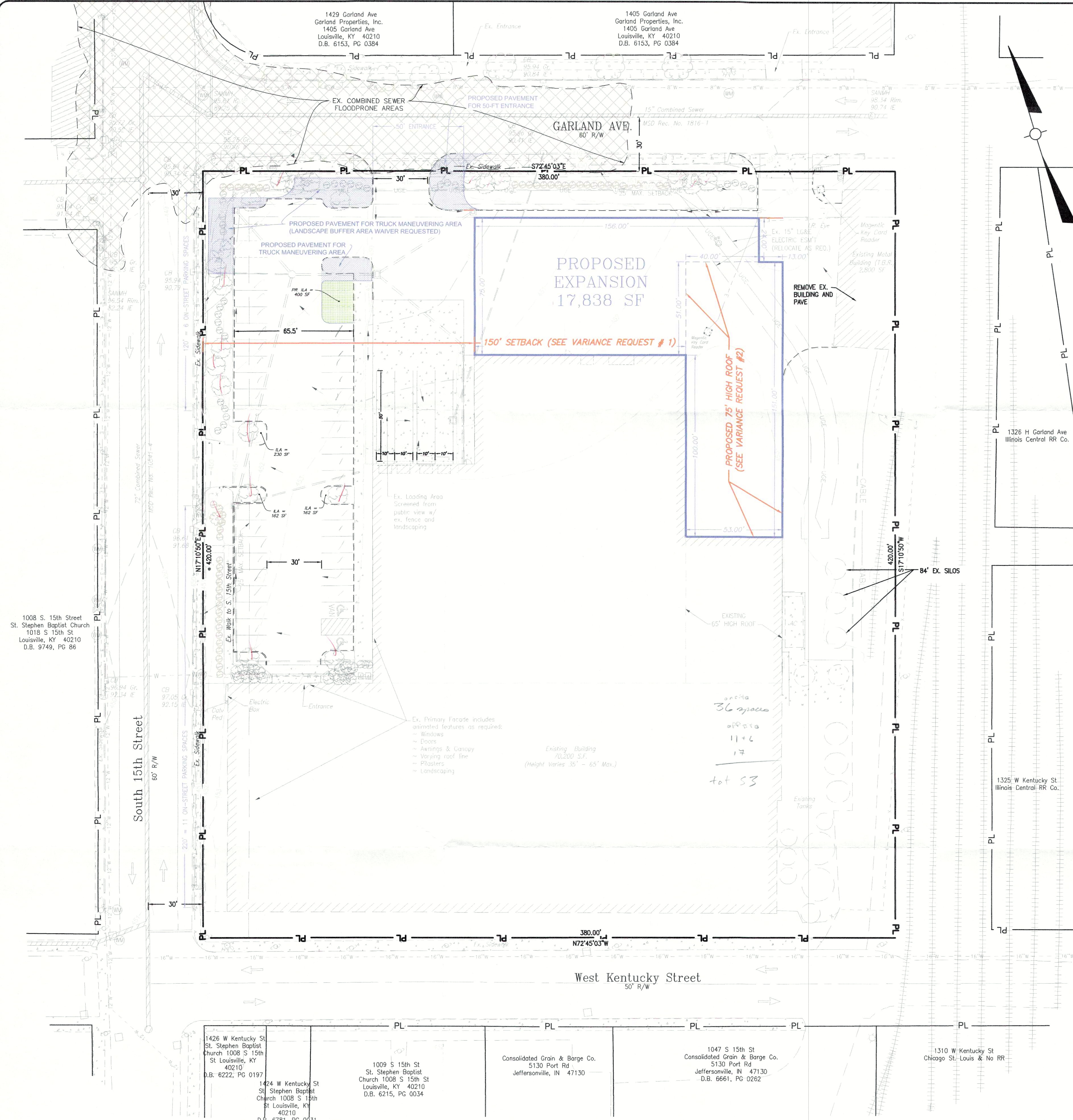
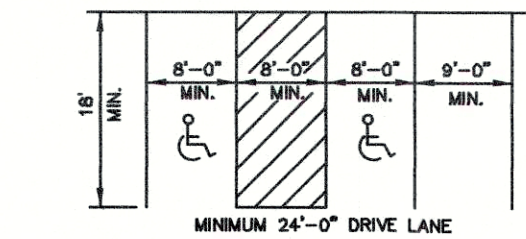




UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT 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, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Drawn by	Chk'd by	Approved By
1	6/20/18	AGENCY COMMENTS	JDC	-	-



NOTE: ALL ENTRANCES, PARKING AND DRIVE LINES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.

TYPICAL PARKING SPACE LAYOUT

NOT TO SCALE



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *James W. Seal*
DATE: *7/19/18*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

GENERAL NOTES

- 1) DOMESTIC WATER SUPPLY: SUBJECT SITE TO 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) THE DEVELOPMENT LIES IN THE LOUISVILLE #2 FIRE DISTRICT.
- 3) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
- 4) ALL DUMPSTER PAUS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- 5) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 6) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
- 7) CURRENTLY APPROVED LANDSCAPE PLAN (18LSLAP1135) WILL NEED TO BE UPDATED TO REFLECT CHANGES PROPOSED WITH THIS CATEGORY 2B DEVELOPMENT PLAN.

MSD NOTES

- 1) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- 2) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY EXISTING PSC CONNECTION. SANITARY SEWER FLOW WILL BE TREATED AT THE MORRIS FORMAL WATER QUALITY TREATMENT CENTER.
- 3) DRAINAGE: DRAINAGE PATTERN INDICATED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- 4) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100041E REV. DECEMBER 5, 2006).
- 5) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 6) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- 7) LOWEST FINISHED FLOOR TO BE AT OR ABOVE 450.31 AND LOWEST MACHINERY TO BE AT OR ABOVE 451.31.
- 8) SITE STORM DRAINAGE DISCHARGES INTO AN EXISTING ONSITE DRY-WELL SYSTEM. THE PREVIOUSLY APPROVED EXISTING ONSITE DRY-WELL SYSTEM MAY CONTINUE TO BE USED TO SATISFY THIS REQUIREMENT IF THE DRY-WELL SYSTEM IS DETERMINED TO BE FUNCTIONING PER ACCEPTABLE MSD TESTING METHODS. IF IT IS DETERMINED TO BE NON-FUNCTIONING, MSD WILL LIMIT THE 100-YEAR POST-DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.

IMPERVIOUS AREA

PRE 142,580 S.F.
POST 144,011 S.F.
PERCENTAGE OF CHANGE 1.01%

DISTURBANCE AREA

PR. DISTURBANCE 34,054 SF
2015 DISTURBANCE 13,939 SF
TOTAL DISTURBANCE 47,993 SF
(SEE MSD NOTE 6)

TRANSPORTATION NOTES

- 1) ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMP WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
- 2) EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- 3) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 4) ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- 5) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.

EROSION CONTROL NOTES

- 1) 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 SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- 2) 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.
- 3) SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- 4) 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.
- 5) SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

WAIVER REQUEST

- 1) A WAIVER IS REQUESTED FROM CHAPTER 10, PART 2 - SECTION 10.2.10 - TABLE 10.2.6 OF THE LAND DEVELOPMENT CODE TO WAIVE THE 5'-FT VEHICLE USE LANDSCAPE BUFFER AREA AND SHRUB PLANTING REQUIREMENTS ALONG A PORTION OF SOUTH 15TH STREET AND GARLAND AVENUE TO ALLOW TRUCK MANEUVERING ONSITE.

VARIANCE REQUEST

- 1) VARIANCE REQUESTED FROM SECTION 5.2.5.C.3.d OF THE LAND DEVELOPMENT CODE TO EXCEED THE 25'-FT MAXIMUM SETBACK BY 125'-FT FOR A PROPOSED MAXIMUM SETBACK OF 150'-FT.
- 2) VARIANCE REQUESTED FROM SECTION 5.2.5.C.3.b OF THE LAND DEVELOPMENT CODE TO EXCEED THE 45'-FT MAXIMUM BUILDING HEIGHT BY 30'-FT FOR A PROPOSED MAXIMUM BUILDING HEIGHT OF 75'-FT.

