

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- NO INCREASED SHEET FLOW VOLUME ONTO ADJACENT PROPERTIES. DRAINAGE SHALL BE DIRECTED TO ON-SITE STORM SYSTEMS AND DOWNSTREAM CAPACITY SHALL BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- INCREASE OF 0 SQ. FT. OF IMPERVIOUS AREA.
- NO CHANGE IN DRAINAGE PATTERN WILL OCCUR.
- TOTAL DISTURBANCE AREA IS 32,544 SQ. FT.
- MSD & METRO APPROVALS ARE REQUIRED BEFORE CONSTRUCTION APPROVAL IS GRANTED.
- NO INCREASE IN RUN-OFF VOLUME OR PEAK FLOW TO DETENTION BASIN IN REAR OF LOT.
- SANITARY SERVICE PROVIDED BY NEW P.C.S., SUBJECT TO ANY FEES AND ANY APPLICABLE CHARGES.
- MSD SITE DISTURBANCE PERMIT IS REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL OR GREATER THAN 1 ACRE OF DISTURBANCE. PER PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 32,544 SQUARE FEET.

MSD EPSC STANDARD 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 seeded 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 seeded, 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.

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.

Where construction or land disturbing 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.

**BLUEGRASS RESEARCH AND INDUSTRIAL PARK
P.B. 30 P. 64**

LOT 39
TEACHER'S RETIREMENT SYSTEM
OF THE STATE OF KENTUCKY
D.B. 11206 P. 850
ZONE: PFC
PARCEL ID: 1927-0058-0000

**JEFFERSON-BLUEGRASS INDUSTRIAL PARK
P.B. 45 P. 63**

TRACT 10A
DESKS I, LLC
D.B. 10313 P. 236
ZONE: M3
PARCEL ID: 3200-0011-0000

TRACT 10B

TRACT 9
BUG PROPERTIES, LLC
D.B. 11310 P. 983
ZONE: M3
PARCEL ID: 3200-0009-0000

NOTES

- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ENTRANCE FROM DIODE COURT IS EXISTING AND WILL NOT BE MODIFIED.
- DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- EXISTING FENCE COMPLIES WITH SECTION 4.4.3.4.4. OF THE LDC.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS (NOT REQUIRED).
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL INTERNAL EASEMENTS PRESENT ON-SITE ARE SHOWN.
- ALL WORK WITHIN RIGHT-OF-WAY WILL REQUIRE REVIEW AND AN ENCROACHMENT PERMIT FROM THE JEFFERSON COUNTY ROAD DEPARTMENT.
- THERE WILL BE A NEW RESTROOM FACILITIES IN THE STORAGE BUILDING ADDITIONS.

LEGEND

→	TRAFFIC DIRECTION ARROW	LG&E	LOUISVILLE GAS & ELECTRIC COMPANY
◆	B.M. BENCH MARK	CONC	CONCRETE
⊕	F.H. FIRE HYDRANT	ASPH	ASPHALT
—○—	TF. S. TRAFFIC SIGN	RCPC	REINFORCED CONCRETE PIPE
—	EXISTING AND PROPOSED SURFACE FLOW	CMP	CORRUGATED METAL PIPE
⊕	G.V. GAS SERVICE VALVE	MH	MANHOLE
⊕	W.G. WATER GATE	BM	BENCH MARK
⊕	W.M. WATER METER	I.E.	INVERT ELEVATION
⊕	GUY GUY ANCHOR	EX.	EXISTING
⊕	E&T.P. COMBINATION ELECTRIC & TELEPHONE POLE	R/W	RIGHT-OF-WAY
⊕	S.P. SERVICE POLE	TYP.	TYPICAL
—	GAS UNDERGROUND GAS	CRST.	CRUSHED STONE
—	W UNDERGROUND WATER WITH SIZE	ℓ	PROPERTY LINE
—	UT UNDERGROUND TELEPHONE	C.L.	CHAIN LINK
—○○—	EXISTING CONTOURS	E.P.	EDGE OF PAVEMENT
—○○○—	PROPOSED CONTOURS	C.B.	CATCH BASIN
—	EDGE OF TREELINE	F.L.	FLOW LINE
■	BLACKTOP	ELEC.	ELECTRIC
⊕	FNC. FENCE	G.P.	GATE POST
⊕	UNDRGRD. UNDERGROUND	BLDG.	BUILDING
⊕	APPROX. APPROXIMATE		
G.R.	GRATE		

PARKING CALCULATIONS:

1 SPACE / 2000 SQ. FT. GROSS FLOOR AREA (MINIMUM)
1 SPACE / 500 SQ. FT. GROSS FLOOR AREA (MAXIMUM)
GROSS FLOOR AREA OF PROPOSED BUILDING = 1,470 SQ. FT.

PARKING CALCULATIONS:
1470 SQ. FT. / 2,000 SQ. FT. = 0.735 = 1 PARKING SPACE (MINIMUM REQUIRED)
1470 SQ. FT. / 500 SQ. FT. = 2.940 = 3 PARKING SPACES (MAXIMUM REQUIRED)

PARKING SPACES PROVIDED = 1 SPACE + 1 HANDICAP SPACE = 2 SPACES (FOR NEW BUILDING)
AN ADDITIONAL 16 SPACES WILL BE PAVED FOR THE USE OF EMPLOYEES AND EQUIPMENT PARKING
TOTAL PARKING SPACES PROVIDED = 18 SPACES

TREE CANOPY CALCULATIONS:

SITE AREA = 170,196 SQ. FT.
REQUIRED TREE CANOPY = 30%
REQUIRED TREE CANOPY = 170,196 X 0.30 = 51,059 SQ. FT.
EXISTING AND PROPOSED PRESERVED TREE CANOPY = 58,751 SQ. FT.
INTERNAL LANDSCAPE CALCULATIONS:
V.U.A. = 17,463 SQ. FT.
REQUIRED L.L.A. = 7.5%
REQUIRED L.L.A. = 24,734 SQ. FT. X 0.075 = 1,855 SQ. FT.
PROVIDED L.L.A. = 1,947 SQ. FT.
L.L.A. TREE PLANTING REQUIREMENTS:
1 MEDIUM OR LARGE DECIDUOUS TREE PER 4,000 SQ. FT. OF V.U.A.
24,734 / 4,000 = 6.2 = 6 MEDIUM / LARGE TREES REQUIRED

OWNERSHIP & SITE STATISTICS:

OWNER: PACOS INVESTMENT 2, LLC
D.B. 11905 P. 401
5400 GALENE DRIVE
LOUISVILLE, KY 40299

PROPERTY ADDRESS: 11620 DIODE COURT
LOUISVILLE, KY 40299

PARCEL I.D.: 320000120000
FORM DISTRICT: SW (SUBURBAN WORKPLACE)
ZONING: M3
SET BACKS: FRONT YARD: 25 FEET ALONG ALL PUBLIC STREETS AND PRIVATE ACCESS
SIDEYARD: NONE
REAR YARD: NONE

F.A.R.: 1,470/170,196 = 0.86%

NO PORTION OF THE PROPERTY IS WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM 21110D002E DATED DEC. 5, 2006.

TOTAL SITE AREA: 170,196 SQ. FT. OR 3.9072 ACRES

PURPOSE:

THE PURPOSE OF THIS IS TO GET A BUILDING PERMIT FOR THE NEW STORAGE BUILDING

EXISTING USE:

STORAGE LOT

PROPOSED USE:

LANDSCAPE STORAGE LOT

TREE CANOPY CALCULATIONS:

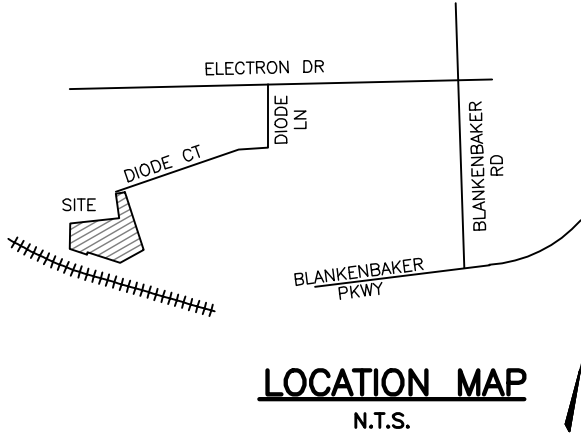
THERE IS NO REQUIRED TREE CANOPY CALCULATIONS OR INCREASE IN TREE CANOPY PER LDC "LAND DEVELOPMENT CODE" DATED NOVEMBER 13, 2020 (PER SECTION 10.1.2.8.3).

INTERNAL LANDSCAPING CALCULATIONS:

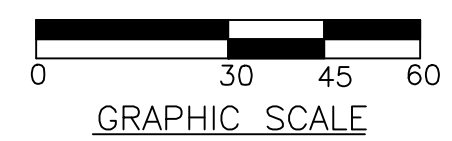
NONE REQUIRED SEE DEFINITION OF "NEW DEVELOPMENT" LDC DATED NOVEMBER 13, 2020 (SECTION 10.2.2).

LOT DEVELOPMENT NOTES:

- LOT HAS AN EXISTING MSD SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- EXISTING IMPERVIOUS AREA (VEHICLES, EQUIPMENT AND MATERIAL STORAGE LOT) = 74,262 SQ. FT. (EXISTING IMPERVIOUS AREA INCLUDES EXISTING BLACKTOP PAVED AREAS, CONCRETE SIDE WALKS, CRUSHED STONE AND EXISTING BUILDINGS)
- EXISTING / PROPOSED GRASSY AREA = 95,934 SQ. FT.
- EXISTING IMPERVIOUS AREA
 - a. EXISTING CRUSHED STONE = 69,510 SQ. FT.
 - b. EXISTING BLDGS. = 0 SQ. FT.
 - c. EXISTING PAVEMENT = 4,752 SQ. FT.
 - TOTAL = 74,262 SQ. FT.
- PROPOSED GRASSY AREA = 95,934 SQ. FT.
- PROPOSED IMPERVIOUS AREA
 - a. PROPOSED CRUSHED STONE = 68,040 SQ. FT.
 - b. PROPOSED BLDGS. = 1,470 SQ. FT.
 - c. PROPOSED PAVEMENT = 4,752 SQ. FT.
 - TOTAL = 170,196 SQ. FT.
- THERE IS NO INCREASE OF IMPERVIOUS AREA.
- MSD & METRO APPROVALS ARE REQUIRED BEFORE CONSTRUCTION APPROVAL IS GRANTED.
- SITE DISTURBANCE AREA = 32,544 SQ. FEET
- THERE IS NO INCREASE IN THE SITES IMPERVIOUS AREA IN THIS PROJECT.



LOCATION MAP
N.T.S.



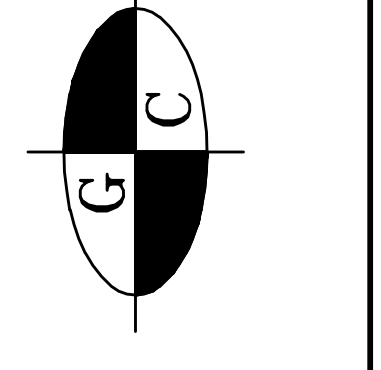
CURVE	RADIUS	CHORD LENGTH	CHORD BEARING
C1	50.00'	35.51'	N 03°40'39" E
C2	60.00'	56.25'	N 86°45'49" E



David F. Garber
Professional Engineer

DISTRICT DEVELOPEMENT PLAN
FOR
SG CONSTRUCTION, LLC.
SITE ADDRESS: 11620 DIODE COURT
LOUISVILLE, KY 40299

GARBER - CHILTON ENGINEERS & LAND SURVEYORS, INC.
Civil - Drainage - Structural - Investigative - Land Surveying - GPS
2249 Commerce Parkway - La Grange, Kentucky 40031 - 502.222.9216



SCALE	1" = 30'
DRAWN	WAK
CHECKED	DFG
DATE	7-16-2021
FILE	21-11432
REVISION	
8-6-2021 SHOW PARKING CALCS AND SPACES PER METRO COMMENTS	
10-23-2021 ADDRESS COMMENTS FROM TRANSPORTATION DIVISION (ADD SHEETS)	
11-11-2021 ADDRESS COMMENTS FROM MSD VIA TONY KELLY	
12-17-2021 ADDRESS COMMENTS FROM MSD REMOVED NOTE #10	
PROJECT ID:	21-11432
WM#12373 / 21 1194	C100