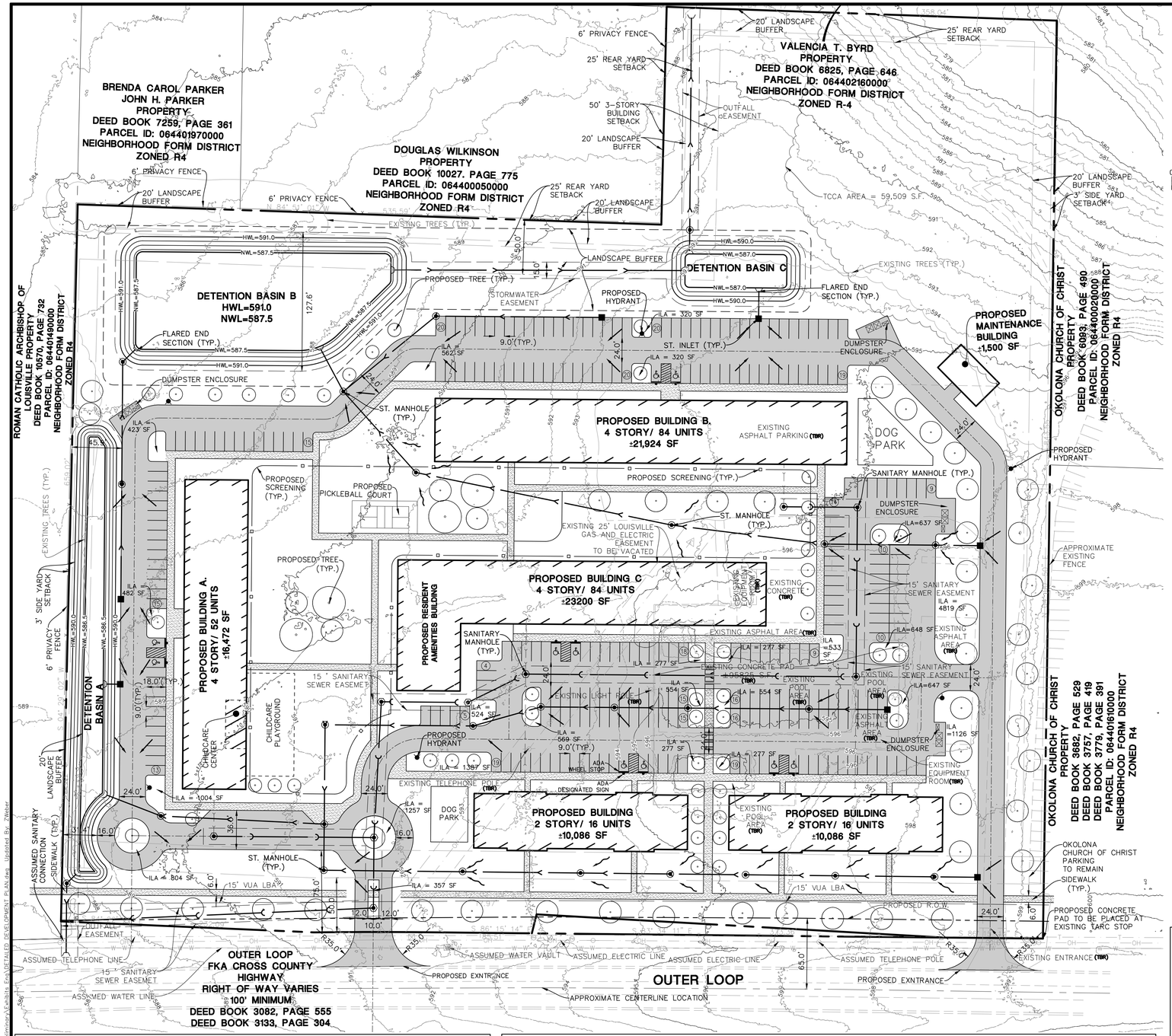
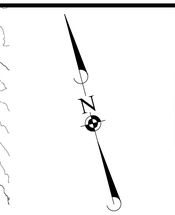




PAVEMENT LEGEND

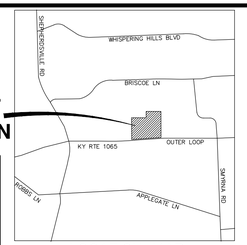
STANDARD DUTY PAVEMENT TO BE DETERMINED

CONCRETE SIDEWALK TO BE DETERMINED

DPW NOTES:

1. IF THE CRITERIA FOR SIGNALIZATION OF THE ACCESS POINT IN MET AND APPROVED BY KYTC, IT SHALL BE INSTALLED AT THE OWNERS EXPENSE. THIS REQUIREMENT SHALL EXPIRE 5 YEARS AFTER THE FINAL, NON-TEMPORARY CERTIFICATE OF OCCUPANCY IS RECEIVED.
2. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING 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. (9.1.12.C)

PROJECT LOCATION



LOCATION MAP
N.T.S.

STANDARD SYMBOLS

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
FM	FORCEMAIN	FM
	DRAINTILE	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
OH	OVERHEAD WIRES	OH
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	BUFFALO BOX	
	FLARED END SECTION	
	STREET LIGHT	
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
764	1 FOOT CONTOURS	764
	CURB AND GUTTER	
	SIDEWALK	
	DETECTABLE WARNINGS	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
	ELECTRICAL EQUIPMENT	
	TELEPHONE EQUIPMENT	
	CHAIN-LINK FENCE	
	BRUSH/TREE LINE	
	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	6"
	CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)	25'
	SILT FENCE	S
	RETAINING WALL	
	WETLAND	
	TO BE REMOVED	(TBR)
	PARKING COUNT	7

GENERAL NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12. UNLESS OTHERWISE NOTED.
3. ALL RADII SHALL BE 3' MEASURED FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ASSOCIATED PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER OR WATER MAIN LOCATIONS, SIZE, CONDITION & ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
12. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED GRADES AS INDICATED ON PLANS..
13. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY WLLMOTH INTERNATIONAL, PSC ON MAY 11, 2018. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
14. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
15. THE DEVELOPER/PROPERTY OWNER SHALL INSTALL A CONCRETE BOARDING PAD, BENCH PAD AND THEN NOTIFY TARC WHEN THE CONSTRUCTION IS COMPLETE. TARC WILL THEN INSTALL A STANDARD BENCH. IN ADDITION, THE DEVELOPER/PROPERTY OWNER SHALL CLEAN THE STOP AS NEEDED.
16. DUMPSTER EMPTYING SHALL NOT OCCUR BETWEEN THE HOURS OF 8:00 PM AND 7:00 AM.
17. PROPOSED SCREENING DEPICTED ON PLAN MUST BE MAINTAINED IN GOOD CONDITION WITH ANY NECESSARY REPAIRS COMPLETED IN A REASONABLE TIME AFTER DISCOVERY

LOUISVILLE METRO AIR POLLUTION CONTROL DISTRICT NOTES:

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

UTILITY NOTES:

1. THE CONTRACTOR SHALL CONTACT KENTUCKY 811 (1-800-752-6007) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
2. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
3. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
4. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
5. EXISTING UTILITIES IN RIGHT OF WAY ARE APPROXIMATE LOCATIONS TO BE VERIFIED UPON RECEIVING SURVEY AT A LATER DATE.

SITE DATA

REQUIRED STANDARD PARKING:	252 SPACES	EXISTING ZONE:	R-6
PROPOSED STANDARD PARKING:	291 SPACES	PROPOSED ZONE:	R-6
MAXIMUM STANDARD PARKING:	504 SPACES	FORM DISTRICT OF PROPERTY:	NEIGHBORHOOD
ADA PARKING	10 SPACES	EXISTING USE:	RECREATIONAL SWMMING
NET PARKING:	301 SPACE	PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
REQUIRED INTERIOR LANDSCAPE AREA:	11,220 S.F. (7.5%)	TOTAL NUMBER OF DWELLING UNITS:	252
PROPOSED INTERIOR LANDSCAPE AREA:	18,625 S.F. (12.7%)	PROPOSED NUMBER OF DWELLING UNITS:	16.62 D.U./ACRE
PROPOSED VEHICULAR USE AREA:	146,374 S.F.	ALLOWABLE NUMBER OF DWELLING UNITS:	17.42 D.U./ACRE
		BUILDING HEIGHT:	45 FT. (MAX)
EXISTING TREE CANOPY:	59,509 S.F. (9.1%)	OFF-SITE LOADING AREA:	NOT APPLICABLE
REQUIRED TREE CANOPY:	231,130 S.F. (35%)	FEMA/ LOCAL REGULATORY FLOODPLAINS:	NOT APPLICABLE
EXISTING IMPERVIOUS AREA:	0.36 ACRES		
PROPOSED IMPERVIOUS AREA:	5.87 ACRES	REQUIRED OPEN SPACE:	66,037 SF (10% X 660,370 SF)
NET CHANGE:	5.51 ACRE	PROVIDED OPEN SPACE:	162,473 SF*
		REQUIRED RECREATIONAL SPACE:	33,019 SF (50% X 66,037 SF)
PROPERTY AREA: 15.16 ACRES		PROVIDED RECREATIONAL SPACE:	71,888 SF
AREA OF DISTURBANCE: 12.99 ACRES		*UNDEVELOPED AREA EXCLUDED FROM OPEN SPACE CALCULATIONS	
TAX BLOCK: 644			
LOT NUMBER: 150			

MSD NOTES:

1. THE CONTRACTOR SHALL NOTIFY THE KENTUCKY 811 BEFORE YOUR DIG (BUD) AT 1-800-752-6007, 48 HOURS IN ADVANCE OF ANY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY MSD'S BASE ONE (540-6812) PRIOR TO ANY PERSONNEL BEING ALLOWED TO ENTER INTO AN MSD ACTIVE MANHOLE OR SEWER. ALL PRECAUTIONS AS DELINEATED IN THE MSD HEALTH & SAFETY RULE BOOK SHALL BE FOLLOWED.
2. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
3. 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.
4. PLANNING FOR POST-CONSTRUCTION STORM DRAINAGE AREAS SHALL GENERALLY CONFORM TO THE EXISTING AREAS OF DRAINAGE, SPECIFICALLY TO THE POND AND STREAM SYSTEM FOR THE NORTHERN PORTION OF THE SITE AND TO THE STATE RIGHT-OF-WAY ALONG OUTER LOOP FOR THE SOUTHERN PORTION OF THE SITE.
5. PEAK RATE DISCHARGES FROM THE PROPOSED NORTH DETENTION BASIN SHALL NOT EXCEED THE PRE- DEVELOPED RATES OF THE EXISTING AREA NATURALLY DRAINING TO THE POND. OVER-DETENTION MAY BE REQUIRED PENDING THE RESULTS OF A DOWNSTREAM ANALYSIS OF THE DRAINAGE SYSTEM(S). HYDRAULIC MODELING FOR SITE DRAINAGE TO THE NORTH SHALL MODEL THE THREE PONDS IN SERIES. FOR EXISTING AND PROPOSED CONDITIONS, TO THE BRISCOE LANE CULVERT. NO NET INCREASE IN DISCHARGE RATES OR WSE'S OF THE PONDS, OR THE HEADWATER AT THE BRISCOE LANE CULVERT, SHALL OCCUR.
6. A GEOTECHNICAL ASSESSMENT OF THE ADEQUACY OF THE EXISTING DOWNSTREAM PONDS IS REQUIRED. ASSESSMENT OF THE DAMS AND OUTLETS OF THE TWO PONDS RECEIVING POST-DEVELOPED RUNOFF IS REQUIRED. DOCUMENTATION OF THE DAMS SHALL INCLUDE THE AVAILABLE FREEBOARD, SPILLWAY TYPE, ITS CONDITION AND ITS CAPACITY FOR THE EXISTING AND PROPOSED FLOWS. ANY DEFICIENCIES OR CORRECTIONS NEEDED SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE INCLUDED WITH THE CONSTRUCTION PLANS.THE COST OF CONSTRUCTION RELATED TO OFFSITE DRAINAGE WORK SHALL BE INCLUDED IN THE MSD BOND AMOUNT. MSD SANITARY SEWER AND DRAINAGE EASEMENT IS REQUIRED FOR THAT PORTION OF THE POND ON THE DEVELOPER'S PROPERTY. ADDITIONAL EASEMENT(S) FOR THE REMAINING PORTIONS OF THE POND(S) MAY BE REQUIRED BASED ON ANY REQUIRED IMPROVEMENTS OF THE DOWNSTREAM DRAINAGE SYSTEM.
7. MODIFICATION TO THE CONDITIONS ABOVE BASED ON DEVELOPER AGREEMENTS WITH THE DOWNSTREAM PROPERTY OWNERS, SHOULD THEY OCCUR, ARE SUBJECT TO MSD APPROVAL.
8. DETENTION TO PRE-DEVELOPMENT DISCHARGE RATES IS REQUIRED FOR STORM DRAINAGE FROM THE SOUTHERN PORTION OF THE SITE THAT OUTLETS TO OUTER LOOP AND IS SUBJECT TO MSD AND KYTC APPROVAL.
9. SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
10. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
11. NO INCREASE IN VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE.
12. RUN OFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF X 1.5
13. SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION IS SUBJECT TO FEES AND ANY APPLICABLE CHARGES. DOWNSTREAM SANITARY CAPACITY IS APPROVED UNDER THE FOLLOWING CONDITIONS: ONLY CAPACITY FOR 47,000 GPD CAN BE APPROVED, CONSTRUCTION OF A LATERAL EXTENSION IS REQUIRED TO SERVE THE PROPERTY, AND TO OBTAIN THE REQUESTED CAPACITY, THE EXISTING 8" SEWER TO 10" WOULD NEED TO BE UPSIZED ±1,200 FT TO CREATE THE FULL REQUESTED CAPACITY.

PRELIMINARY DETENTION BASIN DATA

MAX STORAGE VOLUME (100YR): 2.31 ACRE-FEET

DETENTION BASIN A:	
SURFACE AREA:	15,101 SF
DEPTH:	3.5 FT
VOLUME REQUIRED:	36,173 CUFT
VOLUME PROVIDED;	36,672 CUFT
DETENTION BASIN B:	
SURFACE AREA:	27,869 SF
DEPTH:	3.5 FT
VOLUME REQUIRED:	56,837 CUFT
VOLUME PROVIDED:	81,401 CUFT
DETENTION BASIN C:	
SURFACE AREA:	6,203 SF
DEPTH:	3 FT
VOLUME REQUIRED:	7,397 CUFT
VOLUME PROVIDED:	13,350 CUFT

WAIVER APPROVED

WAIVER WAS APPROVED AS PART OF PRELIMINARY DEVELOPMENT PLAN APPROVED ON 09/16/21 AND EXPIRES 11/11/23 PER PREVIOUS DETAILED DISTRICT DEVELOPMENT PLAN CASE NO.20-ZONE-020

WAIVER SECTION 5.9.2.4.1.A.II - TO ALLOW OMISSION OF A REQUIRED STUB TO AN UNDEVELOPED PROPERTY.

KYTC NOTES:

1. THE DEVELOPER/PROPERTY OWNER SHALL MAINTAIN THE TWO PREVIOUSLY APPROVED KYTC CURB CUTS DEPICTED ON THE APPROVED PLAN BEFORE ANY BUILDING PERMITS ARE OBTAINED.

MSD FILE NUMBER: WM#12146

Kentucky811

DRAWN BY	DATE	REVISIONS	