

GENERAL NOTES:

MSD WATER MANAGEMENT #6685

ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION CABINET'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, UNLESS SHOWN OTHERWISE.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL FEDERAL, STATE AND LOCAL PERMITS NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON THESE PLANS.

CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL INFORMATION FOR STAKING THE PROJECTS LINES AND GRADES AS SHOWN ON THESE PLANS WILL BE PROVIDED UPON REQUEST.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE UTILITY COMPANIES SUCH THAT ACCESS TO WORK AREAS OR SCHEDULE CONFLICTS DO NOT INTERRUPT OR DELAY THE PROJECT'S SCHEDULE.

THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND TO COORDINATE ALL CONNECTIONS WITH UTILITY COMPANIES.

ALL OUTDOOR LIGHTING SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES.

ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER.

ALL CULVERTS UNDER PAVING HAVING LESS THAN 12" OF COVER SHALL BE CONCRETE ENCASED.

RING ALL CATCH BASINS WITH STONE BAGS DURING GRADING OPERATIONS.

ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT'S STANDARD SPECIFICATIONS.

DENSE GRADED AGGREGATE BASE SHALL BE COMPACTED IN SEPARATE LAYERS.

ASPHALT CONCRETE SHALL BE CLASS I, TYPE A, COMPACTED DEPTH AS SHOWN ON PLANS.

ALL SUBGRADES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR. THE UPPER 12" OF FILL BENEATH PAVEMENTS SHALL BE COMPACTED TO 100% MOISTURE CONTENT SHALL BE WITHIN +3% TO -1% OF OPTIMUM.

TACK COAT SHALL BE APPLIED AT THE RATE OF 0.1 GALS. PER SQ. YARD WITH INSTALLATION OF SURFACE ASPHALT WHEN FINAL PAVING HAS BEEN DELAYED FROM THE BINDER INSTALLATION.

NO NEW SANITARY SEWER CONNECTION NEEDED FOR THIS PROJECT.

THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.

DIMENSIONS SHOWN HEREON ARE FROM THE FACE OF CURBS OR WALLS UNLESS SHOWN OTHERWISE.

SIDEWALKS SHALL BE A MINIMUM 5" THICK WITH 6" X 6" W.W.F. ON A 4" D.G.A. BASE. SIDEWALKS AT DRIVEWAYS SHALL HAVE A MINIMUM THICKNESS OF 6". A FINE BROOM FINISH SHALL BE PROVIDED WITH CONTROL JOINTS SPACED AT 5' INTERVALS AND EXPANSION JOINTS AT 25' INTERVALS, AT ALL BENDS AND WHERE ABUTTING RIGID STRUCTURES.

THE CONTRACTOR SHALL PROVIDE A COMPACTED DEPTH OF 6" TOPSOIL OVER ALL PERVIOUS AREAS ON THE PROJECT.

THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THIS DETERMINATION WAS MADE BY A PERSONAL REVIEW OF FLOOD MAP #21111C0033 E.

HANDICAP RAMP TO COMPLY WITH ADA REQUIREMENTS.

INCREASED STORM WATER RUNOFF VOLUME IS TO BE COMPENSATED AT 1.5:1 WITH PTRL PRIOR TO MSD'S CONSTRUCTION APPROVAL.

STORMWATER MITIGATION TO TAKE PLACE AT PTRL.

RIGHT-OF-WAY DEDICATION BY MINOR PLAT OR DEED MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS. (SEE NOTE ON DRAWING).

AVOCA ROAD SHALL BE WIDENED TO 12' FROM CENTERLINE (MIN. 2' WIDENING) WITH 6-8" SHOULDERS ALONG PROPERTY FRONTAGE. PAVEMENT OVERLAY AND ASSOCIATED STRIPING TO MATCH EXISTING STRIPING IS REQUIRED UPON COMPLETION OF WIDENING. (SEE NOTE ON DRAWING).

ALL DUMPSTERS AND LOADING AREAS SHALL BE SCREENED IN ACCORDANCE WITH LDC, CHAPTER 10.

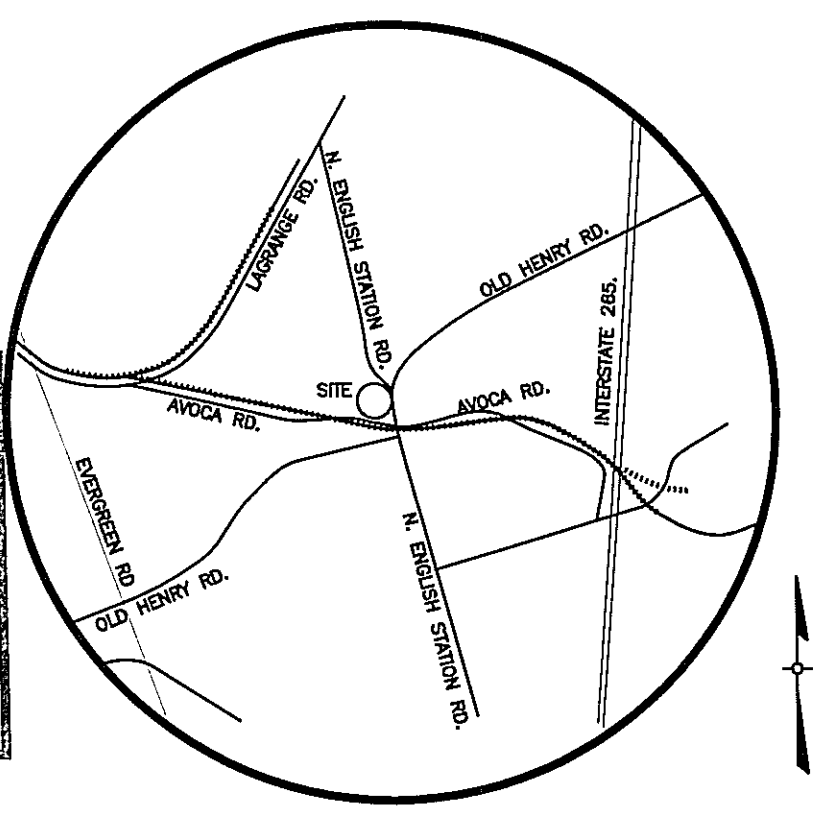
MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

LEGEND

- ⊗ LIGHT POLE
- SANITARY/STORM MANHOLE
- ⊕ POWER POLE
- ⊙ FIRE HYDRANT
- GRAVITY SANITARY SEWER LINE/STORM SEWER
- |— WATER LINE
- WV WATER VALVE
- H PHYSICALLY CHALLENGED PARKING SPACE
- CO CLEAN OUT
- CLF CHAIN LINK FENCE
- GM GAS METER
- WM WATER METER
- ⊕ TBM TEMPORARY BENCHMARK
- GAS MAIN
- EXISTING POLE
- ⊕ TELEPHONE POLE
- ⊙ POLE ANCHOR
- ⊕ TREE/SHRUB
- X— FENCE
- MONITORING WELL
- WATER METER
- T— BURIED TELEPHONE/FIBER OPTIC
- TV— BURIED CABLE TELECOM
- |— GUARDRAIL
- |— OVERHEAD UTILITY LINE
- |— INTERIOR PROPERTY LINE
- CBI CURB BOX INLET
- DBI DROP BOX INLET
- CSW CONCRETE SIDEWALK

DEED NORTH

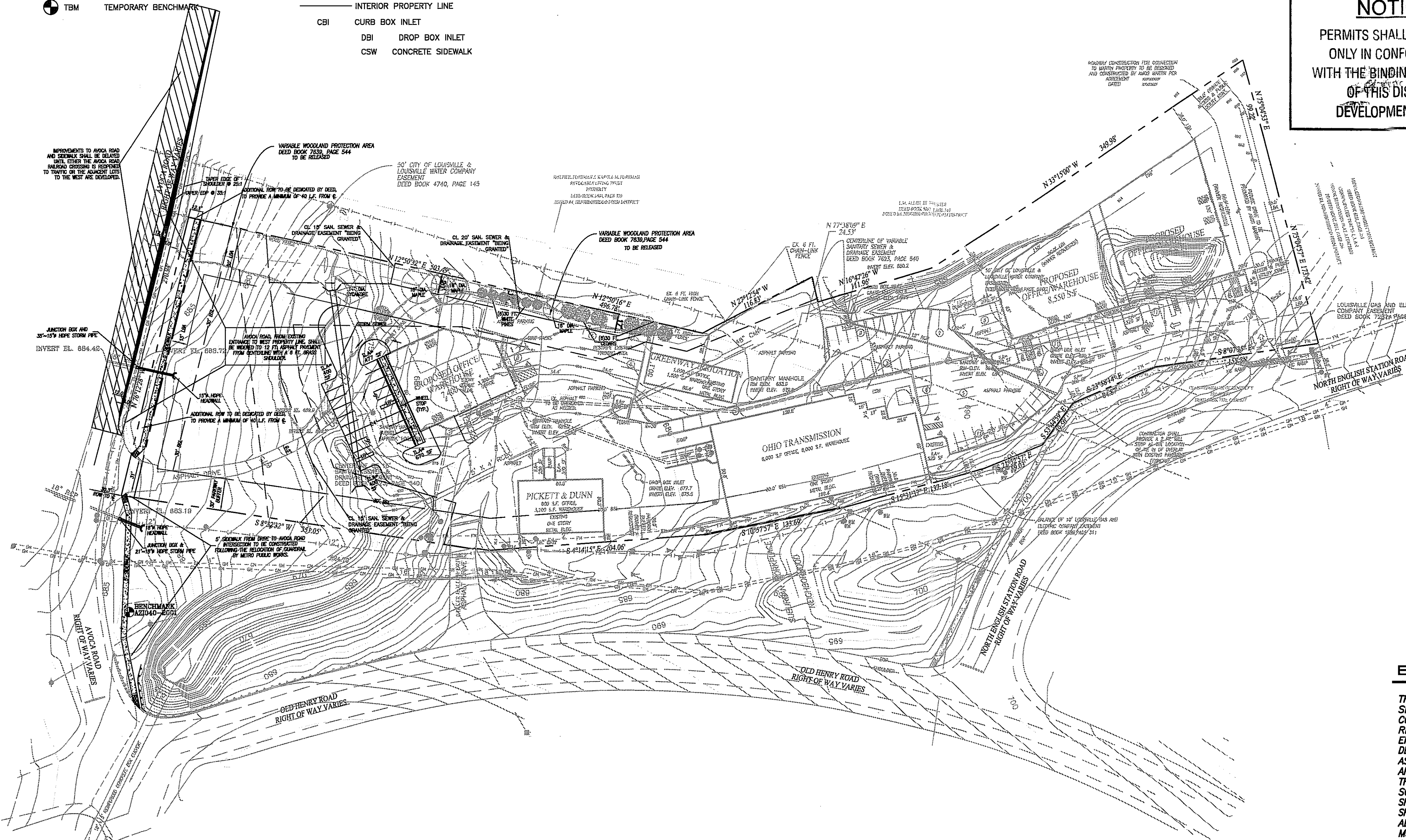
Revised APPROVED DISTRICT DEVELOPMENT PLAN
 Case DOCKET NO. 14DEVPLAN096
 APPROVAL DATE Aug. 20, 2014
 EXPIRATION DATE Aug. 20, 2016
 SIGNATURE OF PLANNING COMMISSION
 Matthew R. Day
 PLANNING



NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

SITE DATA CHART:

EXISTING ZONE	M2
EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING USE	OFFICE/ WAREHOUSE
PROPOSED USE	OFFICE/ WAREHOUSE
PROPERTY AREA	5.43 ACRES
EXISTING BUILDING FOOTPRINTS	4,000 S.F. PICKETT & DUNN (800 S.F. OFFICE)
	2,500 S.F. GREENWAY IRRIGATION (1,000 S.F. OFFICE)
	16,000 S.F. OHIO TRANSMISSION (8,000 S.F. OFFICE)
	7,400 S.F. OFFICE/WAREHOUSE (3,700 S.F. OFFICE)
	8,550 S.F. OFFICE/WAREHOUSE (3,000 S.F. OFFICE)
	11,925 S.F. OFFICE/WAREHOUSE (4,150 S.F. OFFICE)
TOTAL FLOOR AREA	51,350 S.F. (20,650 S.F. OFFICE)
BUILDING HEIGHT	35 FT. MAX
FAR	0.217
REQUIRED PARKING	OFFICE 59 MIN. (1 PER 350 S.F.) 103 MAX. (1 PER 200 S.F.)
	WAREHOUSE NO ADDITIONAL EMPLOYEES, THEREFORE NO ADDITIONAL PARKING REQUIRED
PROVIDED PARKING	83 EXISTING, INCL. 7 HC 20 PROPOSED 103 TOTAL, INCL. 7 HC
EXISTING VIA	63,589 S.F.
PROPOSED VIA	6,531 S.F.
TOTAL VIA	70,120 S.F.
REQUIRED ILA	5,259 S.F. (7.5%)
PROVIDED ILA	5,307 S.F. (7.6%)
MINIMUM TREE CANOPY	13,330 SQ.FT. (5.6%) NEW TO BE PROVIDED
EXISTING TREE CANOPY	26,880 SQ.FT. (11.4%) (TO REMAIN)
TOTAL REQUIRED TREE CANOPY	40,210 SQ.FT. (17%)



PRELIMINARY APPROVAL
 Condition of Approval:
 Development Review: [Signature] 8/27/14 Date
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

INSPECTOR NOTE

FORTY EIGHT (48) HOURS PRIOR TO STARTING CONSTRUCTION A NOTICE SHALL BE GIVEN BY THE DEVELOPER OR CONTRACTOR TO METRO PUBLIC WORKS SUBDIVISION INSPECTOR FOR NECESSARY INSPECTION OF UNSUITABLE MATERIAL CONSTRUCTION WORK, SUBGRADE, SUBBASE, BASE, PAVEMENT, SURFACING, ROADWAY AND CURB REPAIRS AND SIDEWALKS. CALL THE INSPECTORS DIRECTLY OR THE MAIN PUBLIC WORKS TELEPHONE NUMBER 502-574-5810.

UTILITY PROTECTION NOTE:

ALL UTILITIES 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. 1-800-752-6007, OR LOCAL 1-502-266-5123) 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). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

BY: [Signature] DATE: 8-27-14
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

INCREASE IN IMPERVIOUS AREA

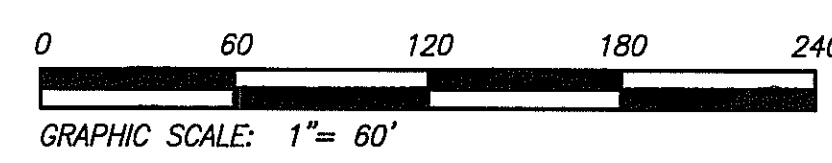
PREDEVELOPED IMPERVIOUS AREA	= 136,501 SQ. FT.
DEVELOPED IMPERVIOUS AREA	= 147,951 SQ. FT.
INCREASE IN IMPERVIOUS AREA	= 11,450 SQ. FT.



BLOMQUIST DESIGN GROUP, LLC
 10529 TIMBERWOOD CIRCLE SUITE "D"
 LOUISVILLE, KENTUCKY 40223
 PHONE: 502.429.0105 FAX: 502.429.6861
 EMAIL: MARVBDG@AOL.COM

REVISIONS	SCALE: 1" = 60'
DRWN: KLB	CHKD: MAB
DATE: AUGUST 18, 2014	

PARKER HOLLOW, LLC
OFFICE/ WAREHOUSE BUILDINGS
 TAX BLOCK 23 LOT NO. 293
 1302 NORTH ENGLISH STATION ROAD
 1525 PARKER HOLLOW DRIVE
 LOUISVILLE, KENTUCKY 40223
 ZONED M-2
 SUBURBAN WORKPLACE FORM DISTRICT
 OWNER/DEVELOPER:
 PARKER HOLLOW, LLC
 PO BOX 230
 SCOTTSBURG, IN 47170



BINDING ELEMENTS
CASE NO. 14DEVPLAN1096

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Use of the subject site shall be limited to office/warehouse. There shall be no other use of the property unless prior approval is obtained from the Planning Commission/LD&T Committee. Notice of a request to amend this binding element shall be given in accordance with the Planning Commission's policies and procedures. The Planning Commission/LD&T Committee may require a public hearing on the request to amend this binding element.
3. No outdoor advertising signs, small free-standing signs, pennants, balloons, or banners shall be permitted on the site.
4. Outdoor storage shall be permitted in accordance with section 4.4.8 of the Development Code.
5. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
6. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
7. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
8. There shall be no outdoor music (live, piped, radio or amplified), outdoor entertainment or outdoor PA system permitted on the site.
9. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. There binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assigns, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
10. A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and the USDA Natural Resources Conservation Service recommendations. Documentation of the MSD's approval of the plan shall be submitted to the Planning Commission prior to commencement of any clearing, grading, or construction activities.
11. If work is required within the easements causing removal or damage of landscape materials, the property owner shall be responsible for replacement of materials according to the approved landscape plan.
12. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the September 12, 2007 Development Review Committee meeting.

