

GENERAL NOTES:

- MSD WATER MANAGEMENT #12182
- 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 CULVERTS UNDER PAVING HAVING LESS THAN 12" COVER SHALL BE CONCRETE ENCASED.
- RING ALL CATCH BASINS WITH STONE BAGS DURING GRADING OPERATIONS.
- 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 4" 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.
- 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 ENCROACHMENT PERMIT. BOND FOR INTERNAL ROADWAYS WILL BE REQUIRED.
- FREE STANDING SIGNS TO BE PROVIDED IN ACCORDANCE WITH THE APPROVED SIGN MASTER PLAN FOR THE OVERALL DEVELOPMENT.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- A KARST SURVEY SITE VISIT WAS COMPLETED BY BASHIR HASANZADEH, ON MARCH 4, 2021. NO KARST-RELATED FEATURES WERE IDENTIFIED.

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 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 DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

MSD NOTES:

- ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT'S STANDARD SPECIFICATIONS. ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER.
- DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 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.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0031 E).

DETENTION BASIN CALCULATIONS

PRE-DEVELOPED CN CALCS
PERVIOUS (CN 65) 2.54 ACRES
IMPERVIOUS (CN 98) 0.06 ACRES
CN = 65.8

POST-DEVELOPED CN CALCS
PERVIOUS (CN 65) 0.94 ACRES
IMPERVIOUS (CN 98) 1.66 ACRES
CN = 86.1

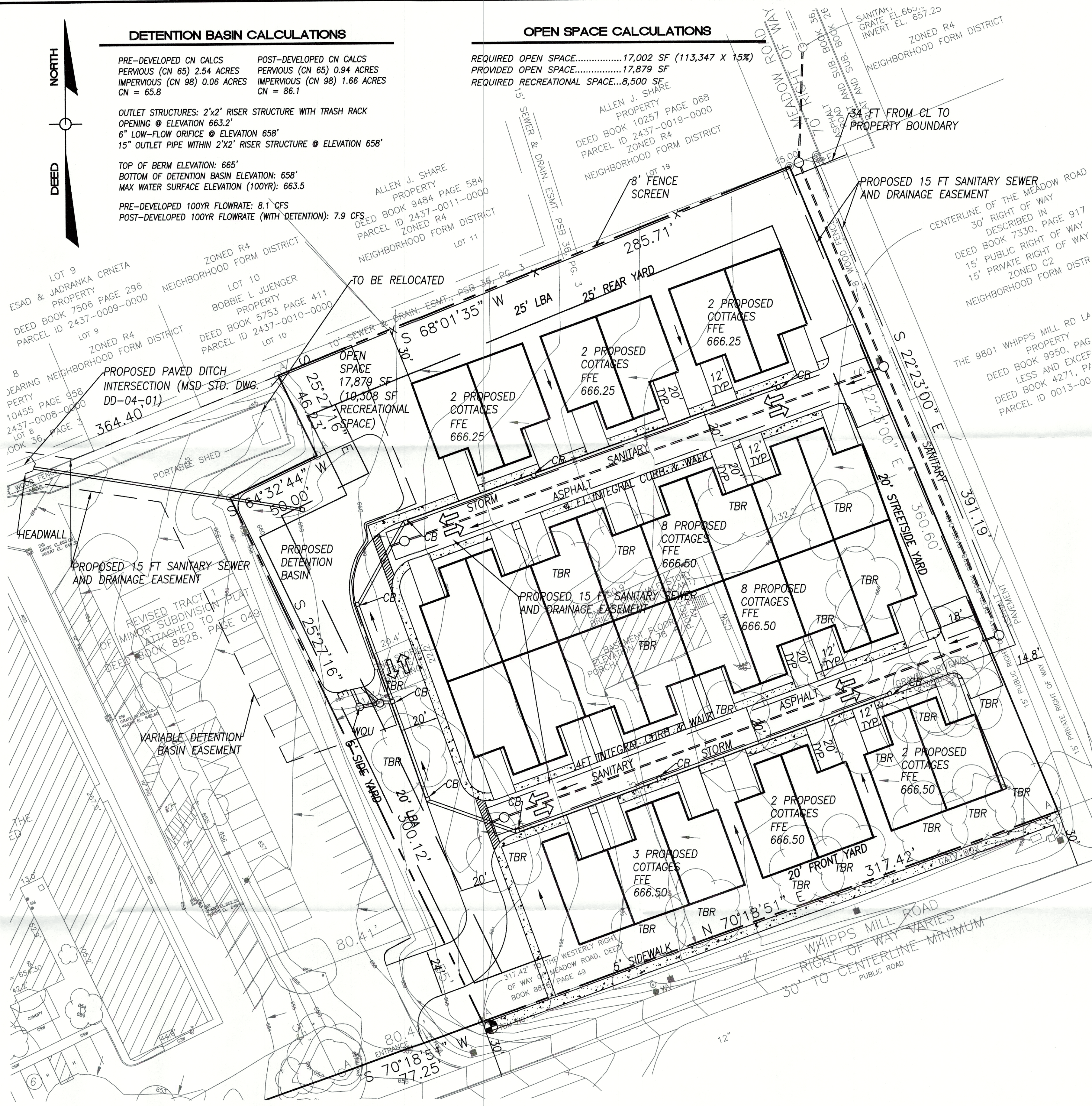
OUTLET STRUCTURES: 2'x2' RISER STRUCTURE WITH TRASH RACK
OPENING @ ELEVATION 663.2'
6" LOW-FLOW ORIFICE @ ELEVATION 658'
15" OUTLET PIPE WITHIN 2'x2' RISER STRUCTURE @ ELEVATION 658'

TOP OF BERM ELEVATION: 665'
BOTTOM OF DETENTION BASIN ELEVATION: 658'
MAX WATER SURFACE ELEVATION (100YR): 663.5

PRE-DEVELOPED 100YR FLOWRATE: 8.1 CFS
POST-DEVELOPED 100YR FLOWRATE (WITH DETENTION): 7.9 CFS

OPEN SPACE CALCULATIONS

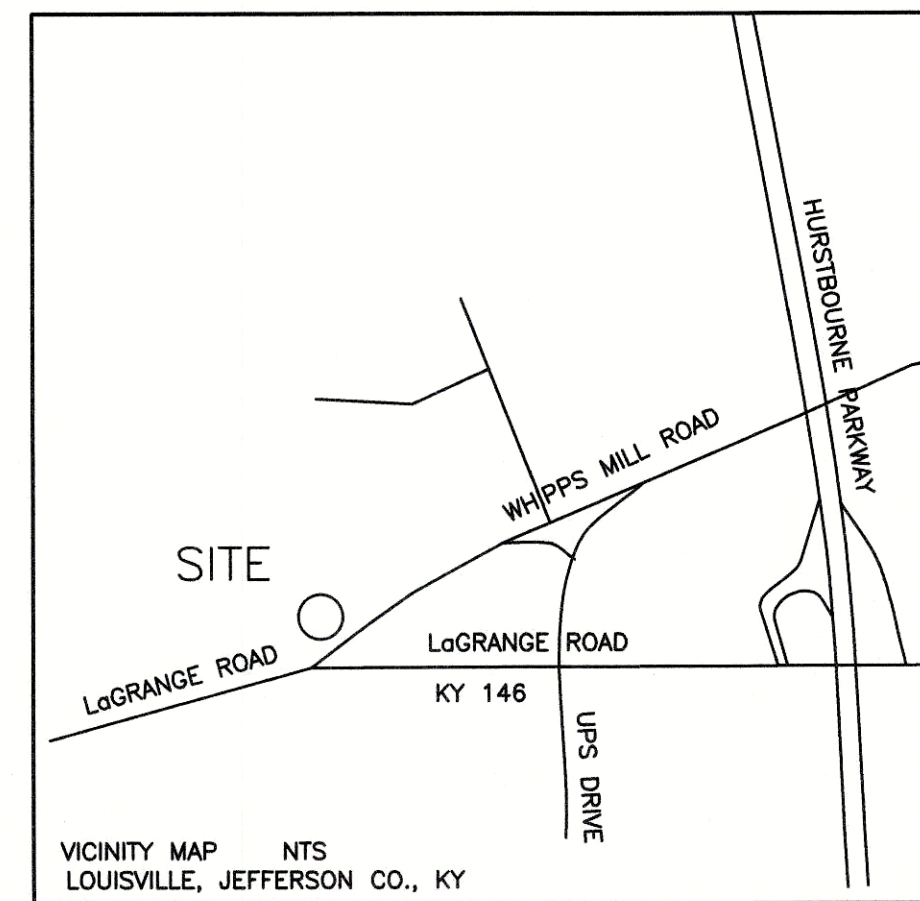
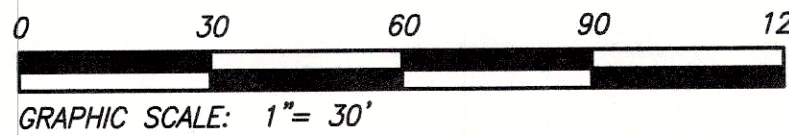
REQUIRED OPEN SPACE.....17,002 SF (113,347 X 15%)
PROVIDED OPEN SPACE.....17,879 SF
REQUIRED RECREATIONAL SPACE...8,500 SF



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. 1-800-752-6007 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.

- ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- ROOF DRAINS TO BE CONNECTED TO ON-SITE STORM SEWER SYSTEM
- SANITARY SEWERS ARE AVAILABLE BY LATERAL EXTENSION FROM THE EXISTING SEWER RECORD NUMBER 10180, SUBJECT TO FEES.
- 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.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL

VICINITY MAP
N.T.S.

SITE DATA CHART

EXISTING ZONE.....	R4
EXISTING FORM DISTRICT.....	NEIGHBORHOOD
EXISTING USE.....	SINGLE FAMILY RESIDENTIAL
PROPOSED USE.....	29 RESIDENTIAL COTTAGES
PROPERTY AREA.....	2.60 ACRES (113,347 S.F.)
PROPOSED BUILDING S.F.	42,993 S.F.
BUILDING HEIGHT.....	35 FT. MAX.
F.A.R.....	0.38 (0.50 MAX)
REQUIRED PARKING.....	29 MIN. (1 PER DWELLING)
PROVIDED PARKING.....	58 MAX. (2 PER DWELLING)
EXISTING TREE CANOPY.....	29 IN DRIVEWAY
REQUIRED TREE CANOPY.....	29 IN GARAGE
	EXISTING TREE CANOPY CLASS C
	35% (39,671 S.F.)

INCREASE IN IMPERVIOUS AREA

PREDEVELOPED IMPERVIOUS AREA =	6,338 SQ. FT.
DEVELOPED IMPERVIOUS AREA =	70,351.5 S.F.
INCREASE IN IMPERVIOUS AREA =	65,855 SQ. FT.

AREA OF DISTURBANCE	113,347 S.F. (2.60 AC)
(ENTIRE SITE)	

LEGEND

○ IP	1/2" DIAMETER STEEL REINFORCING BAR WITH ORANGE PLASTIC CAP STAMPED "W 2852" SET	— GM —	GAS MAIN	●	EXISTING POLE
○ PKF	PARKER-KALON NAIL WITH BRASS WASHER STAMPED "2852", SET PREVIOUS SURVEY	●	TELEPHONE POLE	●	POLE ANCHOR
★	LIGHT POLE	●	TREE/SHRUB	○	MONITORING WELL
○	SANITARY/STORM MANHOLE	○	WATER METER	— T —	BURIED TELEPHONE/FIBER OPTIC GUARDRAIL
■	POWER POLE	—	OVERHEAD UTILITY LINE	—	INTERIOR PROPERTY LINE
■	FIRE HYDRANT	—	INTERIOR PROPERTY LINE	—	INTERIOR PROPERTY LINE
==	GRAVITY SANITARY SEWER LINE / STORM SEWER	—	INTERIOR PROPERTY LINE	—	INTERIOR PROPERTY LINE
—	WATER LINE	—	INTERIOR PROPERTY LINE	—	INTERIOR PROPERTY LINE
—	WATER VALVE	—	INTERIOR PROPERTY LINE	—	INTERIOR PROPERTY LINE
H	PHYSICALLY CHALLENGED PARKING SPACE	—	INTERIOR PROPERTY LINE	—	INTERIOR PROPERTY LINE
CO	CLEAN OUT	—	INTERIOR PROPERTY LINE	—	INTERIOR PROPERTY LINE
CLF	CHAIN LINK FENCE	—	INTERIOR PROPERTY LINE	—	INTERIOR PROPERTY LINE
GM	GAS METER	—	INTERIOR PROPERTY LINE	—	INTERIOR PROPERTY LINE
WM	WATER METER	—	INTERIOR PROPERTY LINE	—	INTERIOR PROPERTY LINE
—000—	PROPOSED CONTOUR	—	INTERIOR PROPERTY LINE	—	INTERIOR PROPERTY LINE
—000—	EXISTING CONTOUR	—	INTERIOR PROPERTY LINE	—	INTERIOR PROPERTY LINE
→	PROPOSED DRAINAGE ARROW	—	INTERIOR PROPERTY LINE	—	INTERIOR PROPERTY LINE
TBR	TO BE REMOVED	—	INTERIOR PROPERTY LINE	—	INTERIOR PROPERTY LINE

MODIFIED CONDITIONAL USE PERMIT
FOR
CREEKSIDE COTTAGES

ZONED R4, NEIGHBORHOOD FORM DISTRICT
1704 THE MEADOW ROAD
LOUISVILLE, KY 40223
TAX BLOCK 13 LOT 47
DEED BOOK 11329, PAGE 633

RECEIVED

APR 16 2021

PLANNING & DESIGN
SERVICES

OWNER/ DEVELOPER:
CREEKSIDE, WHIPS MILL, LLC
1610 SOUTH CHURCH ST, SUITE C
MURFREESBORO, TN 37130

NO.

C-1

WM #12182

20-MCUP-006