



# GENERAL NOTES

- 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.
- WASTEWATER: SANITARY SEWER CAPACITY IS ONLY AVAILABLE FOR 73,000 GPD. CONSTRUCTION OF LATERAL EXTENSION REQUIRED. FLOW METER MAY BE INSTALLED TO INCREASE CAPACITY. CAPACITY CAN BE SECURED BY PAYING SANITARY SEWER IMPACT FEES. SANITARY SEWER PATTERN, DEPTICED FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- STORMWATER: FINAL CONFIGURATION AND SIZE OF DETENTION PONDS, DRAINAGE PIPES, CHANNELS, AND PERMANENT WATER QUALITY FEATURES TO BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- DRAINAGE / STORMWATER DETENTION: DETENTION WILL BE PROVIDED AS SHOWN ON THIS PLAN. THE OUTLET FOR THE DETENTION POND SHALL DISCHARGE TO THE EXISTING 24" HEADWALL IN THE SOUTHEAST CORNER ALONG SPRINGDALE ROAD. THE DRAINAGE OUTLET WILL BE DESIGNED TO LIMIT POST-DEVELOPED PEAK FLOWS TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.  
APPROXIMATE TOTAL DETENTION VOLUME REQUIRED:  
(2.8 x 0.60 x 17.95) / 12 = 2.51 AC-Ft
- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING THE CONSTRUCTION APPROVAL PROCESS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL M54 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
- ALL STREET NAME SIGNS AND PAVEMENT MARKING SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST PHASE AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE/PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
- ALL RADIIUSES, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- TREE CANOPY CREDIT AREAS (TCCA'S) IDENTIFIED ON THIS PLAN REPRESENT PORTIONS OF THE SITE THE DEVELOPER HAS AGREED TO PRESERVE. THESE ARE PERMANENT PRESERVATION AREAS. ALL CLEARING, GRADING AND FILL ACTIVITY IN THESE AREAS MUST BE KEEPING THE RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL. NO FURTHER CLEARING, GRADING, CONSTRUCTION, OR OTHER LAND DISTURBING ACTIVITY SHALL TAKE PLACE BEYOND PRUNING TO IMPROVE THE GENERAL HEALTH OF THE TREE OR TO REMOVE DEAD OR DECLINING TREES THAT MAY POSE A PUBLIC HEALTH AND SAFETY THREAT.
- SIDEWALK CONSTRUCTION SHALL BE REQUIRED, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ALL PARKING AND DRIVE AISLES TO BE HARD AND DURABLE SURFACE.
- STREET TREES SHALL BE PROVIDED ALONG ALL PUBLIC RIGHTS OF WAY PER SECTION 10.2.8 OF THE LAND DEVELOPMENT CODE.

## BENCH MARKS (1983 NAVD)

- BM#1062 X-CUT ON CONCRETE WALK 175' NORTHWEST OF THE EASTERMOST CORNER OF TRACT AND 34.5' FROM CENTERLINE OF CHAMBERLAIN LANE. ELEVATION 709.30
- BM#1063 X-CUT ON CONCRETE WALK 345' SOUTH OF THE CENTERLINE OF THE ENTRANCE TO CHAMBERLAIN LANE OFFICE CENTER AND 4' SOUTH OF FIRE HYDRANT. ELEVATION 712.01
- BM#1064 X-CUT ON CONCRETE WALK 56' SOUTH OF THE CENTERLINE OF THE ENTRANCE TO CHAMBERLAIN LANE OFFICE CENTER AND 23 FEET WEST OF CENTERLINE OF CHAMBERLAIN LANE. ELEVATION 713.50
- BM#1 X-CUT ON TOP OF CONCRETE CURB AT THE ENTRANCE OF CONDO'S ELEVATION 713.89
- BM#2 X-CUT ON BACK OF CONCRETE WALK ON CHARTER OAKS DRIVE. ELEVATION 708.02

## SWPP NOTES

- 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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND M.S.D. 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 M.S.D. 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 NOT 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.

## EROSION PREVENTION PLAN

ALL STORM WATER RUNOFF FROM DISTURBED AREAS WILL BE DIRECTED TO DITCH CREEKS OR SILT FENCE PERIMETER CONTROLS UNTIL STORM SEWERS ARE INSTALLED. AFTER STORM SEWER INSTALLATION, ALL STORM INLETS SHALL BE PROTECTED WITH STONE BAGS, SILT SACKS OR OTHER MSD APPROVED INLET CONTROLS. SILT FENCE SHALL BE UTILIZED AS PERIMETER CONTROLS AROUND SENSITIVE AREAS DURING CONSTRUCTION. SMALL WATERSHED AREAS MAY BE PROTECTED WITH SILT FENCE AND/OR DITCH CHECKS BASED ON FINAL GRADING.

**UTILITY NOTE**  
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-752-6007) FORTY-EIGHT 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, AND WATERLINES. WHEN CONTACTING THE "B.U.D." CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED M.S.D. SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, IN THE TECHNICAL SPECIFICATIONS, AND SPECIAL PROVISIONS.

## LIGHTING NOTES

- LIGHTING SHALL COMPLY WITH THE FOLLOWING RESTRICTIONS:
- ALL EXTERIOR LIGHTING, WHETHER PRE-EXISTING OR ATTACHED TO ANY STRUCTURE, INCLUDING STREET LIGHTS AND LIGHTING FOR ANY SIGNAGE, SHALL BE FULLY SHIELDED, SHALL UTILIZE FLAT OR HIDDEN LENSES, AND SHALL BE POINTED DIRECTLY TO THE GROUND. THE FOLLOWING ARE EXCEPTIONS TO THIS REQUIREMENT:
    - A PARTLY SHIELDED OR UNSHIELDED DECORATIVE WALL SCONCE(S) SHALL BE ALLOWED AT A FRONT ENTRY TO A RESIDENCE IF THE TOTAL OUTPUT IN LUMENS DOES NOT EXCEED 2000 LUMENS.
    - OPEN FLAME GAS LAMPS.
    - LIGHTING INSTALLED WITH A VACANCY SENSOR, WHERE THE SENSOR EXTINGUISHES THE LIGHTS NO MORE THAN 15 MINUTES AFTER THE AREA IS VACATED.
    - LOW VOLTAGE LANDSCAPE LIGHTING AIMED AWAY FROM ADJACENT PROPERTIES AND NOT EXCEEDING 2000 LUMENS IN OUTPUT.
    - NO LED OR META HALIDE LIGHTING SHALL HAVE A CORRELATED COLOR TEMPERATURE (CCT) EXCEEDING 3000 DEGREES KELVIN.

## LEGEND

- EXISTING STORM SEWER
- EXISTING STORM DIRECTIONAL FLOW ARROWS
- EXISTING SANITARY SEWER
- SCHEMATIC STORM SEWER
- SEWER DIRECTIONAL FLOW ARROWS
- SCHEMATIC SANITARY SEWER
- SANITARY DIRECTIONAL FLOW ARROWS
- SANITARY DIRECTIONAL FLOW ARROWS
- FENCE
- EXISTING TREE CANOPY
- PROPOSED TCCA AREA
- WATER VALVE
- WATER LINE
- CATCH BASIN
- LANDSCAPE AREA
- OVERHEAD ELECTRIC
- UNDERGROUND TELECOMS
- UTILITY POLE
- TELEPHONE PEDESTAL
- GY WIRE
- SVP (SERVICE POLE)
- UNIDENTIFIED UTILITY - UNDERGROUND
- SANITARY SEWER MANHOLE
- MANHOLE - UNKNOWN TYPE
- ELECTRIC MANHOLE
- GAS VALVE
- GAS LINE
- BENCHMARK

## PARKING CALCULATIONS

MINIMUM REQUIRED PARKING (1/UNIT)	302 SPACES
MAXIMUM REQUIRED PARKING (2/UNIT)	604 SPACES
PARKING PROVIDED:	450 SPACES
TOWNHOME PARKING (BLDG 6, 7, 8):	30 SPACES
SURFACE PARKING AT TOWNHOMES:	30 SPACES
ADA / HANDICAPPED PARKING:	10 SPACES
STANDARD PARKING:	385 SPACES

## OPEN SPACE CALCULATIONS

MINIMUM REQUIRED OPEN SPACE (10% OF NET AREA)	1.4 AC
RECREATIONAL OPEN SPACE REQUIRED:	7 AC
OPEN SPACE PROVIDED:	2.53 AC

## ILAVUA CALCULATIONS

VUA TOTAL:	163,362 SF
ILA REQUIRED: (7.5% OF VUA)	12,252 SF
ILA PROVIDED:	25,033 SF

## TREE CANOPY CALCULATIONS

GROSS SITE AREA:	782,599 SF OR 17.97 AC
EXISTING TREE CANOPY:	70,595 SF (9%)
TREE CANOPY AT DRAINAGE TO BE PRESERVED:	61,215 SF (7.8%)
TREE CANOPY TO BE REMOVED:	8,380 SF (1.2%)

CASE# 21-ZONEPA-0066  
WM # 12306  
TAX BLOCK W006  
PARCEL ID: W00600070000  
SEWER TREATMENT PLANT: MORRIS FOREMAN  
IMPERVIOUS INCREASE: 360,608 +/- SF

OWNER:  
ROY F. MCMAHAN  
3034 R HUNSMING LANE  
LOUISVILLE, KY 40220  
D.B. 9656 PG. 0966

