

**LEGEND**

12" R.C.P.	REINFORCED CONCRETE PIPE
8" S.S.	SANITARY SEWER
8" W	EXISTING WATER MAIN W/SIZE
CB	EXISTING CATCH BASIN
FH	EXISTING FIRE HYDRANT
GV	EXISTING GAS VALVE
MH	EXISTING ELECTRIC MANHOLE
SMH	EXISTING SANITARY MANHOLE
OWM	EXISTING WATER METER
OWV	EXISTING WATER VALVE
DP	DUMPSTER PAD
HC	HANDICAP
HDW	HEADWALL
TPD	TELEPHONE PED.
BO	BOLLARD
*	LIGHT
◇	DOWN GUY
UP	UTILITY POLE
W	UNDERGROUND ELECTRIC
8" W	EXISTING GAS MAIN W/SIZE

**STORMWATER NOTES:**

NO NEW IMPERVIOUS SURFACE IS BEING ADDED OR REMOVED FROM THE EXISTING SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICT'S WATERSHED COORDINATOR AT 1-502-540-8220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTION. NO CONSTRUCTION AT THIS TIME.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES:**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION 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 SEED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM THE 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 SEDED, MULCHED AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SILT FENCE.

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 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.

**APCD NOTE:**

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

**MSD NOTE:**

MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTNESS OR ACCURACY OF ALL ENGINEERING COMPUTATIONS REMAIN THE SOLE RESPONSIBILITY OF THE APPLICANT'S DESIGN PROFESSIONAL. MSD'S APPROVAL TO PROCEED WITH CONSTRUCTION IS BASED SOLELY ON THAT DESIGN PROFESSIONAL'S SEAL AND SIGNATURE.

**PARKING SUMMARY:**

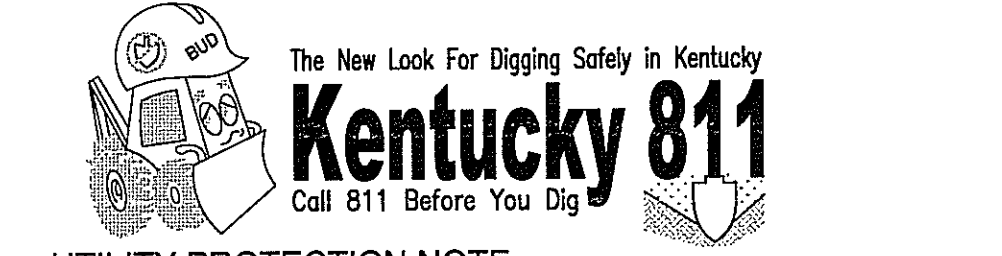
DEPARTMENT STORE	MIN. 1 SP/300 SQ.FT. = 545 SPACES
(163,512 SQ.FT.)	MAX. 1 SP/200 SQ.FT. = 818 SPACES
10% REDUCTION IN MINIMUM REQUIRED NUMBER OF SPACES PER LDC (AS ADOPTED BY THE CITY OF JEFFERSONTOWN) CHAPTER 9 PART 1, TABLE 9.1.1 NOTES. (163,512/300 = 545 X 10% = 54) (545 - 54 = 491 MINIMUM SPACES REQUIRED)	
MIN. PARKING SPACES REQUIRED	491
MAX. PARKING SPACES ALLOWED	818
PARKING SPACES PROVIDED	495

**LANDSCAPING SUMMARY:**

NO NEW LANDSCAPING IS REQUIRED AS THERE ARE NO PROPOSED CHANGES TO THE EXISTING SITE.

**TREE PRESERVATION NOTE:**

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE TO BE PERMITTED WITHIN THESE PROTECTED AREAS.



**UTILITY PROTECTION 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.

**SITE DATA**

11501 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
D.B. 10304, PG. 669
TAX BLOCK 2239, LOT 88
GROSS ACREAGE: 10.48 AC.
NET ACREAGE: 10.48 AC.
ZONED PEC
SUBURBAN WORKPLACE FORM DISTRICT
HEIGHT: 50' (MAX.)
BUILDING AREA: 163,512 SQ.FT.
EXISTING USE: RETAIL
PROPOSED USE: RETAIL
FAR = 0.35
COUNCIL DISTRICT: 11
FIRE DISTRICT: JEFFERSONTOWN, MIDDLETOWN

**SURVEY NOTES:**

THE TOPOGRAPHIC INFORMATION AND PROPERTY LINES SHOWN ARE FROM AN AS-BUILT SURVEY BY SABAK, WILSON & LINGO, INC. PREPARED ON 5-17-84 AND REVISED 3-11-10. DUNAWAY ENGINEERING, INC. FIELD VERIFIED THE TOPOGRAPHIC INFORMATION ON 9-19-14.

**REVISIONS**

NO.	DATE	DESCRIPTION

**DUNAWAY ENGINEERING, INC.**  
 3404 STONY SPRING CIRCLE  
 LOUISVILLE, KENTUCKY, 40220  
 PH: 671-0060 FAX: 671-0311

**DATE**

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**SIGNATURE**

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**REVISED DETAILED DISTRICT DEVELOPMENT PLAN**

OWNER  
 11501 BLUEGRASS PARKWAY, LLC  
 MAIL: 2501 N. HARWOOD, ST. 1800  
 DALLAS, TX 75201  
 PROP: 11501 BLUEGRASS PARKWAY  
 LOUISVILLE, KENTUCKY 40299

**DRWN BY:** MIL  
**CHKD BY:** KPD  
**DATE:** OCT. 13, 2014  
**DRAWING:** RDDDP  
**SCALE:** 1"= 50'  
**SHEET 1 OF 1**

**PROFESSIONAL DEVELOPMENT PLAN**

CONDITIONS: \_\_\_\_\_

BY: *Army Walker*  
 DATE: 10-28-14  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

SEAL AND SIGNATURE OF DEVELOPMENTAL ENGINEER

*Army Walker* 10/28/14

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**RECEIVED**

OCT 13 2014  
 PLANNING & DESIGN SERVICES

