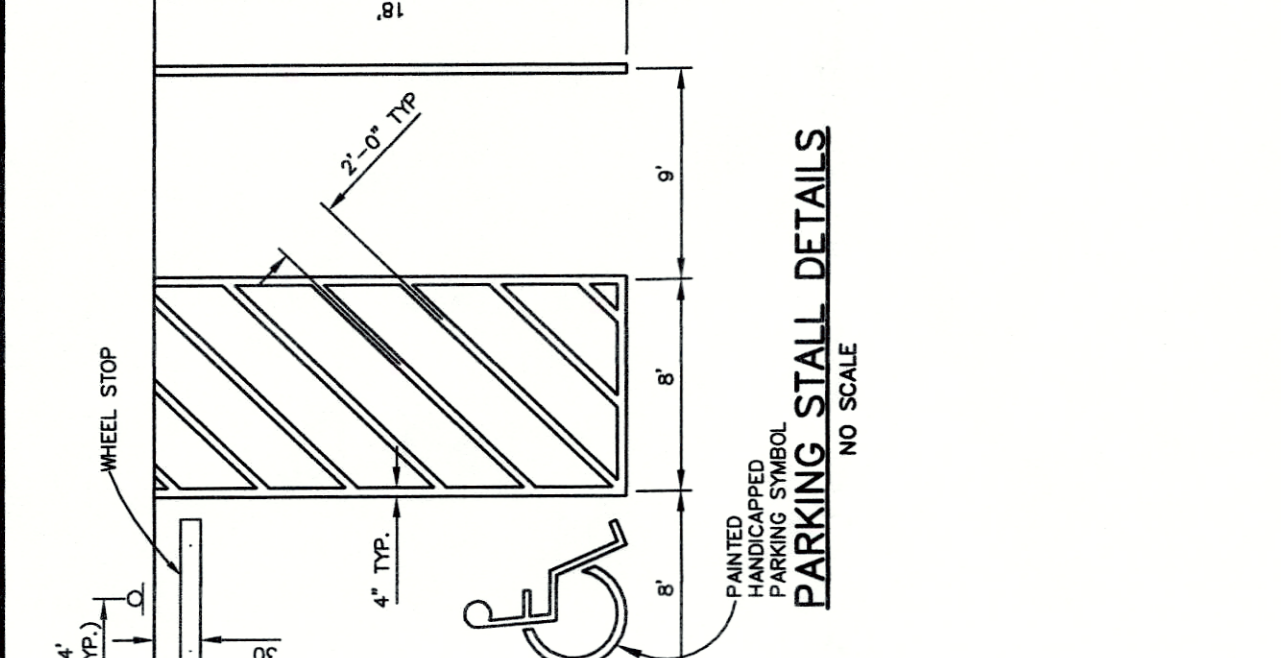


**PROJECT SUMMARY**

EXISTING ZONE DISTRICT PROPOSED USE PROPOSED FORM DISTRICT SITE AREA (GROSS ACRES) LOT 1 AREA LOT 2 AREA NET AREA NET ACRES FLOOR AREA RATIO PROPOSED TOTAL BUILDING AREA LA REQUIRED (7.5%) LA PROVIDED MAX BUILDING HEIGHT (ft)	R1, S7, C2 VACANT MANUFACTURING/WAREHOUSE EC 61.37 ACRES 52.10 AC 1.57 AC 60.79 AC 0.44 1,035,534 S.F. 14,789 S.F. 57,909 S.F. 50' 45'
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**PARKING SUMMARY**

PARKING REQUIRED MANUFACTURING/WAREHOUSE MIN. (1 SPACE/7.5 EMPLOYEES) MAX. (1 SPACE/7 EMPLOYEES)  OFFICE SPACE (750 S.F.) TOTAL MINIMUM TOTAL MAXIMUM	582 EMPLOYEES 388 SPACES 582 SPACES  8,000 S.F. 40 SPACES 411 SPACES 622 SPACES 402 SPACES 9 SPACES 411 SPACES
PARKING PROVIDED HANDICAPPED SPACES TOTAL PROVIDED	411 SPACES 9 SPACES 411 SPACES



**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL 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 SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS DESIGNED. CONSTRUCTION SHALL BE CONFINED TO THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING AND STABILIZED.

CONSTRUCTION SHALL BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION SITES ONTO PUBLIC ROADSWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSLINGS 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 SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LOADED GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER ACTIVITIES SHALL BE COLLECTED IN A CONTAINER AND PUMPED TO A NEAREST DRAINAGE DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

**TREE CANOPY CALCULATIONS**

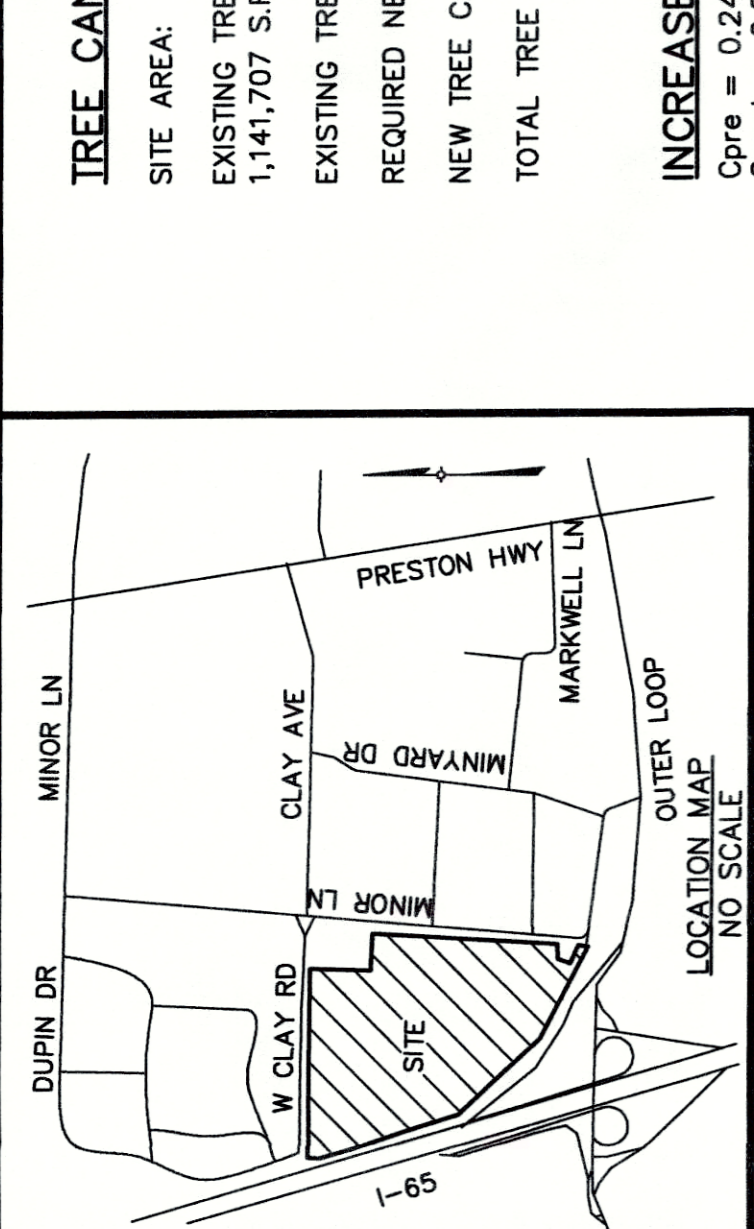
SITE AREA: 51.88 AC (2,299,893 S.F.) (CLASS C)	EXISTING TREE CANOPY PRIOR TO SITE DISTURBANCE: 1,141,707 S.F. (4.3%)
EXISTING TREES PRESERVED: 0 (0%)	REQUIRED NEW TREE CANOPY TO BE PROVIDED: 285,427 S.F. (25%)
NEW TREE CANOPY TO BE PROVIDED: 285,427 S.F. (25%)	TOTAL TREE CANOPY TO BE PROVIDED: 285,427 S.F. (25%)

**INCREASED RUNOFF CALCULATIONS**

Core = 0.24	Area = 61.37 AC
(0.85 - 0.24) X 2.8/12 X 61.37 AC = 8.73 AC-FT	(0.85 - 0.24) X 2.8/12 X 61.37 AC = 8.73 AC-FT
8.73 AC-FT X 1.5 = 13.095 AC-FT	

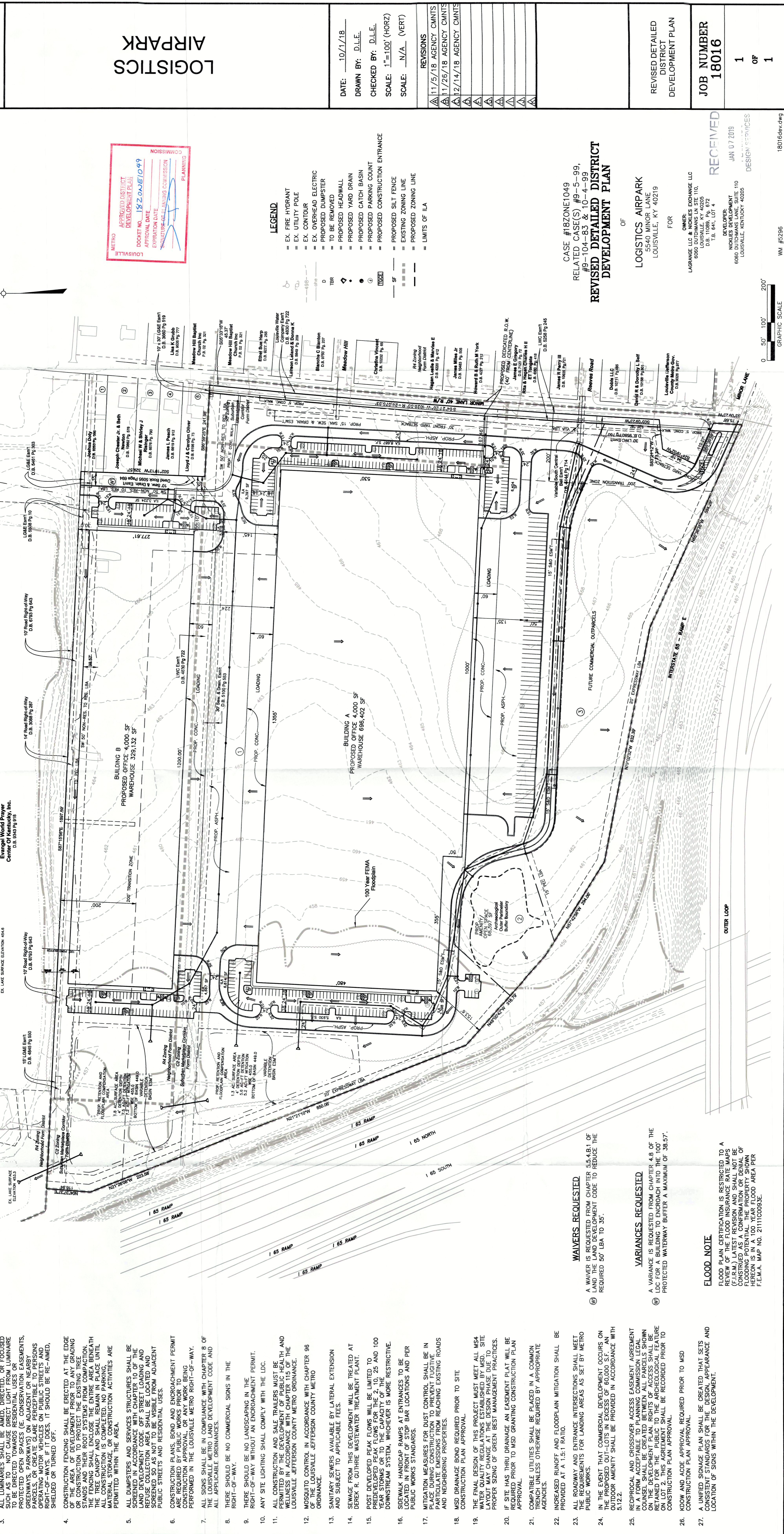
**INCREASED IMPERVIOUS SURFACE**

PRE-DEVELOPED IMPERVIOUS SURFACE = 6,513 S.F.	POST-DEVELOPED IMPERVIOUS SURFACE = 1,229,521 S.F.
NET INCREASE IN IMPERVIOUS SURFACE = 1,223,008 S.F.	



**GENERAL NOTES**

- OWNER'S REVIEW OF EROSION PREVENTION AND SEDIMENT CONTROL PLAN SCHEMATIC SUBMISSIONS IS LIMITED TO THE PRELIMINARY DESIGN PHASE OF THE PROJECT. THE FINAL DESIGN SHALL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE NATIONAL SPECIFICATIONS AND FEDERAL AND STATE SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- ALL LIGHTING SHALL BE AHEAD, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR NEIGHBORHOODS. PARAWAYS ON ADJACENT OR NEARBY PARCELS OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND HIGHWAYS. LIGHTING SHALL BE AHEAD, DIRECTED, OR FOCUSED.
- CONSTRUCTION FENCING SHALL BE INSTALLED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE CANOPY. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL MATERIALS STORAGE IS COMPLETED. NO PARKING OR MATERIALS STORAGE IS PERMITTED WITHIN THE AREA.
- ALL DIMENSIONS AND SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. OFF STREET LOADING AND UNLOADING SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE-JEFFERSON COUNTY METRO ORDINANCE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY PUBLIC WORKS PRIOR TO ANY WORK BEING CONSTRUCTED ON THE SITE. PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- ALL SIGNS SHALL BE IN COMPLIANCE WITH CHAPTER 8 OF THE LOUISVILLE-JEFFERSON COUNTY METRO ORDINANCE AND ALL APPLICABLE ORDINANCES.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LDC.
- ALL CONSTRUCTION AND SERVICE TRAILERS MUST BE SCREENED IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE-JEFFERSON COUNTY METRO ORDINANCE.
- MOSSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE-JEFFERSON COUNTY METRO ORDINANCE.
- SANITARY SEWERS AVAILABLE BY LATERAL EXTENSION AND SUBJECT TO APPLICABLE FEES.
- SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT DEWATERING TREATMENT PLANT.
- POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100 YEAR FLOOD PLANS, WHICHEVER IS MORE RESTRICTIVE.
- SEWERBACKUP RAMP'S AT ENTRANCES TO BE PERMITTED IN FRONT OF STOP BAR LOCATIONS AND PER PUBLIC WORKS STANDARDS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD REQUIREMENTS. ANY CHANGES TO THE DESIGN PHASE DUE TO SITE LAYOUT MAY CHANGE THE DESIGN PHASE DUE TO THE PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- INCREASED RUNOFF AND FLOODPLAIN MITIGATION SHALL BE PROVIDED AT A 1.5:1 RATIO.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- IN THE EVENT THAT COMMERCIAL DEVELOPMENT OCCURS ON ADJACENT LOTS, AN EASEMENT SHALL BE PROVIDED IN ACCORDANCE WITH 5.12.2.
- RECIPROCAL AND CROSSOVER ACCESS EASEMENT AGREEMENT IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE SUBMITTED PRIOR TO CONSTRUCTION. CONSTRUCTION PLANS SHALL SHOW THE LOCATION OF ALL EASEMENTS AND ACCESS POINTS TO BE RETAINED FOR THE PUBLIC TO THE ARCHIOLOGICAL FEATURE ON LOT 2. THIS AGREEMENT SHALL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- MSD AND ACE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- A UNIFIED SIGNAGE PLAN SHALL BE CREATED THAT SETS CONSIDERATIONS FOR THE APPEARANCE AND LOCATION OF SIGNS WITHIN THE DEVELOPMENT.



**FLOOD NOTE**

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (FIRM) AND NOT TO THE FIELD INSPECTION OF CONSTRUCTION OF FLOOD CONTROL STRUCTURES. A CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF FLOODPLAIN AND FLOOD CONTROL STRUCTURES. THE PROPERTY SHOWN PER F.E.M.A. MAP NO. 2111008083C.