GENERAL NOTES

1. A PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C 0031 E DATED DECEMBER 5, 2006.
2. DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL THE LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
3. TRANSPORTATION PLANNING APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
4. ALL SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF LDC CHAPTER 8. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
5. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS AND KYTC PRIOR TO CONSTRUCTION APPROVAL.
6. 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.
7. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
9. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
10. ALL NEW SIDEWALKS SHALL BE BUILT TO ADA CURRENT STANDARDS.
11. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
12. OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER CHAPTER 10.
13. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
14. SEWAGE TREATMENT PLANT SERVING SITE IS MORRIS FORMAN WWTP.
15. LOT PROPERTY LINES ARE LOCATED VIA ALTA SURVEY.
16. LONG-TERM BICYCLE PARKING SPACES WILL BE LOCATED INTERIOR TO THE BUILDING.
17. KYTC WILL NOT PERMIT INCREASE IN SURFACE DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY. DRAINAGE CALCULATIONS WILL BE REQUIRED FOR ALL DRAINAGE TO THE RIGHT OF WAY.
18. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
19. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

MSD / EPSC NOTES

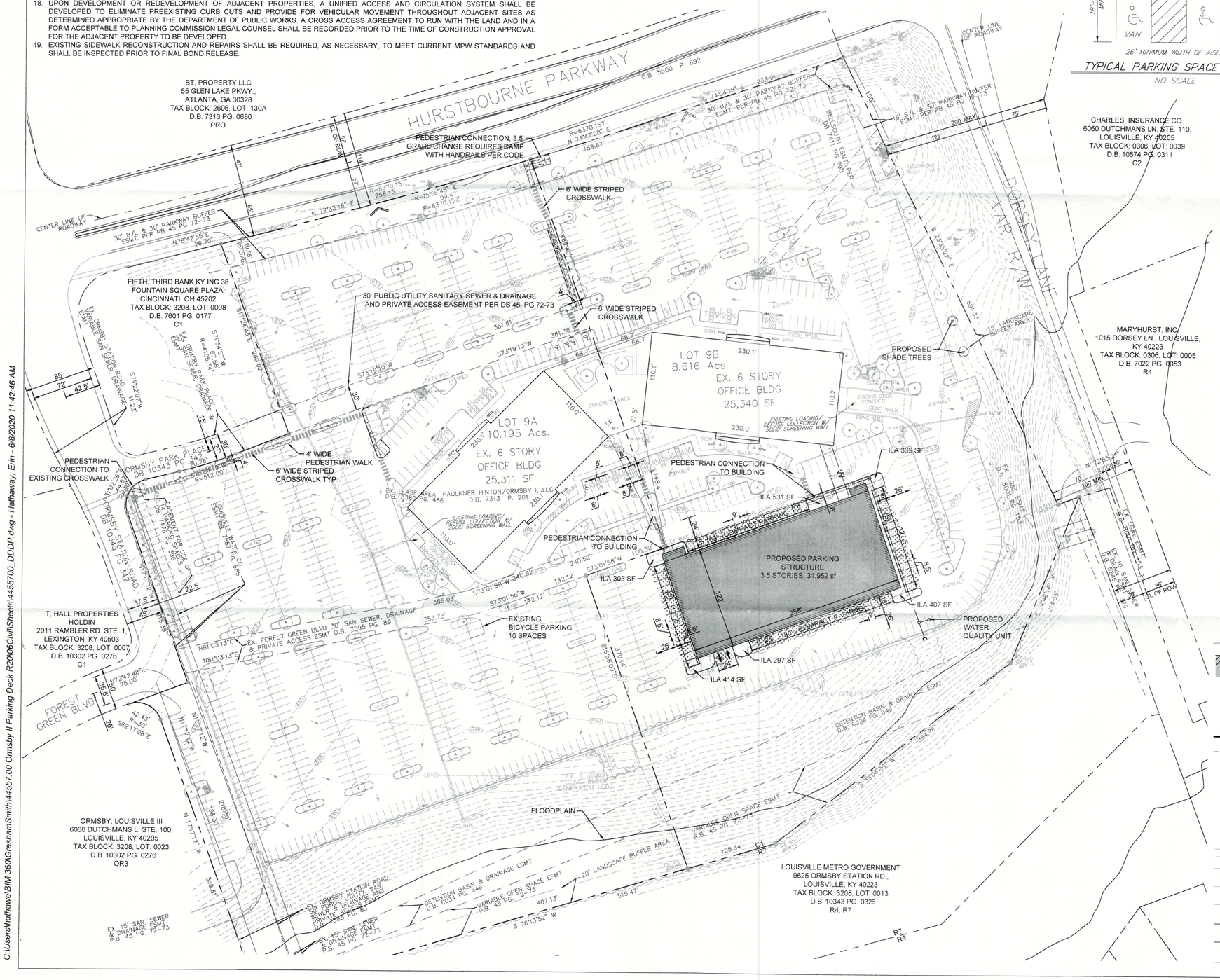
1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
2. THE APPROVED EROSION PREVENTION AND SETTLEMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR 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 BMPS SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
3. 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.
4. 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 FENCING.
5. 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.
6. 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.
7. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
8. SITE IS SUBJECT TO REGIONAL FACILITY FEE'S, NET INCREASE IS LESS THAN 1% INCREASE OF IMPERVIOUS AREA.

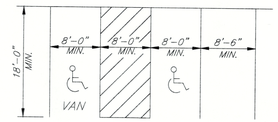
WAIVER REQUEST

- A WAIVER IS REQUESTED FROM SECTION 6.2.6.A TO PROVIDE A SIDEWALK AND PEDESTRIAN CONNECTION ALONG DORSEY LANE AND A SIDEWALK ALONG ORMSBY STATION ROAD
- A WAIVER IS REQUESTED FROM SECTION 10.2.12 TO INCREASE THE MAXIMUM DISTANCE BETWEEN ILA'S.

WATER QUALITY CALCULATIONS

EXISTING IMPERVIOUS AREA = 234,651 SF
PROPOSED IMPERVIOUS AREA = 236,428 SF
NET IMPERVIOUS AREA = 1,777 SF (0.8%)
PROPOSED DISTURBANCE AREA = 62,550 SF

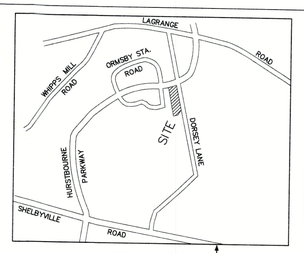




26' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT

NO SCALE



LOCATION MAP

N.T.S.

GENERAL PROJECT SUMMARY		
Total Site Area:		18.8136 ACRES
Existing Zoning:		C-1
Existing Form District:		Campus
Existing Use:		Office
Proposed Zoning:		Same
Proposed Form District:		Same
Proposed Use:		Same
Related Case #:		09-106-97V, 09-106-97, 17502
CHAPTER 9, BICYCLE AND PARKING SUMMARY		
Minimum Parking Required	1 space/ 350 sf	1,007 spaces
Maximum Parking Allowed	1 space/ 200 sf	1,762 spaces
Existing Parking		1,426 spaces
Proposed Parking Total		1,657 spaces
Required ADA Parking	20 spaces + 1 per 100 over 1000	27 total (23 regular, 4 van)
Provided ADA Parking		28 total (20 regular, 8 van)
Cross Parking Agreement per D.B. 7595, PG. 89 (incl. 12 handicap spaces)		
Minimum Bicycle Parking Required		14 spaces
Short-term Bicycle Parking: 7 spaces (1 space per 50,000 sf) *Long-term Bicycle Parking: 7 spaces (1 space per 50,000 sf)*		
Bicycle Parking Provided		17 spaces
Short-term Bicycle Parking: 10 spaces *Long-term Bicycle Parking: 7 spaces located interior to existing buildings*		
CHAPTER 10, TREE CANOPY		
Required Tree Canopy		15%, 122,928 sf (class C)
Existing Tree Canopy		33%, 268,366 sf
Preserved Tree Canopy		31%, 252,088 sf
Total Required New Canopy		0%

LOT 9A - SUMMARY		
Site Area		10.19 AC
Existing Use		Office
Existing Building Area		172,446 sf (25,311 sf FOOTPRINT)
Existing Floor Area Ratio		0.39 F.A.R.
CHAPTER 9, BICYCLE AND PARKING SUMMARY		
Minimum Parking Required	1 space/ 350 sf	493 spaces
Maximum Parking Allowed	1 space/ 200 sf	862 spaces
Existing Parking		816 spaces
Cross Parking Agreement per D.B. 7595, PG. 89 (incl. 12 handicap spaces)		

LOT 9B - SUMMARY		
Site Area		8.62 AC
Existing Use		Office
Existing Building Area		179,972 sf (25,340 SF FOOTPRINT)
Existing Floor Area Ratio		0.48 F.A.R.
CHAPTER 9, BICYCLE AND PARKING SUMMARY		
Minimum Parking Required	1 space/ 350 sf	514 spaces
Maximum Parking Allowed	1 space/ 200 sf	900 spaces
Existing Parking		606 spaces
Proposed Net Parking		235 spaces
Parking Spaces lost: 137 spaces *Parking Structure: 325 spaces* *Proposed Surface: 47 spaces (include 37 compact spaces)*		
Total Parking		841 spaces
Cross Parking Agreement per D.B. 7595, PG. 89 (incl. 12 handicap spaces)		
CHAPTER 10 - PART2, VEHICULAR USE AREA / INTERIOR LANDSCAPE AREA		
VUA (existing)		200,275 sf
VUA (new)		-31,130 sf
TOTAL VUA		169,145 sf *VUA CHANGE -15%*
ILA Required 7.5%		12,686 sf
ILA Provided		9,979 sf

LEGEND

- PROPOSED PARKING STRUCTURE
- VEHICLE MOVEMENT
- ILA — CONCEPTUAL (ILA) INTERIOR LANDSCAPE AREA
- PROPERTY LINE
- SETBACK / BUFFER LINE
- PROPOSED SIDEWALK
- PROPOSED ASPHALT
- CONCEPTUAL DRAINAGE PATTERN (SURFACE)
- ELEVATION — EXISTING CONTOURS
- SAN — EXISTING SANITARY LINE
- OHU — EXISTING OVERHEAD ELECTRIC
- G — EXISTING GAS LINE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- ST — PROPOSED STORM PIPE
- UG-E — PROPOSED UNDERGROUND ELECTRIC

NORTH

GRAPHIC SCALE 60' 0 60' 120'

PROPERTY INFO:
10300 ORMSBY PARK PLACE
TAX BLOCK 3208, LOT 20
D.B. 10302, PG. 0266

10350 ORMSBY PARK PLACE
TAX BLOCK 3208, LOT 21
D.B. 10302, PG. 0271

OWNER/DEVELOPER:
WILLIAM BERTOLERO
ORMSBY LOUISVILLE II, LLC
8745 HENDERSON ROAD
TAMPA, FLORIDA 33634

PROJECT ENGINEER:
GRESHAM SMITH
111 W. MAIN STREET #201
LOUISVILLE, KENTUCKY 40202

RECEIVED
JUN 10 2020
PLANNING & DESIGN SERVICES

WM#6809

Gresham Smith
GreshamSmith.com
111 W Main St. #201
Louisville, KY 40202
502.627.8900

ORMSBY II PARKING GARAGE

10350 Ormsby Park Place
Louisville, KY 40223

Revision

No.	Date	Description
1	4/28/2020	AGENCY COMMENTS
2	5/15/2020	AGENCY COMMENTS
3	6/04/2020	AGENCY COMMENTS
4	6/08/2020	AGENCY COMMENTS

REVISED DISTRICT DEVELOPMENT PLAN

01

44557.00
March 30, 2020

This Line Is 3 Inches When Printed Full Size

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