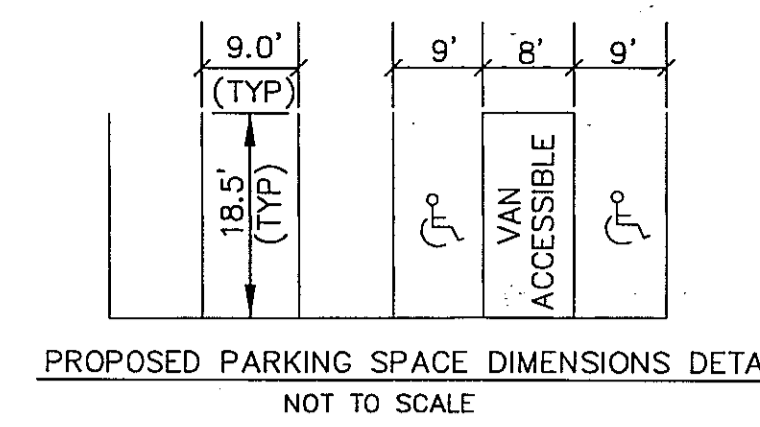
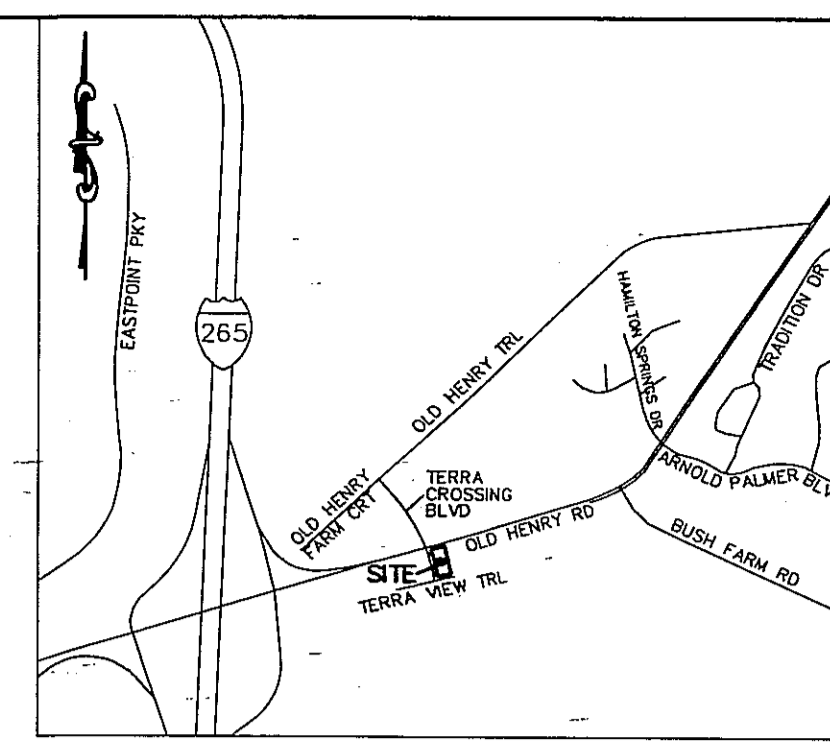


**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**
CONDITIONS:

BY: *Danny Maket*
DATE: *7-2-14*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



PARKWAY BUFFER INCROACHMENT - 288 SQ.FT.
PARKWAY BUFFER COMPENSATION - 310 SQ.FT.



REVISIONS:

| |
|---------|
| 5/1/14 |
| 5/22/14 |
| 6/27/14 |

DRWN BY: *DL/KAL*
CHKD BY: *JLG*
DRAWING NAME: 14-1DP.DWG
FIELD BOOK: ##

PRELIMINARY APPROVAL
Condition of Approval:
Danny Maket
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

UTILITY NOTE
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE KENTUCKY UNDERGROUND UTILITY PROTECTION, INC. (PHONE: 1-800-752-6007) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDED ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. cables, electrical wires, gas, and water lines). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.



SAFETY NOTE
The Contractor shall comply with the U.S. Dept of Labor Safety and Health regulations for construction promulgated under the Occupational Safety and Health Act of 1970 (P.L. 91-596) and under Section 107 of the Contract Work Hours and Safety Standards Act (P.L. 91-54). During all phases of this project (including excavations or trenching) the Contractor shall be responsible for safety at all times.

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 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 SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDS 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 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 SITE 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 DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

| EXISTING IMPERVIOUS | PROPOSED INCREASE | TOTAL IMPERVIOUS |
|---------------------|-------------------|------------------|
| 0 SQ.FT. | 37,108 SQ.FT. | 37,108 SQ.FT. |

RECAPITULATION

| | |
|---|---|
| 1. EXISTING ZONING | C1 |
| 2. FORM DISTRICT | SUBURBAN WORKPLACE |
| 3. LAND AREA | 1.132 ACRES |
| 4. EXISTING USE | VACANT |
| 5. PROPOSED USE | RETAIL/OFFICE |
| 6. BUILDING DATA | |
| PROPOSED BUILDING | 1ST FLOOR 13,600 SQ.FT. (RETAIL) 2ND FLOOR 3,863 SQ.FT. (OFFICE) |
| 7. F.A.R. | 0.27 |
| 8. PARKING | |
| A. REQUIRED | |
| RETAIL @ 13,600 SQ.FT. | 1/300 1/200 46 68 |
| OFFICE @ 3,863 SQ.FT. | 1/350 1/200 11 20 |
| | 57 88 |
| B. PROVIDED | 55 SPACES (INCLUDING 3 HANDICAP.) |
| OFFSITE SPACES FROM APPLICANT | 2 SPACES |
| OWNED SITE | TOTAL 57 SPACES |
| C. BICYCLE PARKING (LDC TABLE 9.2.1) LONG TERM SHORT TERM | |
| USE: RETAIL/OFFICE | 2 2 |

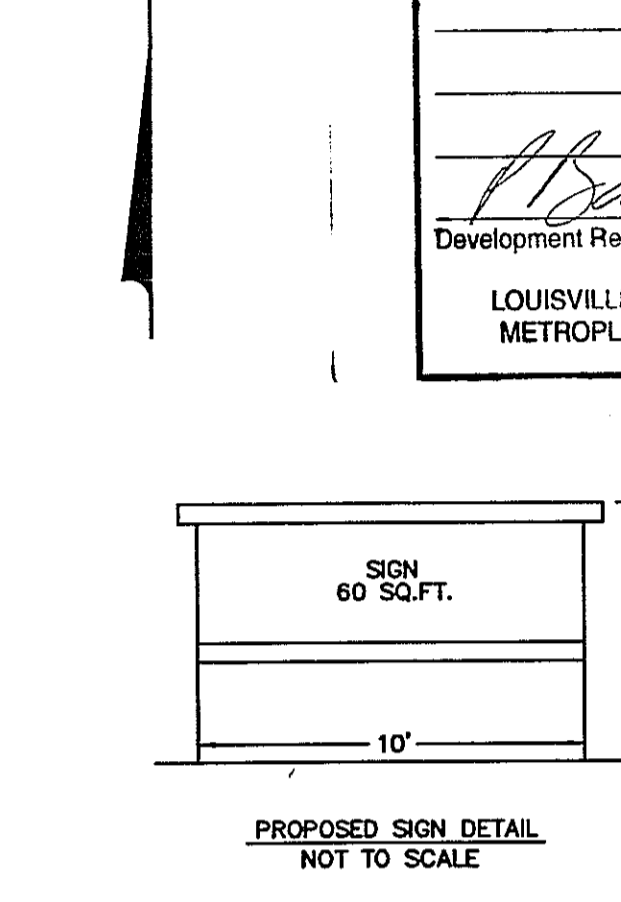
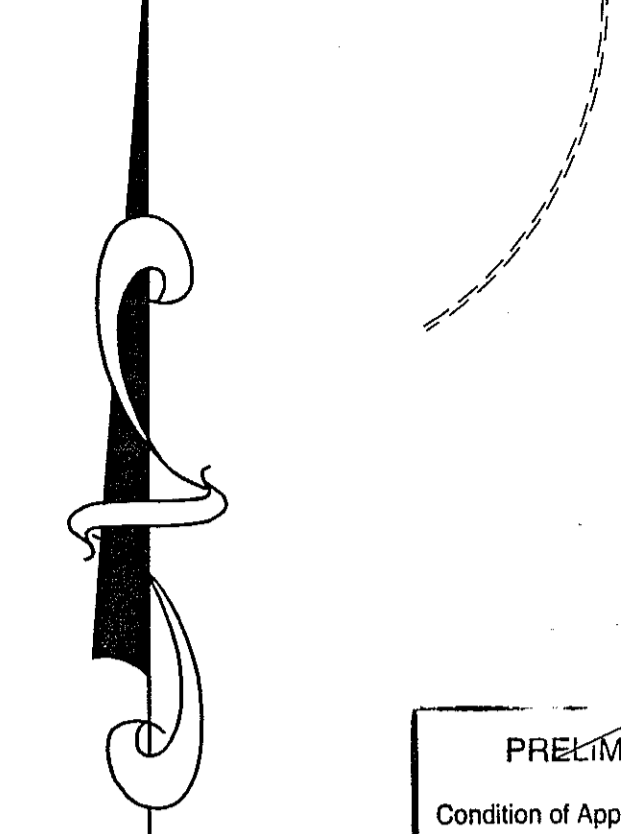
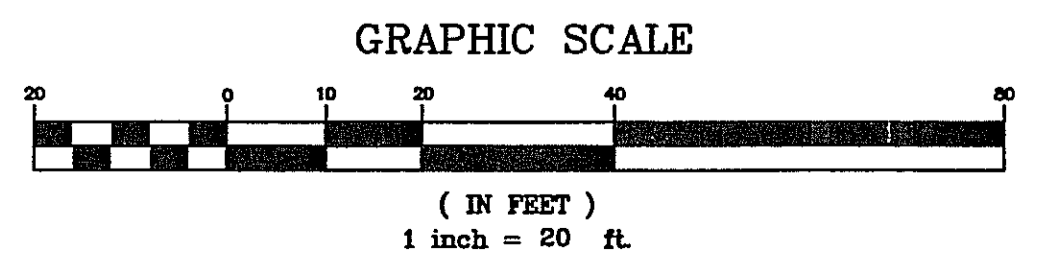
NOTE: SPACES IS USED AND AVAILABLE INSIDE THE BUILDING FOR LONG TERM BICYCLE SPACES REQUIRED.

| | |
|-----------------------|---------------|
| 9. VEHICULAR USE AREA | 21,028 SQ.FT. |
| 10. I.A. | |
| A. REQUIRED (7.5%) | 1,713 SQ.FT. |
| B. PROVIDED | 1,763 SQ.FT. |

STORMWATER COMPENSATION
(0.95-0.35)=0.60
(0.60)(2.8/12)(37,108)=5,194 CU.FT.
=0.12 AC.FT.

TREE CANOPY
CLASS "C"
SITE AREA = 49,310 SQ.FT.
TOTAL TREE CANOPY REQUIRED - 20% (9,862 SQ.FT.)
EXISTING TREE CANOPY TO BE PRESERVED - 0% (0 SQ.FT.)
PROPOSED TREE CANOPY TO BE PLANTED - 20% (10,080 SQ.FT.)
14 TYPE "A" TREES @ 1 3/4" CAL (720 SQ.FT. CREDIT EACH) - (10,080 SQ.FT.)

OWNER
CHASEM PROPERTIES, INC.
P.O. BOX 43299
LOUISVILLE, KY. 40253
D.B. 10200, PG. 124



- KTC NOTES**
- NO NEW ACCESS TO OLD HENRY ROAD.
 - NO INCREASE IN DRAINAGE RUN OFF.
 - THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
 - THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
 - SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
 - AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.

- NOTES**
- NO PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FIRM MAP NO. 21111C0034E DATED DECEMBER 5, 2006.
 - CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL FOR ALL WORK WITHIN METRO PUBLIC WORKS RIGHT-OF-WAYS.
 - DRAINAGE PATTERNS DEPICTED BY ARROWS (→) IS FOR CONCEPTUAL PURPOSES. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
 - EROSION & SILT CONTROL- PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD FOR APPROVAL.
 - ALL DUMPSTER AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - SANITARY SEWER SERVICE AVAILABLE BY EXISTING CONNECTION. CAPACITY CHARGES AND 1 AND 1 FEES WILL BE DUE.
 - GENERAL PLAN BINDING ELEMENT #14 REQUIRES 2 TREES TO BE PLANTED PER I.A.

LEGEND

| | |
|--------------|---|
| M.H. | EXISTING SEWER LINE AND MANHOLE |
| EX. 8" SEWER | EXISTING SEWER LINE AND MANHOLE |
| WV | EXISTING WATER VALVE |
| GUY | EXISTING GUY WIRE |
| GUY POLE | EXISTING GUY POLE |
| C.B. | EXISTING CATCH BASIN |
| FH | FIRE HYDRANT |
| WM | WATER METER |
| SP | SERVICE POLE |
| LP | EXISTING LIGHT POLE |
| PP | EXISTING POWER POLE |
| 100 | EXISTING CONTOUR LINE |
| +620.42 | EXISTING SPOT ELEVATION |
| 8"G | EXISTING GAS LINE WITH PIPE SIZE |
| 8"W | EXISTING WATER LINE WITH PIPE SIZE |
| OHE | EXISTING OVERHEAD ELEC. WIRE |
| ○ | EXISTING PROPERTY SERVICE CONNECTION |
| → | PROPOSED DRAINAGE FLOW DIRECTION |
| CB | PROPOSED STORM DRAINAGE PIPE, CATCH BASIN |

- WAIVERS REQUESTED**
- TO ALLOW PARKING SPACES TO ENCROACH INTO THE OLD HENRY ROAD LBA.
 - TO ALLOW THE EXISTING UTILITY EASEMENT TO ENCROACH INTO MORE THAN 50% OF THE OLD HENRY ROAD AND TERRA VIEW TRAIL LBAS.
 - TO ALLOW PROPOSED PARKING SPACES TO ENCROACH INTO THE 15 FOOT PARKWAY BUFFER ALONG TERRA CROSSING BOULEVARD.

CHASEM PROPERTIES, INC.
P.O. BOX 43299
LOUISVILLE, KY. 40253
D.B. 9466, PG. 550
C1 & M3 ZONING
SUBURBAN WORKPLACE

TBM: EXISTING SANITARY MANHOLE
RIM ELEVATION = 731.00

PLAN CERTAIN # 09-099-98
ICON PLAZA
13801 TERRA VIEW TRAIL
DEVELOPMENT PLAN - CATEGORY 3

DATE: 2/25/14
PROJECT NO.: 2014-1
Sheet 1 of 1

WM# 10972