

1. Title Examination may reveal roads and easements not shown hereon.
2. Property is subject to any restrictions or easements either implied or recorded.
3. Adjoiners information was taken from the Jefferson Co. Tax Office.
4. Reference of Meridian was taken from Record Deed.
5. Total Acreage is 1.54.
6. Portions of adjacent areas are not located in the 100 year flood area as located by FEMA Map No. 21111C0041A Dated Dec. 5, 2008
7. No increase in drainage run off to state roads.
8. There should be no commercial signs on the right of way.
9. There should be no landscaping in the right of way without an encroachment permit.
10. Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
11. An encroachment permit and bond will be required for any work done in the right of way.
12. Compatible lines (e.g. Electric, Phone, Cable) shall be placed in a common trench when possible.
13. Countours shown per LOJIC map and Drainage arrows based on said contours.
14. Areas of existing asphalt that are in need of repair are to be repaired.
15. Existing fence to remain and gates to remain open during hours shown to the public.
16. All retail shops must have individual connections per MSD's fats, oil and grease policy.
17. Sanitary sewer service provided by existing PSD, subject to Fee's and any applicable charges.
18. This project is subject to MS4 Water Quality Regulations once the incremental total of disturbance is equal to or greater than 1 acre of disturbance. Per this preliminary development plan the area of disturbance is at 9,737 S.F.

1. A waiver of the Land Development Code section 5.5.1.A.1a requiring principle building entrance face S 13th St.
2. A waiver of the Land Development Code section 5.6.1.A.1 requiring animating features along 50% of the facade.
3. A waiver of the Land Development Code section 5.5.1.3.b. requiring vehicular and parking access to alley.

1. The approved erosion prevention and sediment control (EPPC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. Any modifications to the approved EPPC plan must be revised and approved by MSD's Private Development Review office. EPPC BMPs shall be installed prior to MSD's final plan approval.
3. 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.
4. Action must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracking onto the roadway shall be removed.
5. Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
6. All stream crossings must utilize low-water crossing structures per MSD Standard Drawing ES-02.
7. 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.
7. 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.

TOTAL PROPOSED TREE CANOPY 7,200 S.F. (10%)

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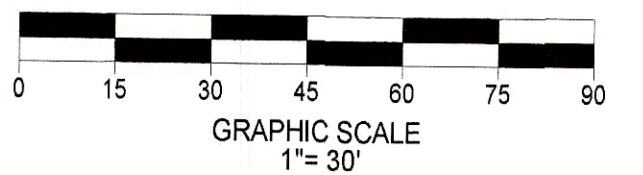
TOTAL PARKING PROVIDED: (15 Employees)
Minimum Required = 10 spaces
Maximum Allowed = 15 spaces
Provided Parking: 14 spaces (including 1 ADA)
2 Long Term Bike spots (inside Building)

9.0'	8.0'	8.0'	8.0'	9.0'
	VAN			

BUD (BEFORE YOU DIG)

[illegible]

Traditional Workplace Form District:
Minimum Front Yard = 0'
Maximum Front Yard = 25'
Side Yard = 0'
Rear Yard = 0'



WASTE PRO
13TH STREET SITE PLAN