTABLE. 137,265 S.F TOTAL 24- 2 BED/ 1.5 BATH UNITS SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH 15) THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM SHALL BE 10%. STRUCTURE #Z BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED 100- 2-BED/ 1 BATH UNITS THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER 4- 1-BED ÚNITS 16) DIMENSIONS SHOWN HEREON ARE FROM THE EDGE OF GUTTERS OR WALLS UNLESS SHOWN CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02. 128/6.966=18.375 DWELLING UNITS PER ACRE ... OTHERWISE. ALL RADAII SHOWN ARE ON FACE OF CURB. BUILDING HEIGHT... 45 FT. MAX. OPEN SPACE WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY 0.12917) SIDEWALKS SHALL BE A MINIMUM 5" THICK WITH 6" X 6" W.W.F. ON A 4" D.G.A. BASE. 18.971 SF CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL REQUIRED PARKING. 66 MIN. (.5 PER UNIT, 1 PER 2 SIDEWALKS AT DRIVEWAYS SHALL HAVE A MINIMUM THICKNESS OF 6". A FINE BROOM FINISH SHALL (9,500 SF RECREATIONAL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS (128 UNITS, 3 EMPLOYEES) EMPLOYEES) BE PROVIDED WITH CONTROL JOINTS SPACED AT 5' INTERVALS AND EXPANSION JOINTS AT 25' INCLD. BENCHES, TABLES, AFTER THE ACTIVITY HAS CEASED. 195 MAX. (1.5 PER UNIT, 1 PER GRILLS, AND YARD GAMES) INTERVALS. AT ALL BENDS AND WHERE ABUTTING RIGID STRUCTURES. EMPLOYEE) SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING. BORING OR OTHER STRUCTURE #2 PROVIDED PARKING. 132 SPACES INCLUDING 40 18) THE CONTRACTOR SHALL PROVIDE A COMPACTED DEPTH OF 6" TOPSOIL OVER ALL PERVIOUS EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO GARAGES & 6 ADA AREAS ON THE PROJECT. BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN. PROVIDED BICYCLE PARKING. 4 SHORT-TERM PARKING PROPOSED VUA. 65.064 S.F. 19) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REQUIRED ILA... 4,880 S.F. (7.5%) RÉGULATIONS 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBLE DESIGN. FERN CREEK FIRE PROTECTION COMMENTS PROVIDED ILA.... 7,301 S.F. (11.2%) EXISTING TREE CANOPY... 0% 128 UNITS 20) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP ATCH BASIN_ STRUCTURE #1 HYDRANTS WILL BE REQUIRED. 46,500 SF EACH FLOOR REQUIRED TREE CANOPY .. 20% (70,728 S.F.) 21111C0114 E) 2) A SPRINKLER SYSTEM WILL BE NEEDED. 3) THE FIRE DEPARTMENT CONNECTION WILL BE A 5" STORZ 21) SANITARY SEWERS ARE AVAILABLE BY EXISTING CONNECTION FROM THE EXISTING SEWER CONNECTION. LOCATION WILL BE DETERMINED LATER. INCREASE IN IMPERVIOUS AREA RECORD NUMBER 13825-3. SUBJECT TO FEES. DUMPSTER MUST BE 10' OR MORE FROM THE BUILDING. 5) A KNOX BOX WILL BE REQUIRED. 22) DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. PREDEVELOPED IMPERVIOUS AREA = 0 SQ. FT. DEVELOPED IMPERVIOUS AREA = 118,235 S.F. 23) COMPATIBLE UTILITIES SHALL BE PLACE IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES INCREASE IN IMPERVIOUS AREA = 118,235 SQ. FT. OPEN SPACE PRELIMINARY APPROVAL 24) SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS AND SHALL BE DIRECTED DOWN RECREATIONAL AND AWAY FROM ANY RESIDENTIAL PROPERTIES. 11,500 SF Condition of Approval: **LEGEND** '8.529 SF RECREATIONAL 25) ALL SIGNAGE SHALL COMPLY WITH LDC CHAPTER 8, SIGN REGULATIONS. INCLD. BENCHES, TABLES, GRILLS, AND YARD GAMES) PROPOSED 60' PRIVATE ACCESS 26) ALL SERVICE STRUCTURES, INCLUDING DUMPSTER SHALL BE SCREENED IN ACCORDANCE WITH O IP 1/2 " DIAMETER STEEL REINFORCING BAR WITH ORANGE AND PUBLIC UTILITY EASEMENT LDC CHAPTER 10. PLASTIC CAP STAMPED "WI 2852" SET EXISTING POLE 27) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO O PKF PARKER-KALON NAIL WITH BRASS WASHER TELEPHONE POLE PRÉVENT FUTIGIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING STAMPED "2852", SET PREVIOUS SURVEY POLE ANCHOR PROPERTIES. SANITARY SEWER LIGHT POLE TREE/SHRUB MSD REC. NO. 13825-3 28) ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC LOUISVILLE & JEFFERSON COUNTY SANITARY/STORM MANHOLE FENCE ARY SEWER AND DRAINAGE EASEMEN HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METROPLOITAN SEWER DISTRICT DEED BOOK 7398, PAGE 473 88,00 29" E POWER POLE MONITORING WELL METRO ORDINANCES. FIRE HYDRANT WATER METER 29) CONSTRUCTION PLANS AND BOND ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO GRAVITY SANITARY SEWER LINE / STORM SEWER BURIED TELEPHONE/FIBER OPTIC CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT. STRUCTURE # WATER LINE - GUARDRAIL 30) A KARST SURVEY SITE VISIT WAS COMPLETED BY BASHIR HASANZADEH, Ph.D., ON APRIL 17TH, WATER VALVE ----E-----OVERHEAD UTILITY LINE 2019. THREE AREAS OF CONCERN WERE NOTED DURING THE SITE VISIT AND ARE SHOWN AS F-1, VARIABLE DETENTION PHYSICALLY CHALLENGED PARKING SPACE F-2, AND F-3 ON THE DEVELOPMENT PLAN. SEE FULL REPORT DATED APRIL 26TH, 2019 ON --- INTERIOR PROPERTY LINE BASIN EASEMENT FILE WITH METRO PLANNING AND DESIGN SERVICES. CLEAN OUT CURB BOX INLET CATCH BASIN CHAIN LINK FENCE DROP BOX INLET 31) A MINOR PLAT TO CREATE THE LOT WILL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL STRUCTURE #10 GAS METER TEMPORARY BENCHMARK 32) THE FERN CREEK SMALL AREA PLAN APPLIES TO THE SITE. WATER METER EXISTING PLANTING 33) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON EXISTING CONTOUR COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND BLOMQUIS' HEADWAL TREE PROTECTION FENCE OTHER LOCAL, STATE, AND FEDERAL ORDINANCES. PROPOSED DRAINAGE ARROW 14.890 EXISTING DRAINAGE ARROW PROPOSED PROPOSED PLANTING 34) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS XARIABLE (DETENTION DETENTION BASIN OUTLET PIPE DETENTION ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING BASIN BASIN EASEMENT OF GREEN BEST MGMT. PRACTICES. 14,000 SF 35) MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL. DETAILED DISTRICT DEVELOPMENT PLAN VARIABLE LOUISVILLE GAS AND ELECTRIC COMPANY DEED BOOK 4659, PAGES 95 & 97 36) IF SITE HAS THROUGH DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL. OLD BARDSTOWN ROAD SENIOR HOUSING 37) AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN ZONED R4, NEIGHBORHOOD FORM DISTRICT MÁNUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL. 8700 OLD BARDSTOWN ROAD HECEIVED FAIRMOUNT ROAD LOUISVILLE. KY 40291 N 84^52'35" TAX BLOCK 657 LOT 15 & 87 UTILITY NOTE PROPOSED 60' PRIVATE ACCESS DEED BOOK 10057, PAGE 745 AUG 06 2019 FAIRMOUNT ROAD FKA FARMER'S ROAD DEED BOOK 6566, PAGE 380 AND PUBLIC UTILITY EASEMENT PLANNING & ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION DESIGN SERVICES GEORGE & EULA KOPPEL REV TRUST UA CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. SCALE: 502-266-5123) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS 2781 ELK CREEK ROAD BLOMQUIST DESIGN GROUP, LLC 1"= 40' PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF TAYLORSVILLE, KY 40071 MTTATE-NO. EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS & WATER LINES) 10529 TIMBERWOOD CIRCLE SUITE "D' DRWN: KLW DEVELOPER: WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE LOUISVILLE, KENTUCKY 40223 CKD: CLOVER COMMUNITIES BARDSTOWN, LLC DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL C-1348 HARRIS HILL ROAD PHONE: 502.429.0105 FAX: 502.429.6861 BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH DATE: GRAPHIC SCALE: 1"= 40" WILLIAMSVILLE, NEW YORK 14221 ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS. EMAIL: MARVBDG@AOL.COM AUGUST 5, 2019