

## STORMWATER NOTES:

IMPERVIOUS AREA:  
EXISTING IMPERVIOUS SURFACE ——— 0 SQ.FT.  
PROPOSED IMPERVIOUS SURFACE ——— 57,973 SQ.FT.  
TOTAL AREA OF SITE ——— 96,703 SQ.FT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICT'S WATERSHED COORDINATOR AT 1-502-540-6220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTION.

## 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.

## MSD NOTES:

RUNOFF VOLUME COMPENSATION REQUIRED AT 1.5:1.

SUBJECT TO MSD FLOODPLAIN PERMIT.

SUBJECT TO CORPS OF ENGINEERS APPROVAL.

## KTC NOTES:

THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DIRECTED TO THE STATE RIGHT OF WAY.

SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE- Aimed, SHIELDED OR TURNED OFF.

## LANDSCAPING SUMMARY:

TOTAL PROJECT AREA ——— 96,703 SQ.FT.  
VEHICULAR USE AREA ——— 55,581 SQ.FT.  
REQUIRED INTERIOR LANDSCAPING (7.5%) ——— 4,169 SQ.FT.  
PROVIDED INTERIOR LANDSCAPING (9.5%) ——— 5,328 SQ.FT.

## PARKING SUMMARY:

GENERAL/PROFESSIONAL OFFICE  
MINIMUM REQUIRED ——— 1 SPACE/350 SQ.FT x 28,730 SQ.FT. = 82 SPACES  
MAXIMUM ALLOWED ——— 1 SPACE/200 SQ.FT x 28,730 SQ.FT. = 144 SPACES

## TRADE OR BUSINESS SCHOOLS

MINIMUM REQUIRED ——— 1 SPACE/4 CLASSROOM SEATS x 1024 SEATS = 256 SPACES  
1 SPACE/3 EMPLOYEES x 45 EMPLOYEES = 15 SPACES  
MAXIMUM ALLOWED ——— 1 SPACE/2 CLASSROOM SEATS x 1024 SEATS = 512 SPACES  
1 SPACE/1 EMPLOYEE x 45 EMPLOYEES = 45 SPACES

TOTAL MINIMUM PARKING SPACES REQUIRED ——— 353 SPACES  
TOTAL MAXIMUM PARKING SPACES ALLOWED ——— 701 SPACES

PARKING SPACES PROVIDED ——— 562 INCL. 12 HC

## 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.

## TREE CANOPY CALCULATION:

GROSS SITE SIZE ——— 96,703 SQ.FT.  
REQUIRED TREE CANOPY 20% ——— 19,341 S.F.  
NEW TREE CANOPY  
27 - TYPE A X 720 S.F. ——— 19,440 S.F.  
TOTAL TREE CANOPY PROVIDED ——— 19,440 S.F. = 20%

## SITE DATA RDDP

ASSP, LLC  
7393 PETE ANDRES ROAD  
FLOYDS KNOBS, IN 47119  
PROPERTY: 3605 & 3609  
FERN VALLEY ROAD  
D.B. 9010, PG. 82  
TAX BLOCK 632, LOT 513 & 512  
GROSS ACREAGE: 3.36 AC.  
NET ACREAGE: 3.36 AC.  
ZONED C-2  
SMC FORM DISTRICT  
BUILDING AREA: 33,218 SQ.FT.  
USE: PARKING LOT/COLLEGE  
FAR = 0.70  
COUNCIL DISTRICT: 2  
FIRE DISTRICT: OKOLONA

## SITE DATA RDDP

INDEPENDENT PILOTS ASSOCIATION  
3607 FERN VALLEY ROAD 40219  
PROPERTY: 3607 FERN VALLEY ROAD  
D.B. 9240, PG. 17  
TAX BLOCK 632, LOT 511  
GROSS ACREAGE: 2.23 AC.  
NET ACREAGE: 2.23 AC.  
ZONED C-2  
SMC FORM DISTRICT  
BUILDING AREA: 43,094 SQ.FT.  
USE: OFFICE/COLLEGE  
FAR = 0.44  
COUNCIL DISTRICT: 2  
FIRE DISTRICT: OKOLONA

## SITE DATA FOR CUP

FERN VALLEY TENNIS CLUB, INC.  
3621 FERN VALLEY RD.  
LOUISVILLE, KY 40219  
PROPERTY: 462 WANNSEE DRIVE  
D.B. 6102, PG. 437  
TAX BLOCK 632, LOT 462  
GROSS ACREAGE: 2.22 AC.  
NET ACREAGE: 2.22 AC.  
ZONED R-4  
NEIGHBORHOOD FORM DISTRICT  
EXISTING USE: VACANT  
PROPOSED USE: PARKING LOT  
FAR = 0  
COUNCIL DISTRICT: 2  
FIRE DISTRICT: OKOLONA

## UTILITY PROTECTION NOTE:

ALL UTILITIES ON THIS PLAN ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. PRIOR TO ANY EXCAVATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY PROTECTION CENTER, BUD PHONE 1-800-752-6007, WHICH WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF THE BELOW GROUND UTILITIES. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.

## 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 SEEDED, 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.

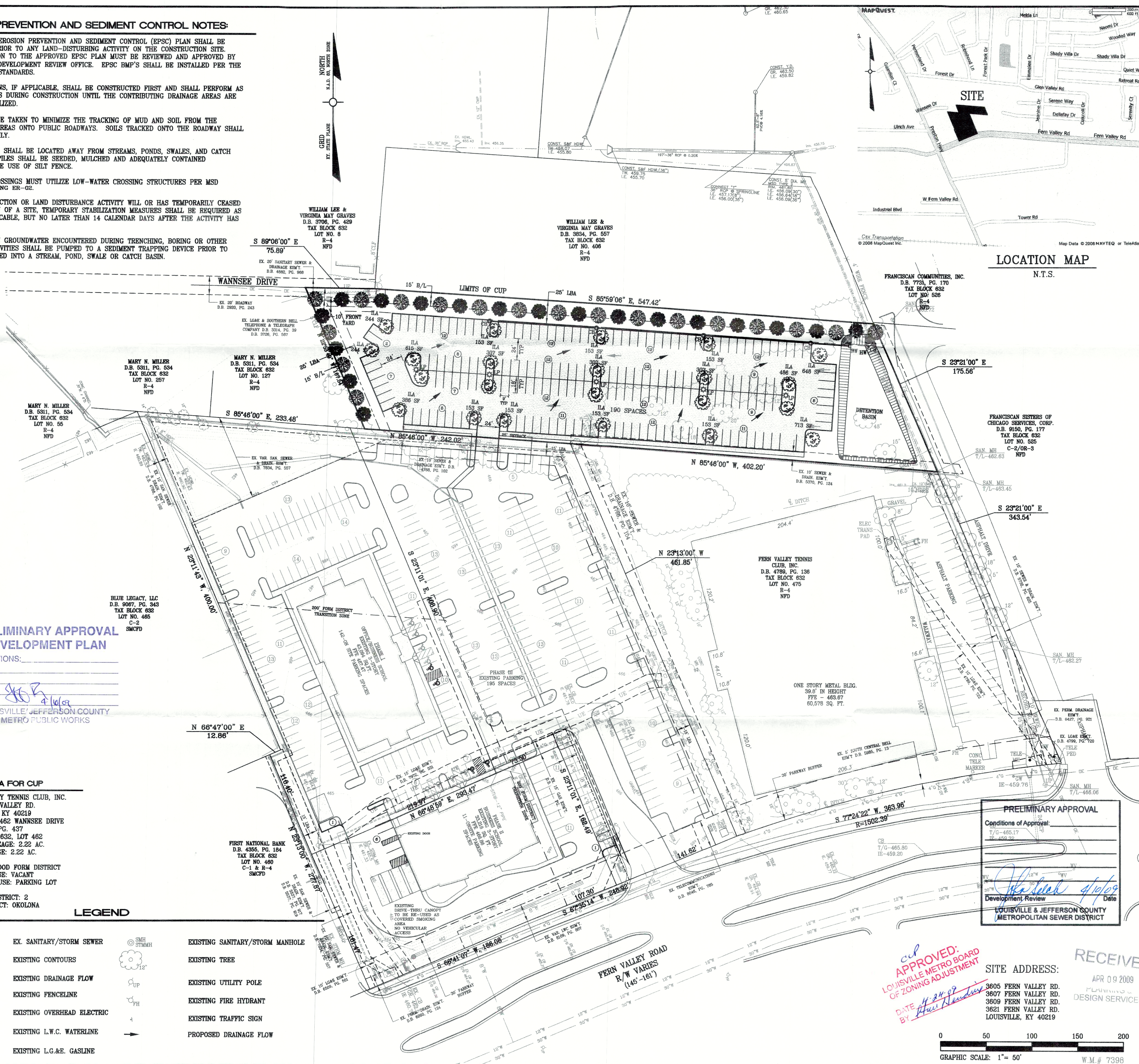
## PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *[Signature]*  
DATE: 4/10/09  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

## LEGEND

	EX. SANITARY/STORM SEWER		EXISTING SANITARY/STORM MANHOLE
	EXISTING CONTOURS		EXISTING TREE
	EXISTING DRAINAGE FLOW		EXISTING UTILITY POLE
	EXISTING FENCELINE		EXISTING FIRE HYDRANT
	EXISTING OVERHEAD ELECTRIC		EXISTING TRAFFIC SIGN
	EXISTING L.W.C. WATERLINE		PROPOSED DRAINAGE FLOW
	EXISTING L.G.&E. GASLINE		



## LOCATION MAP

N.T.S.

## PRELIMINARY APPROVAL

Conditions of Approval:

7/G-465.17  
10-459.26

*[Signature]* Date: 4/10/09

Development Review

LOUISVILLE & JEFFERSON COUNTY

METROPOLITAN SEWER DISTRICT

RECEIVED

APR 09 2009

DESIGN SERVICES

1" = 50'

GRAPHIC SCALE: 1" = 50'

W.M.# 7398

SITE ADDRESS:

3605 FERN VALLEY RD.

3607 FERN VALLEY RD.

3609 FERN VALLEY RD.

3621 FERN VALLEY RD.

LOUISVILLE, KY 40219

NO.	DATE	DESCRIPTION	BY
1	2-09-09	RELOCATED BASIN, AGENCY COMMENTS	MIL
2	2-28-09	ADDED NOTES PER PW COMMENTS	MIL
3	3-25-09	MODIFIED PARKING & NOTE PER PW COMMENT	SIP
4	4-09-09	MODIFIED LANDSCAPE ISLANDS	SIP

DUNAWAY ENGINEERING, INC.  
3404 STONY SPRING CIRCLE  
LOUISVILLE, KENTUCKY 40220  
PH: 871-0060 FAX: 871-0311  
EMAIL: dunaway@dunawayengineering.com

SIGNATURE

PARKING LOT CUP AND REVISED DEVELOPMENT PLAN FOR  
SIGNATURE OFFICE PARK  
DEVELOPER  
KOETTER CONSTRUCTION  
7383 PETE ANDRES ROAD  
FLOYDS KNOB, IN 47119

DRWN BY: CHD BY: CHD  
DATE: JAN. 20, 2009  
DRAWING: RDDDP/CUP  
SCALE: 1" = 50'  
SHEET 1 OF 1