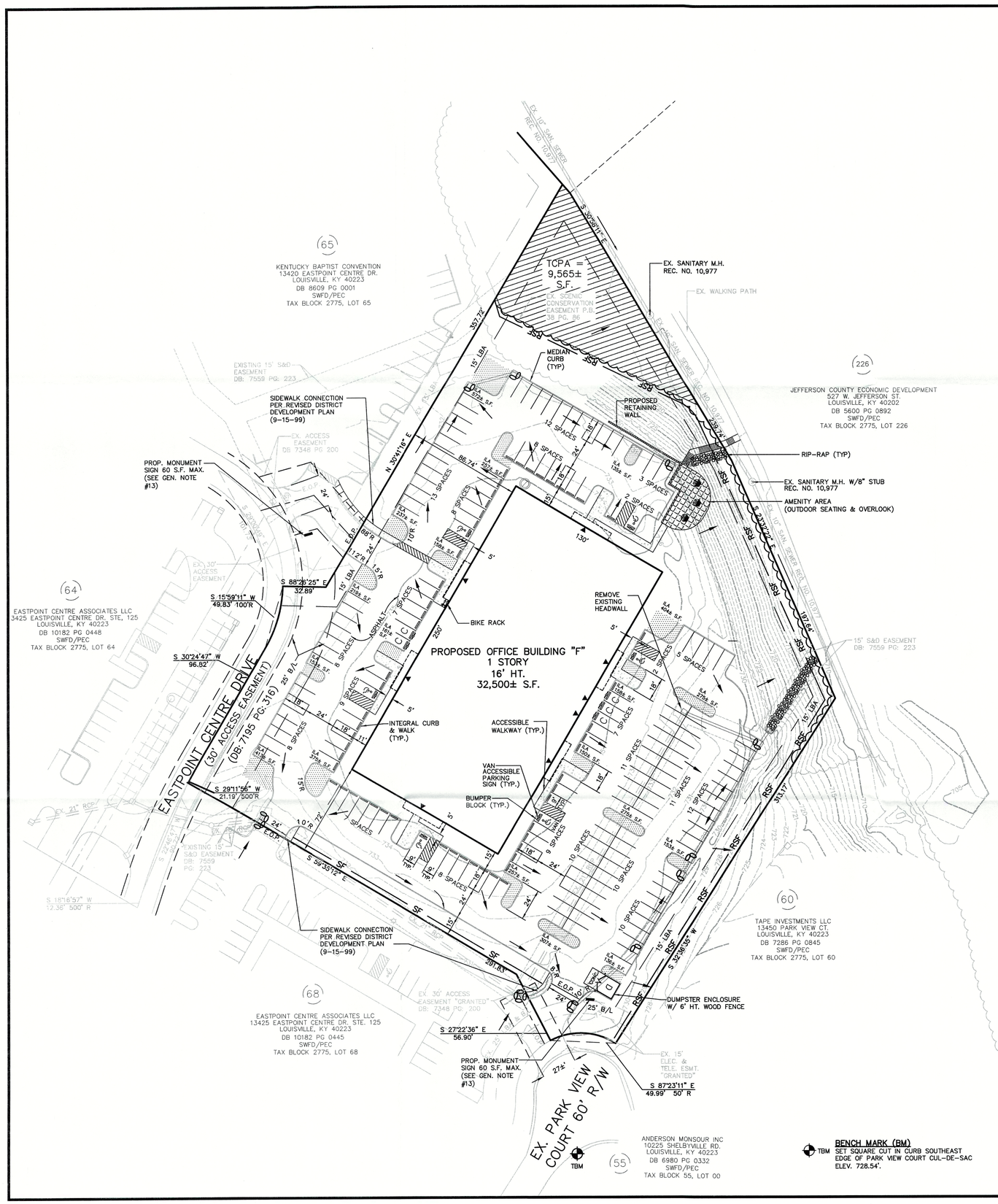
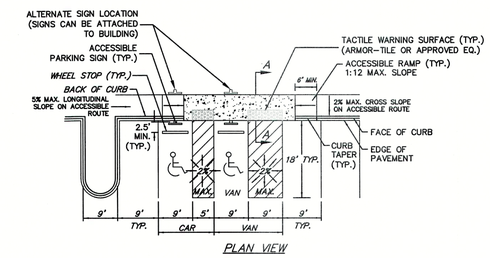


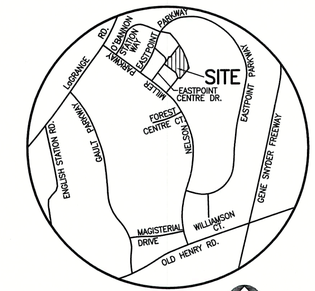
BENCH MARK (BM)
SET SQUARE CUT IN CURB SOUTHEAST EDGE OF PARK VIEW COURT CUL-DE-SAC ELEV. 728.54'.



PLAN VIEW

TYPICAL ACCESSIBLE PARKING SPACES

NO SCALE



LOCATION MAP
NO SCALE

GENERAL NOTES

1. DOMESTIC WATER SUPPLY:
SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED:
CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES–PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE MIDDLETOWN FIRE DISTRICT.
6. SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
7. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
8. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
10. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
12. A KARST SURVEY MAY BE REQUIRED PER LDC CHAPTER 4.9.3
13. A FREESTANDING SIGN SHALL BE PROVIDED ON BOTH EASTPOINT CENTRE DRIVE AND PARK VIEW COURT AS ALLOWED PER TABLE 8.3.2 OF THE LDC. THE MAXIMUM SIZE SHALL BE 1 TENANT: 40 S.F./10' HT., 2 TENANTS: 60 S.F./12' HT., 4 OR MORE TENANTS 80 S.F./14' HT.
14. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCY.

MSD NOTES

1. WASTEWATER:
SANITARY SEWER WILL CONNECT TO THE HITE CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE/STORMWATER DETENTION:
–OVERALL SITE DEVELOPMENT DRAINAGE CONFORMS TO THE APPROVED ANCHORAGE BUSINESS CENTRE SUBDIVISION CONSTRUCTION PLANS. NO ON-SITE DETENTION OR REGIONAL FACILITY FEE PAYMENT IS REQUIRED.
–DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
–OFF-SITE DRAINAGE SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH MSD STANDARDS. DRAINAGE WILL OUTLET TO THE CONSERVATION TRACT/SEWER AND DRAINAGE EASEMENT. THE OUTLET WILL BE TRANSITIONED TO MINIMIZE IMPACT TO TREES AND SLOPES.
3. EROSION AND SILT CONTROL:
A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0033E).
5. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
6. AN EASEMENT PLAT FOR THROUGH DRAINAGE SHALL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

PUBLIC WORKS AND KTC NOTES

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
3. VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
6. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
7. TREES AND SHRUBS SHALL BE TRIMMED OR REMOVED TO PROVIDE SIGHT DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
8. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
9. A RECIPROCAL ACCESS AND CROSSOVER EASEMENT/AGREEMENT IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNSEL SHALL BE CREATED BETWEEN THE ADJOINING PROPERTY OWNERS AND RECORDED. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO THE DIVISION OF PLANNING AND DESIGN SERVICES; TRANSMITTAL OF APPROVED CONSTRUCTION PLANS TO THE OFFICE RESPONSIBLE FOR PERMIT ISSUANCE WILL OCCUR ONLY AFTER RECEIPT OF SAID INSTRUMENT.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

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 (BEST MANAGEMENT PRACTICES) 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 SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL 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 THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

LEGEND

XXX	EXISTING CONTOUR WITH ELEVATION
	EXISTING TREE MASS (PER LOJIC MAPPING)
S	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM PIPE & STRUCTURE
	EXISTING LIGHT POLE
ILA	INTERIOR LANDSCAPE AREA
LBA	LANDSCAPE BUFFER AREA
B/L	BUILDING LIMIT LINE
EOP	EDGE OF PAVEMENT
▲	PROPOSED BUILDING ENTRANCE
	PROPOSED PROPERTY SERVICE CONNECTION
	PROPOSED STORM PIPE & STRUCTURE
RSF	PROPOSED REINFORCED SILT FENCE
	PROPOSED STONE BAG INLET PROTECTION
C	CARPOOL SPACE DESIGNATION
	INTERIOR LANDSCAPE AREA
	HARDSCAPE AREA (AMENITY AREA)
	TREE CANOPY PROTECTION AREA (TCPA)
	CROSSWALK/HANDICAP STRIPING

PROJECT DATA

EXISTING FORM DISTRICT	SWFD
EXISTING ZONING	PEC
EXISTING LAND USE	VACANT
PROPOSED LAND USE	OFFICE/CALL CENTER
TOTAL LAND AREA	3.8± AC.
BUILDING AREA	32,500 S.F.
BUILDING HEIGHT (50' MAX.)	18'
OFFICE/CALL CENTER	32,500± S.F.
FLOOR AREA RATIO (MAX ALLOWED 1.0)	.20±
PARKING REQUIRED:	
OFFICE/CALL CENTER	
MINIMUM (1 SP./250 S.F.)	130 SPACES
MAXIMUM (1 SP./125 S.F.)	260 SPACES
PARKING PROVIDED:	
CAR PARKING (INCLUDES 6 ACCESSIBLE & 5 CARPOOL)	180 SPACES
BICYCLE PARKING REQUIRED/PROVIDED: (PER LDC TABLE 9.2.1)	
SHORT TERM	2 SPACES
LONG TERM (PROVIDED INSIDE BUILDING)	2 SPACES

REQUIRED SETBACKS

FRONT	25'
SIDE	N/A
REAR	N/A

LANDSCAPE DATA

V.U.A .	62,424± S.F.
I.L.A. REQUIRED (7.5% X VUA)	4,682 S.F.
I.L.A. PROVIDED	4,792± S.F.

TREE CANOPY DATA

GROSS SITE AREA	165,528± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	28,788 ± S.F.(17%)
TREE CANOPY TO BE PRESERVED	9,565± S.F. (6%)
NEW TREE CANOPY COVERAGE AREA	19,863± S.F. (12%)
TOTAL TREE CANOPY REQUIRED	29,795± S.F. (18%)

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED MERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

RECEIVED
JUL 25 2016
PLANNING & DESIGN SERVICES

GRAPHIC SCALE 1"=40'
0 10 20 40 80

CASE # 16DEVPLAN1144
PREVIOUS CASE # 14DEVPLAN1078, 9-5-89
MSD WM # 7282

Mindel, Scott & Associates, Inc.
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Utility Consulting · Property Management
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OWNER/DEVELOPER
EASTPOINT CENTRE PARTNERS, LLC.
13425 EASTPOINT CENTRE DRIVE, STE 125
LOUISVILLE, KY. 40223

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
BUILDING 1 PARK VIEW
EASTPOINT BUSINESS CENTER-LOT 230A
13410 EASTPOINT CENTRE DRIVE
LOUISVILLE, KY 40223
TAX BLOCK: 2775 LOT: 67
D.B. 10182 PG. 454

Revisions	
7/21/16	PER AGENCY COMMENTS

Vertical Scale: N/A

Horizontal Scale: 1"=40'

Date: 7/1/16

Job Number: 1551F

Sheet 1 of 1

16 DEVPLAN 1144