

STORMWATER NOTES:

IMPERVIOUS AREA:
 EXISTING IMPERVIOUS SURFACE (PHASE II) ----- 49,667 S.F.
 PROPOSED IMPERVIOUS SURFACE (PHASE II) ----- 51,493 S.F.
 TOTAL AREA OF SITE (PHASE II) ----- 55,614 S.F.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICT'S WATERSHED COORDINATOR AT 1-502-640-6220, 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.

SITE DEVELOPMENT NOTES:

- AT THE TIME A BUILDING PERMIT IS REQUESTED, THE APPLICANT SHALL SUBMIT A CERTIFICATION STATEMENT TO THE PERMIT ISSUING AGENCY, FROM AN ENGINEER, OR OTHER QUALIFIED PROFESSIONAL, STATING THAT THE LIGHTING OF THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE AND SHALL BE MAINTAINED THEREAFTER. NO BUILDING PERMITS SHALL BE ISSUED UNLESS SUCH CERTIFICATION STATEMENT IS SUBMITTED. LIGHTING SHALL BE MAINTAINED ON THE PROPERTY IN ACCORDANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY KTC AND/OR METRO PUBLIC WORKS.
- NO LOADING/UNLOADING WILL BE ALLOWED BETWEEN 7:00-9:00 AM AND 3:00-6:00 PM FOR OFFICE BUILDING AT 301 E. MARKET.

MSD NOTES:

- ALL STORMWATER RUNOFF FROM THE PHASE II SITE WILL BE DIRECTED TO AN INFILTRATION SYSTEM, SIMILAR TO THE PHASE I SYSTEM, DESIGNED TO MITIGATE RUNOFF VOLUME AND QUALITY. IT IS ANTICIPATED THESE SYSTEMS WILL BE INTERCONNECTED TO MAXIMIZE EFFICIENCY. THE PHASE I SYSTEM WAS DESIGNED TO SERVE THE WESTERN HALF OF THE BLOCK AND THE SYSTEM PROPOSED FOR PHASE II WILL SERVE THE EASTERN HALF OF THE BLOCK.
- OVERFLOW FROM THE INFILTRATION SYSTEM WILL BE DIRECTED TO AN EXISTING STORM CONNECTION TO THE STORM SEWER, MSD REC. NO. US NO. 11, IN PRESTON STREET.
- A GEOTECHNICAL EVALUATION OF THE SITE WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- DOWNSPOUTS FROM THE PROPOSED GARAGE WILL BE DIRECTED TO THE INFILTRATION BASINS.
- MSD SANITARY SEWERS ARE AVAILABLE BY CONNECTION. CONNECTION FEES MAY APPLY. SEWAGE FROM THIS DEVELOPMENT TO BE TREATED AT THE MORRIS FARM WWTG. THE PHASE 2 PARKING GARAGE WILL NOT REQUIRE SEWER SERVICE UNTIL THE GARAGE RETAIL SPACE IS DEVELOPED.

PUBLIC WORKS NOTES:

- DEVELOPER SHALL COORDINATE WITH PARC ON NEW LOCATION OF ON-STREET PARKING AND RELOCATION/INSTALLATION OF METERS. COORDINATE WITH METRO TRAFFIC ENGINEERING REGARDING PLACEMENT OF LOADING ZONE AND RELOCATION OF ON-STREET PARKING SPACES.
- GRANITE CURBS WILL BE PROVIDED ALONG S. FLOYD ST. AND E. MARKET ST. FOR PHASE I AND III. SIDEWALK REPLACEMENT WILL BE COORDINATED WITH MPW DURING CONSTRUCTION.
- SIDEWALK IMPROVEMENTS ARE REQUIRED. DEVELOPER SHALL SCHEDULE MEETING WITH METRO PUBLIC WORKS INSPECTOR PRIOR TO PREPARATION OF INFILTRATION SYSTEM. DEVELOPER SHALL DETERMINE THE SCOPE OF IMPROVEMENTS. SIDEWALK RAMP MUST BE BROUGHT INTO ADA COMPLIANCE.

PLANNING & DESIGN NOTES:

- STREET TREES SHALL BE PLANTED IN CONFORMANCE WITH CHAPTER 10 PART 4 GUIDELINES.
- STREET FURNISHINGS ARE NOT PROPOSED ALONG THE DEVELOPMENT'S STREET FRONTAGE.
- ALL MECHANICAL OR UTILITY EQUIPMENT SHALL BE SCREENED OR FULLY INTEGRATED INTO THE OVERALL DESIGN THROUGH THE USE OF LIKE OR COMPLEMENTARY MATERIALS, COLOR AND SCALE PER CHAPTER 10 - PART 2.8 OF THE LDC.
- GARAGE ENTRIES AND EXITS FOR BOTH PEDESTRIANS AND VEHICLES SHALL BE CLEARLY MARKED BY MATERIALS, LIGHTING, SIGNAGE, ETC. TO ENSURE PEDESTRIAN SAFETY PER CHAPTER 5 - PART 5.5.1.B.1.b.iv OF THE LDC.
- PROPOSED UTILITIES SHALL BE PROVIDED UNDERGROUND PER CHAPTER 5 - PART 8.3.C.1 OF THE LDC.
- NO FREESTANDING SIGNS ARE PROPOSED. ALL ATTACHED SIGNAGE SHALL BE IN CONFORMANCE WITH CHAPTER 8.

KTC NOTES:

- WHERE SIDEWALK IS CONSTRUCTED IT SHALL CONFORM TO ADA STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMP" TO BE INSTALLED ON BOTH SIDES OF ALL COMMERCIAL ENTRANCES AS CALLED FOR IN THE "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND ALL "KENTUCKY TRANSPORTATION CABINETS" STANDARD DRAWINGS FOR SIDEWALK.

STORMWATER MANAGEMENT:

STORMWATER RUNOFF FROM THE DEVELOPED PHASE II SITE WILL BE MITIGATED BY USE OF SUBSURFACE STORAGE AND INFILTRATION. A COMBINATION OF UNDERGROUND STORAGE AND INFILTRATION TRENCHES WILL BE INSTALLED TO SERVE AS THE PRIMARY POST DEVELOPMENT BMP. PRIOR TO ENTERING THE PRIMARY BMPs, STORMWATER WILL BE ROUTED THROUGH PRE-TREATMENT DEVICES SUCH AS OIL-WATER SEPARATORS AND CATCH BASIN INSERTS. THESE SYSTEMS WILL BE DESIGNED SUCH THAT STORMWATER RUNOFF, DISCHARGED TO EXISTING STORMWATER FACILITIES, WILL MEET CURRENT WATER QUANTITY/QUALITY STANDARDS.

GARAGE STRUCTURE NOTE:

PORTIONS OF THE GARAGE STRUCTURE WILL OVERHANG THE RIGHT-OF-WAY LINE OF SOUTH PRESTON STREET AND EAST JEFFERSON STREET.

UTILITY PROTECTION NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-8007 OR LOCAL NO. 502-266-5123) FORTY EIGHT (48) 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 WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

PRELIMINARY DETENTION CALC.:

CHANGE IN RUNOFF COEFFICIENT: $C = 0.894 - 0.899 = 0.025$
 INCREASED RUNOFF: $X = 0.025 \times 2.8 \times 1.27712 = 325 \text{ C.F.}$
PRELIMINARY WQV CALC.:
 EST. WQV: $WQV = (1/12) (1.0') (0.5 + 0.009 (95)) (107,380) = 8,100 \text{ C.F.}$
 (ESTIMATE INCLUDES FUTURE PHASE III SITE)

WAIVER:

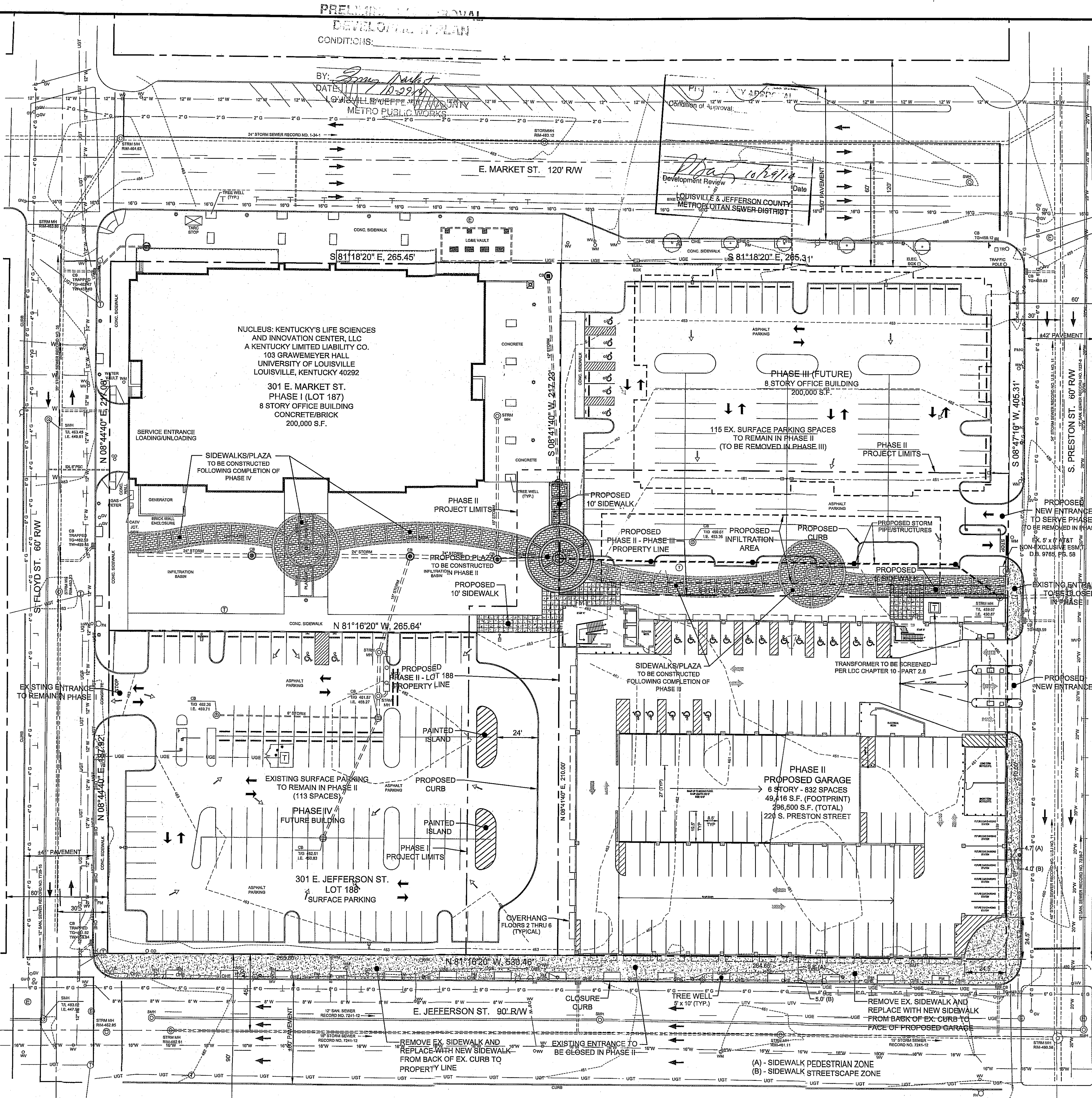
WAIVER OF LDC SECT. 6.6.2.3 SO THAT (i) NONE OF THE E. JEFFERSON STREET FIRST FLOOR FACADE IS DEVELOPED FOR RETAIL OR OFFICE SPACE, AND (ii) NONE OF THE S. PRESTON STREET FIRST FLOOR FACADE IS DEVELOPED FOR RETAIL OR OFFICE SPACE.

WATER QUALITY NOTE:

THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

PRESTON STREET ENTRANCES:

AN ENTRANCE WILL BE CONSTRUCTED IN PHASE II TO PROVIDE ACCESS TO THE REMAINING SURFACE PARKING AND WILL BE REMOVED IN PHASE III. AT COMPLETION OF PHASE III CONSTRUCTION, THE ONLY CURB CUTS ON PRESTON WILL BE A SERVICE ENTRANCE TO THE PHASE II BUILDING AND THE PHASE II GARAGE ENTRANCE.



GENERAL NOTES:

PHASE I (T.B. 17B, LOT 187) IS OWNED BY THE NUCLEUS REAL PROPERTIES, INC. PER D.B. 10138, PG. 453. THE REMAINDER OF THE BLOCK (T.B. 17B, LOT 188) IS OWNED BY NUCLEUS KENTUCKY'S LIFE SCIENCES AND INNOVATION CENTER, LLC PER D.B. 9765, PG. 38.

ALLEY CLOSURE NOTE:

PRODUCE PLAZA ALLEY IS CLOSED PER ORDINANCE NO. 90 SERIES 2011 D.B. 9765, PG. 52.

APCD NOTE:

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

TREE CANOPY CALCULATION:

100% TREE CANOPY REDUCTION PER F.A.R. GREATER THAN 1.0. (10.1.4.B.2.a)

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 SEEDED 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 SEED, MULCHED AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-03.

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 DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

DUST CONTROL MEASURES, SUCH AS WATERING OF BARE SOIL AREAS, SHALL BE IMPLEMENTED DURING THE CONSTRUCTION OF THIS PROJECT TO MINIMIZE FUGITIVE DUST.

LANDSCAPING SUMMARY:

PHASE I PROJECT AREA	57,664 S.F.
PHASE II PROJECT AREA	55,614 S.F.
VEHICULAR USE AREA	0 S.F.
REQUIRED INTERIOR LANDSCAPING	0 S.F.
PROVIDED INTERIOR LANDSCAPING	0 S.F.

PARKING SUMMARY:

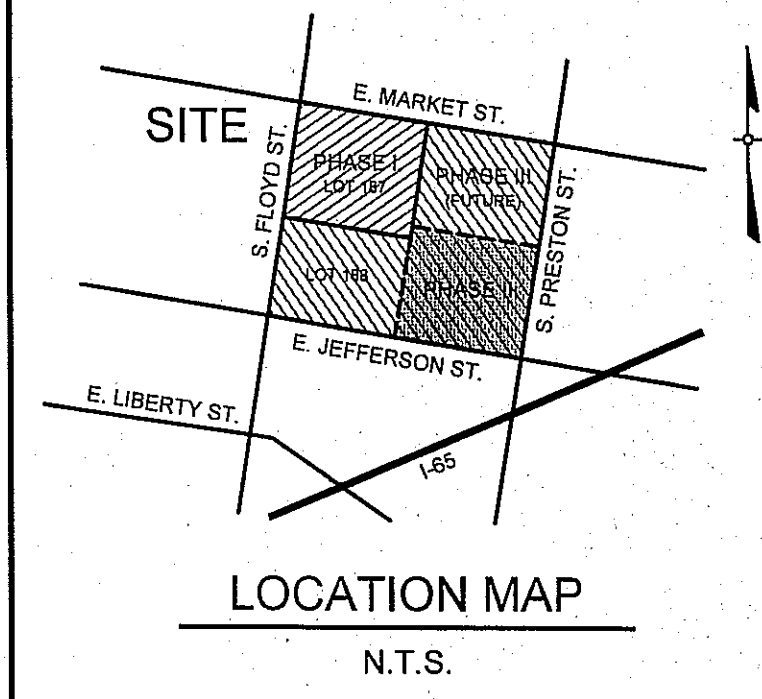
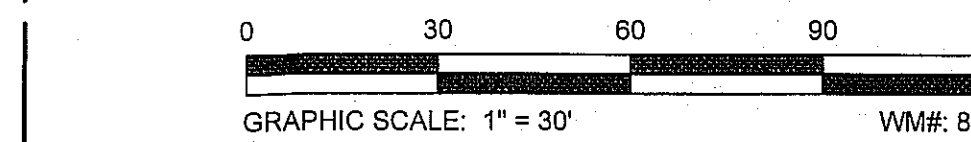
SPACES REQUIRED (MIN.)	NONE - DOWNTOWN FORM DISTRICT
SPACES REQUIRED (MAX.)	NONE - DOWNTOWN FORM DISTRICT
GARAGE PARKING PROVIDED	828 SPACES (INCLUDING 17 HC & 7 ELECTRIC CAR CHARGING)
SURFACE PARKING PROVIDED	228 SPACES (INCLUDING 8 HC)
BICYCLE PARKING	FOUR SHORT TERM SPACES AND 12 LONG TERM SPACES WILL BE PROVIDED ON FIRST FLOOR LEVEL.

SITE DATA (PHASE I):

301 E. MARKET STREET
 D.B. 10138, PG. 453
 TAX BLOCK 17B, CURRENTLY LOT 187
 TOTAL GROSS ACREAGE: 1.324 AC.
 NET ACREAGE PHASE I: 1.324 AC.
 ZONED: C-3 COMMERCIAL
 ENTERPRISE ZONE: YES
 DOWNTOWN FORM DISTRICT: YES
 DDRO DISTRICT: EAST DOWNTOWN
 CASE #: 15963 - EVID

SITE DATA (PHASE II):

220 S. PRESTON STREET
 D.B. 9765, PG. 38
 TAX BLOCK 17B, LOT 188
 TOTAL GROSS ACREAGE: 3.811 AC.
 NET ACREAGE PHASE II: 1.277 AC.
 ZONED: C-3 COMMERCIAL
 ENTERPRISE ZONE: YES
 DOWNTOWN FORM DISTRICT: YES
 DDRO DISTRICT: EAST DOWNTOWN
 HEIGHT: GARAGE - 57', STAIR TOWER - 73'
 GARAGE AREA: 296,500 SQ. FT.
 EXISTING USE: SURFACE PARKING LOT
 PROPOSED USE: PARKING GARAGE
 FAR = 5.33
 COUNCIL DISTRICT: 4
 FIRE DISTRICT: LOUISVILLE #2



REVISIONS

NO.	DATE	DESCRIPTION	BY	RWD
1	10-08-14	ADDRESSED AGENCY COMMENTS		

DUNAWAY ENGINEERING, INC.
 3404 STONY SPRING CIRCLE
 LOUISVILLE, KY 40220
 PH: 671-0060 FAX: 671-0311
 Email: rdunaway@dunawayengineering.com

09-26-14 DATE
 STATE OF KENTUCKY
 Robert W. Dunaway
 13549
 LICENSED PROFESSIONAL ENGINEER
 SIGNATURE

J.D. NICHOLS CAMPUS FOR INNOVATION AND ENTREPRENEURSHIP
 (FORMERLY NUCLEUS INNOVATION PARK)
 CATEGORY 3 DEVELOPMENT PLAN

DEVELOPER
 NTS DEVELOPMENT COMPANY
 600 N. HURSTBOURNE PARKWAY
 LOUISVILLE, KY 40222
 PH: 502-426-4800 EX: 225

14DEV PLAN 1134 #2

DRWN BY: AD CHKD BY: RWD
 DATE: Sept. 15, 2014
 DRAWING: DDDP
 SCALE: 1" = 30'
 SHEET: 1 OF 1

