

GENERAL NOTES:

- 1) MSD WATER MANAGEMENT #10182.
- 2) 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.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER.
- 7) ALL CULVERTS UNDER PAVING HAVING LESS THAN 12" COVER SHALL BE CONCRETE ENCASED.
- 8) RING ALL CATCH BASINS WITH STONE BAGS DURING GRADING OPERATIONS.
- 9) ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT'S STANDARD SPECIFICATIONS.
- 10) DENSE-GRADED AGGREGATE BASE SHALL BE COMPACTED IN SEPARATE LAYERS.
- 11) FOR ASPHALT PARKING LOTS, CONTRACTOR SHALL RECEIVE APPROVAL FOR JOB MIX FORMULA.
- 12) 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.
- 13) 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.
- 14) THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.
- 15) THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM SHALL BE 10%.
- 16) DIMENSIONS SHOWN HEREON ARE FROM THE EDGE OF GUTTERS OR WALLS UNLESS SHOWN OTHERWISE. ALL RADII SHOWN ARE ON FACE OF CURB.
- 17) SIDEWALKS SHALL BE A MINIMUM 5" 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.
- 18) THE CONTRACTOR SHALL PROVIDE A COMPACTED DEPTH OF 6" TOPSOIL OVER ALL PERVIOUS AREAS ON THE PROJECT.
- 19) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBLE DESIGN.
- 20) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0063 E)
- 21) NO NEW SANITARY FACILITIES ARE PLANNED WITH THIS BUILDING ADDITION.
- 22) DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 23) COMPATIBLE UTILITIES SHALL BE PLACE IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- 24) SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS AND SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES.
- 25) ALL SIGNAGE SHALL COMPLY WITH JEFFERSONTOWN SIGN ORDINANCE.
- 26) ALL SERVICE STRUCTURES, INCLUDING DUMPSTER SHALL BE SCREENED IN ACCORDANCE WITH LDC CHAPTER 10.
- 27) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 28) 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.
- 29) CITY OF JEFFERSONTOWN APPROVAL REQUIRED.
- 30) PROPOSED BUILDING ADDITION WILL BE CONSTRUCTED USING SOUND DAMPENING MATERIALS.
- 31) THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN, ALL APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE (LDC) AND AGREED UPON BINDING ELEMENTS UNLESS AMENDED PURSUANT TO THE LAND DEVELOPMENT CODE. ANY CHANGES/ADDITIONS/ALTERATIONS OF THE PLAN SHALL BE SUBMITTED TO THE CITY OF JEFFERSONTOWN FOR REVIEW AND APPROVAL; ANY CHANGES/ADDITIONS/ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.
- 32) ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH, AND OTHER DEBRIS.

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 SEEDD 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 SEEDD, 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.

WAIVERS APPROVED/ GRANTED

CASE NO. 13473 DECEMBER 2009
5.8.1.B TO WAIVE THE REQUIRED SIDEWALKS ALONG PLANTSIDE DRIVE

10.2.4 TO ALLOW THE BUILDING TO ENCROACH INTO THE REQUIRED LBA ALONG THE SOUTHEAST AND SOUTHWEST PROPERTY LINES

10.2.4.B TO ALLOW AN EASEMENT ALONG THE REAR PROPERTY LINE TO ENCROACH THE REQUIRED LBA BY MORE THAN 50%

CASE NO. 14774 DECEMBER 2010
10.2.6 TO ALLOW AN EXISTING DUMPSTER TO REMAIN ON PROPERTY WITHOUT THE REQUIRED SCREENING

WAIVERS REQUESTED

10.2.4 TO ALLOW THE PROPOSED BUILDING TO ENCROACH INTO THE REQUIRED 50 FT. LBA ALONG THE REAR PROPERTY LINE

10.2.4.B TO ALLOW AN EASEMENT ALONG THE REAR PROPERTY LINE TO ENCROACH/ OVERLAP THE REQUIRED LBA BY MORE THAN 50%

10.2 TO ALLOW THE EXISTING BUILDING TO ENCROACH INTO THE REQUIRED 15 FT. PEC LBA ALONG THE NORTH PROPERTY LINE

10.2 TO ALLOW THE EXISTING ACCESS ROAD PAVEMENT TO ENCROACH INTO THE REQUIRED 15 FT. PEC LBA ALONG THE SOUTH PROPERTY LINE

VARIANCE REQUESTED

5.7.1 TO ALLOW THE PROPOSED BUILDING TO ENCROACH INTO THE REQUIRED 25 FT. TRANSITION ZONE REAR YARD

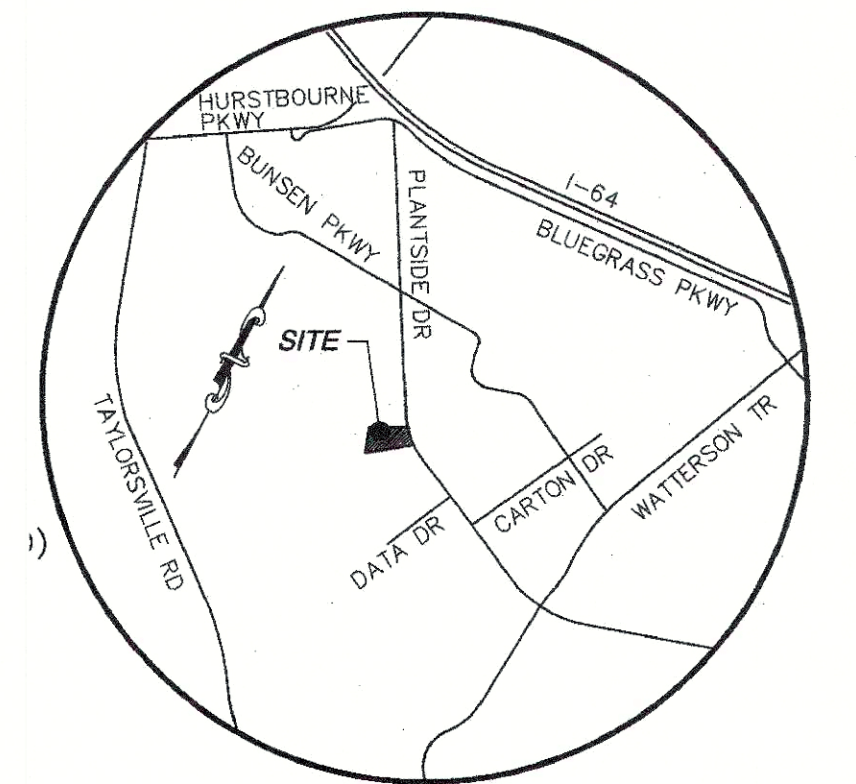
PARKING CALCULATIONS

MINIMUM REQUIRED PARKING..... 22 SPACES
(1 PER 350 SF OFFICE & 1 PER 1.5 EMPLOYEES WAREHOUSE)

MAXIMUM REQUIRED PARKING..... 36 SPACES
(1 PER 200 SF OFFICE & 1 PER 1 EMPLOYEE WAREHOUSE)

PROPOSED PARKING..... 28 SPACES

NOTE: PARKING CALCULATIONS PROVIDE FOR A TOTAL OF 12 EMPLOYEES FOR THE ALLOTTED WAREHOUSE AREA.



VICINITY MAP
N.T.S.

SITE DATA CHART

ZONING DISTRICT.....	PEC
FORM DISTRICT.....	SUBURBAN WORKPLACE
EXISTING USE.....	WAREHOUSE/ OFFICE
PROPOSED USE.....	WAREHOUSE
PROPERTY AREA.....	1,427 ACRES (62,153 S.F.)
EXISTING BUILDINGS S.F.	21,538 S.F. (4,780 S.F. OFFICE & 16,758 S.F. WAREHOUSE)
PROPOSED BUILDING S.F.	3,200 S.F.
BUILDING HEIGHT.....	25 FT. PROPOSED (45 FT. MAX.)
F.A.R.....	0.398
REQUIRED PARKING.....	22 MIN. 36 MAX.
EXISTING PARKING.....	28, INCL. 2 ADA
PROPOSED VUA.....	0 S.F.
BUILDING EXPANSION.....	15.3%
BUILDING COVERAGE/LOT.....	39.8%

INCREASE IN IMPERVIOUS AREA

PREDEVELOPED IMPERVIOUS AREA = 40,153 SQ. FT.
DEVELOPED IMPERVIOUS AREA = 43,353 SQ. FT.
INCREASE IN IMPERVIOUS AREA = 3,200 SQ. FT.

AREA OF DISTURBANCE 3,860 SQ. FT. (0.09 AC)

LEGEND

- 1/2" DIAMETER STEEL REINFORCING BAR WITH ORANGE PLASTIC CAP STAMPED "W 2852" SET
- PARKER-KALON NAIL WITH BRASS WASHER STAMPED "2852", SET PREVIOUS SURVEY
- LIGHT POLE
- SANITARY/STORM MANHOLE
- POWER POLE
- FIRE HYDRANT
- GRAVITY/SANITARY SEWER LINE / STORM SEWER
- WATER LINE
- WATER VALVE
- PHYSICALLY CHALLENGED PARKING SPACE
- CLEAN OUT
- CHAIN LINK FENCE
- GAS METER
- WATER METER
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED DRAINAGE ARROW
- EXISTING POLE
- TELEPHONE POLE
- POLE ANCHOR
- TREE/SHRUB
- FENCE
- MONITORING WELL
- WATER METER
- BURIED TELEPHONE/FIBER OPTIC GUARDRAIL
- OVERHEAD UTILITY LINE
- INTERIOR PROPERTY LINE
- CURB BOX INLET
- DROP BOX INLET
- TEMPORARY BENCHMARK
- EXISTING PLANTING
- TREE PROTECTION FENCE
- PROPOSED PLANTING

RECEIVED
SEP 28 2016
PLANNING & DESIGN SERVICES

SITE PLAN
FOR

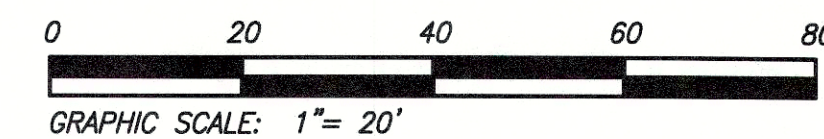
2300 PLANTSIDE DRIVE
ZONED PEC, SUBURBAN WORKPLACE FORM DISTRICT
2300 PLANTSIDE DRIVE
LOUISVILLE, KY 40299
TAX BLOCK 38 LOT 441
DEED BOOK 10475, PAGE 337

OWNER/ DEVELOPER:
MORA PROPERTIES, LLC
14006 LACIARA WAY
LOUISVILLE, KY 40299

NO.
C-1

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.



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REVISIONS	SCALE:
	1"= 20'
	DRWN: KLV
	CKD: MAB
	DATE:
	SEPTEMBER 27, 2016

