

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 PLAN. 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).

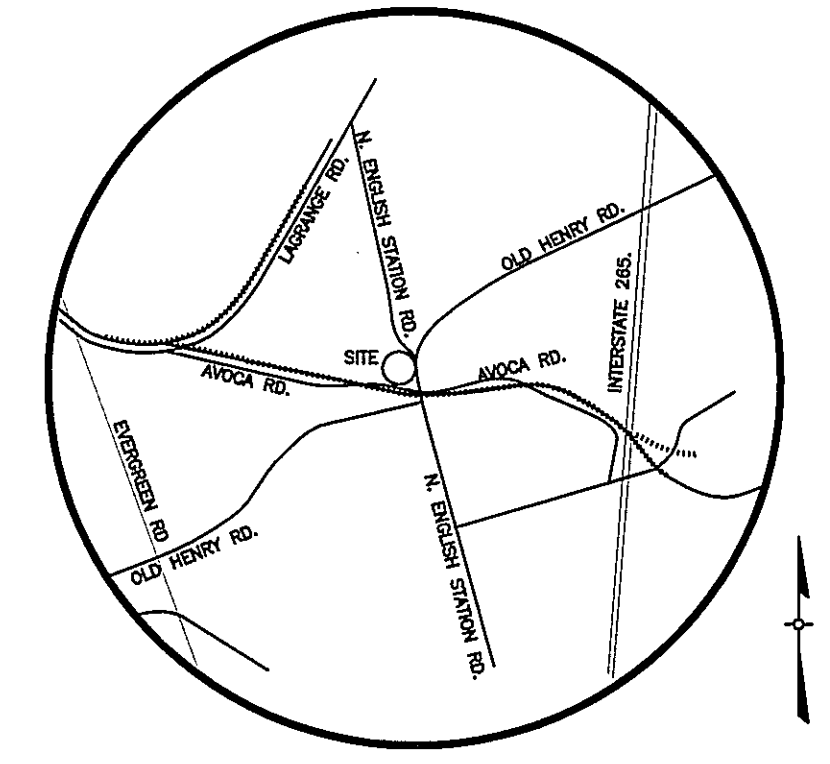
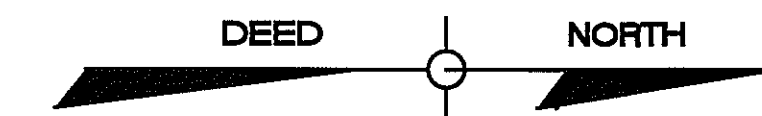
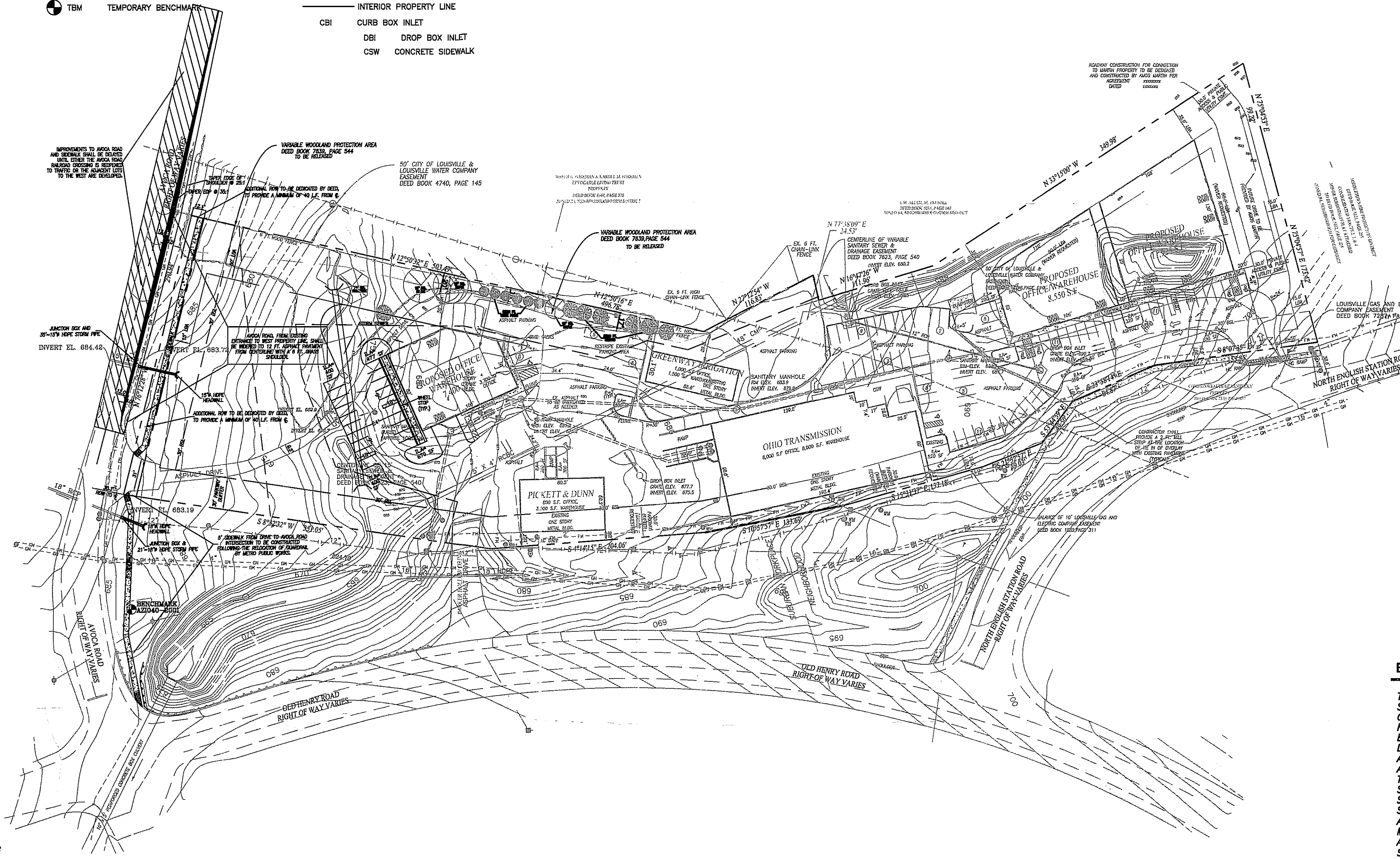
ALL DUMPSTERS AND LOADING AREAS SHALL BE SCREENED IN ACCORDANCE WITH LDC, CHAPTER 10.

TREE PRESERVATION NOTE:

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE TO BE PERMITTED WITHIN THESE PROTECTED AREAS.

LEGEND

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



LOCATION MAP
N.T.S.

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 I/A	-----5,259 S.F. (7.5%)
PROVIDED I/A	-----5,307 S.F. (7.6%)
MINIMUM TREE CANOPY	-----10,960 SQ.FT. (4.6%) NEW TO BE PROVIDED
EXISTING TREE CANOPY	-----26,880 SQ.FT. (11.3%) (TO REMAIN)
TOTAL REQUIRED TREE CANOPY	-----37,840 SQ.FT. (16%)

EROSION PREVENTION and SEDIMENT CONTROL:

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 SEEDING 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 CATCH BASINS. STOCKPILES SHALL BE SEEDING, 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. 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.

INSPECTOR NOTE

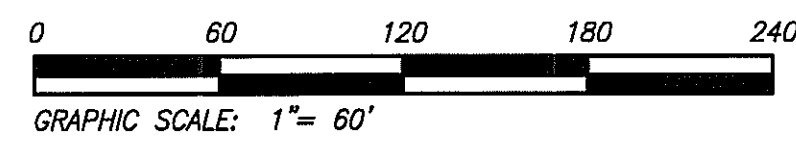
FORTY EIGHT (48) HOURS PRIOR TO STARTING CONSTRUCTION A NOTICE SHALL BE GIVEN BY THE DEVELOPER OR CONTRACTOR TO METRO PUBLIC WORKS SUBDIVISION INSPECTOR FOR NECESSARY INSPECTION OF UNSUITABLE MATERIAL CONSTRUCTION WORK, SUBGRADE, SUBBASE, BASE, PAVEMENT, SURFACING, ROADWAY AND CURB REPAIRS AND SIDEWALKS. 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 1-502-268-5123) 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.

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: EHE
	CKD: MAB
	DATE: JULY 14, 2014

REVISED DISTRICT DEVELOPMENT PLAN FOR

PARKER HOLLOW, LLC
OFFICE/ WAREHOUSE BUILDINGS
TAX BLOCK 23 LOT NO. 293
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

JUL 14 2014
PLANNING & DESIGN SERVICES
STATE OF KENTUCKY
MARVA BLOMQUIST
14,880
LICENSED PROFESSIONAL ENGINEER
7/14/14
NO.
C-1