



MSD NOTES

- 1) WASTEWATER: SANITARY SEWER IS AVAILABLE BY LATERAL EXTENSION. SANITARY SEWER LINES SHALL BE 12" DIA. AND SHALL BE INSTALLED AT A MINIMUM OF 18" COVER. ALL SANITARY SEWER LINES SHALL BE 12" DIA. AND SHALL BE INSTALLED AT A MINIMUM OF 18" COVER. ALL SANITARY SEWER LINES SHALL BE 12" DIA. AND SHALL BE INSTALLED AT A MINIMUM OF 18" COVER.
- 2) THE PROPOSED ON-SITE LOW PRESSURE SYSTEM MUST REMAIN PRIVATE AND WILL BE THE RESPONSIBILITY OF THE OWNER. THE SYSTEM SHALL BE MAINTAINED SUBJECT TO THE REGULATIONS AND STATE FEES FOR CONSTRUCTION AND MAINTENANCE.
- 3) DRAINAGE SYSTEM: THE DRAINAGE SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DESIGN MANUAL AND LOCAL ORDINANCES. THE SYSTEM SHALL BE MAINTAINED SUBJECT TO THE REGULATIONS AND STATE FEES FOR CONSTRUCTION AND MAINTENANCE.
- 4) FLOODING & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL. THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL.
- 5) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSW WATER QUALITY STANDARDS AND SHALL BE SUBJECT TO THE MSW WATER QUALITY STANDARDS AND SHALL BE SUBJECT TO THE MSW WATER QUALITY STANDARDS.
- 6) THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARDOUS AREA (FEMA MAP 1711101036 E, DECEMBER 5, 2006).
- 7) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND SEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- 8) MSW DRAINAGE BAND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 9) IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAN WILL BE REQUIRED PRIOR TO MSW GRANTING CONSTRUCTION PLAN APPROVAL.
- 10) KNOW AND USE APPROVAL REQUIRED PRIOR TO MSW CONSTRUCTION PLAN APPROVAL.
- 11) WHITE RUNOFF VOLUME COMPENSATION WILL BE PROVIDED. ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.0 TO 1.0.
- 12) THE DEVELOPMENT LIES IN THE PLEASURE PARK FIRE DISTRICT COMMON ZONE UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 13) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON ZONE UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 14) ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
- 15) CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERTHROWING ADJUTING AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED TO PREVENT VEHICLES FROM OVERTHROWING ADJUTING AND TO PROTECT ADJACENT PROPERTIES.
- 16) ALL HANDRAILS, STAIR FEELERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "ADA" REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- 17) ALL SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 6 OF THE PLC.
- 18) CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 19) CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH EXISTING CONSTRUCTION TO PREVENT UNDESIRABLE PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.

IMPERVIOUS AREA CALCULATIONS

4,300,611 SF (99.19 ACS)
 900,237 SF (20.67 ACS)
 2,183,921 SF (49.87 ACS)
 4,126,384 SF (93.63 ACS)

PREVIOUSLY APPROVED REQUESTS (20-ZONE-0089)

1. VARIANCE TO ENCRICH INTO 100' STREAM BUFFER FOR WEAVERS RUN.
2. WALKER TO ENCRICH INTO THE PROPERTY PERIMETER LANDSCAPE BUFFER ADJACENT TO THE INNOT PROPERTY. (NO LONGER REQUIRED)

NEW REQUESTS

1. MODIFIED VARIANCE TO ENCRICH INTO 100' STREAM BUFFER FOR WEAVERS RUN.

LEGEND

- EX. STORM SEWER
- PROP. STORM SEWER
- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- EX. FORCE MAIN
- PROP. FORCE MAIN
- EX. PROPERTY LINE TO BE REMOVED
- EX. GAS LINE
- EX. OVERHEAD UTILITY LINE
- EX. UTILITY POLE
- EX. WATER LINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- LIMITS OF DISTURBANCE
- EX. ZONING BOUNDARY
- EX. FORM FLOOD BOUNDARY
- EX. FORM DISTRICT BOUNDARY
- EX. FORM FLOW ARROW
- ARBITRARY WETLAND
- IMPACTED WETLAND

AMENITY AREA DETAIL
 SCALE: 1"=8'-0"

TYPICAL PARKING SPACES
 NO SCALE

LOT REQUIREMENTS

STANDARD	MIN. LOT AREA	MIN. FRONT YARD	MIN. STREET SIDE YARD	MIN. BUILDING SETBACK	MIN. BUILDING HEIGHT	MIN. IN TRANSITION ZONE
NON-RESIDENTIAL	NONE	NONE	25'	25'	NONE	NONE
RESIDENTIAL	1,000 SF	10'	10'	10'	10'	10'

LOCATION MAP
 NOT TO SCALE

ILIA CALCULATIONS

TRACT	EXISTING	PROPOSED	TOTAL
TRACT 1	242,071 SF	0 SF	242,071 SF
TRACT 2	200,883 SF	0 SF	200,883 SF
TRACT 3	200,883 SF	0 SF	200,883 SF
TRACT 4	200,883 SF	0 SF	200,883 SF
TRACT 5	200,883 SF	0 SF	200,883 SF
TOTAL	1,045,523 SF	0 SF	1,045,523 SF

AMENITY AREA

TRACT	EXISTING	PROPOSED	TOTAL
TRACT 1	750 SF	0 SF	750 SF
TRACT 2	750 SF	0 SF	750 SF
TRACT 3	750 SF	0 SF	750 SF
TRACT 4	750 SF	0 SF	750 SF
TRACT 5	750 SF	0 SF	750 SF
TOTAL	3,750 SF	0 SF	3,750 SF

* ASSUMING 5% REDUCTION FOR GREEN TECHNOLOGY.

UTILITY NOTES

- 1) ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY CENTER (TOLL FREE 1-800-888-8888) AT LEAST 14 CALENDAR DAYS BEFORE ANY EXCAVATION OR OTHER DISTURBANCE OF ANY UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO UTILITIES.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, AND TYPE OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO UTILITIES.
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