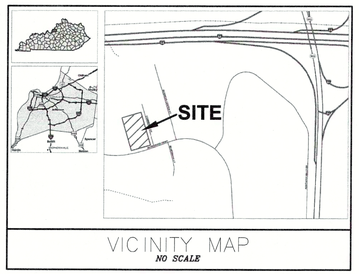


VICINITY MAP
NO SCALE

EPSC 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.

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 FENCING. 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.

UTILITY NOTE

1) ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE KENTUCKY 811 FORTY EIGHT 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 WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

2) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

PARKING SUMMARY

	MINIMUM	MAXIMUM
OFFICE	1 SPACE/350 S.F. 1,050 S.F. 3 SPACES	1 SPACE/200 S.F. 1,050 S.F. 6 SPACES
WAREHOUSE	1 SPACE/1.5 EMPLOYEES 30 TOTAL EMP. OVER 2 SHIFTS 20 SPACES	1 SPACE/1.0 EMPLOYEE 30 TOTAL EMP. OVER 2 SHIFTS 30 SPACES
TOTAL SPACES REQUIRED	23	36
SPACES PROVIDED	24 SPACES 2 ADA SPACES 26 TOTAL	
BICYCLE PARKING PROVIDED	2 LONG-TERM	2 SHORT-TERM (INSIDE BUILDING)

DEVELOPMENT SUMMARY

STATISTIC	REQUIREMENT	PROVIDED
SITE AREA	N / A	1.642 ACRES
TOTAL DISTURBED ACRES	N / A	0.48 ACRES
BUILDING SUMMARY		
GROSS FLOOR AREA (GFA)	N / A	27,420 SQ. FT.
OFFICE FLOOR AREA	N / A	1,050 SQ. FT.
FLOOR AREA RATIO (FAR)	MAX 1.0	0.38
BUILDING HEIGHT FROM FINISHED FLOOR ELEV.	N / A	21.75 FT.
FRONT AND STREET-SIDE SETBACK	25 FT.	25 FT.
REAR YARD SETBACK	NONE	30 FT
SIDE YARD SETBACK	NONE	22 FT
LANDSCAPE SUMMARY		
TREE CANOPY	7.5% OF 50% OF LOT SQUARE FOOTAGE = 2682 SQ. FT.	PROVIDE 50% OF THE REQUIRED TREE CANOPY PER 46% BUILDING FOOTPRINT INCREASE. (2004 LDC) EXISTING CANOPY: 2771 SQ. FT.
LANDSCAPE DESIGN	NOT REQUIRED	
IMPERVIOUS SUMMARY		
EXISTING IMPERVIOUS	N / A	1.14 AC.
PROPOSED IMPERVIOUS	N / A	1.10 AC.
V.U.A.		18,603 SQ. FT.
I.L.A.	1 TREE PER 4,000 SQ. FT. V.U.A. = 5	5

GENERAL NOTES

1) ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.

2) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.

3) EXPANSION JOINTS SHALL BE PLACED IN ALL CONCRETE CURBS AT ALL RADIUS POINTS, BETWEEN ALL WALLS AND CURBS AND EVERY 25' ALONG STRAIGHT SECTIONS.

4) SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE VEGETATION IS ESTABLISHED.

5) SANITARY SEWER SERVICES PROVIDED BY EXISTING PROPERTY SERVICE CONNECTION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.

6) FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.

7) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.

8) THERE SHALL BE NO INCREASE IN DRAINAGE RUN OFF TO STATE ROADWAYS. THERE SHALL BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.

9) CONSTRUCTION PLANS, BOND AND PERMIT WILL BE REQUIRED BY KTC AND METRO WORKS FOR ANY WORK WITHIN THE RIGHT-OF-WAY PRIOR TO CONSTRUCTION APPROVAL.

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

11) EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

12) THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ANY REMAINING SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.

13) ALL JOINTS WHERE NEW PAVEMENT ADJOINS EXISTING PAVEMENT SHALL BE SAW CUT, TO INSURE A STRAIGHT CLEAN LINE, OR WILL BE CARRIED TO THE NEXT EXPANSION JOINT WHERE FEASIBLE.

14) ALL PARKING LOT INCLUDING ADDITIONAL PARKING LOT WILL BE MAINTAIN AND REPAIR TO BE FREE OF POT HOLES AND COMPLY WITH CITY OF JEFFERSONTON, KY REQUIREMENTS.

15) LONG TERM BYCYCLE PARKING SHALL BE PROVIDED INSIDE THE BUILDING.

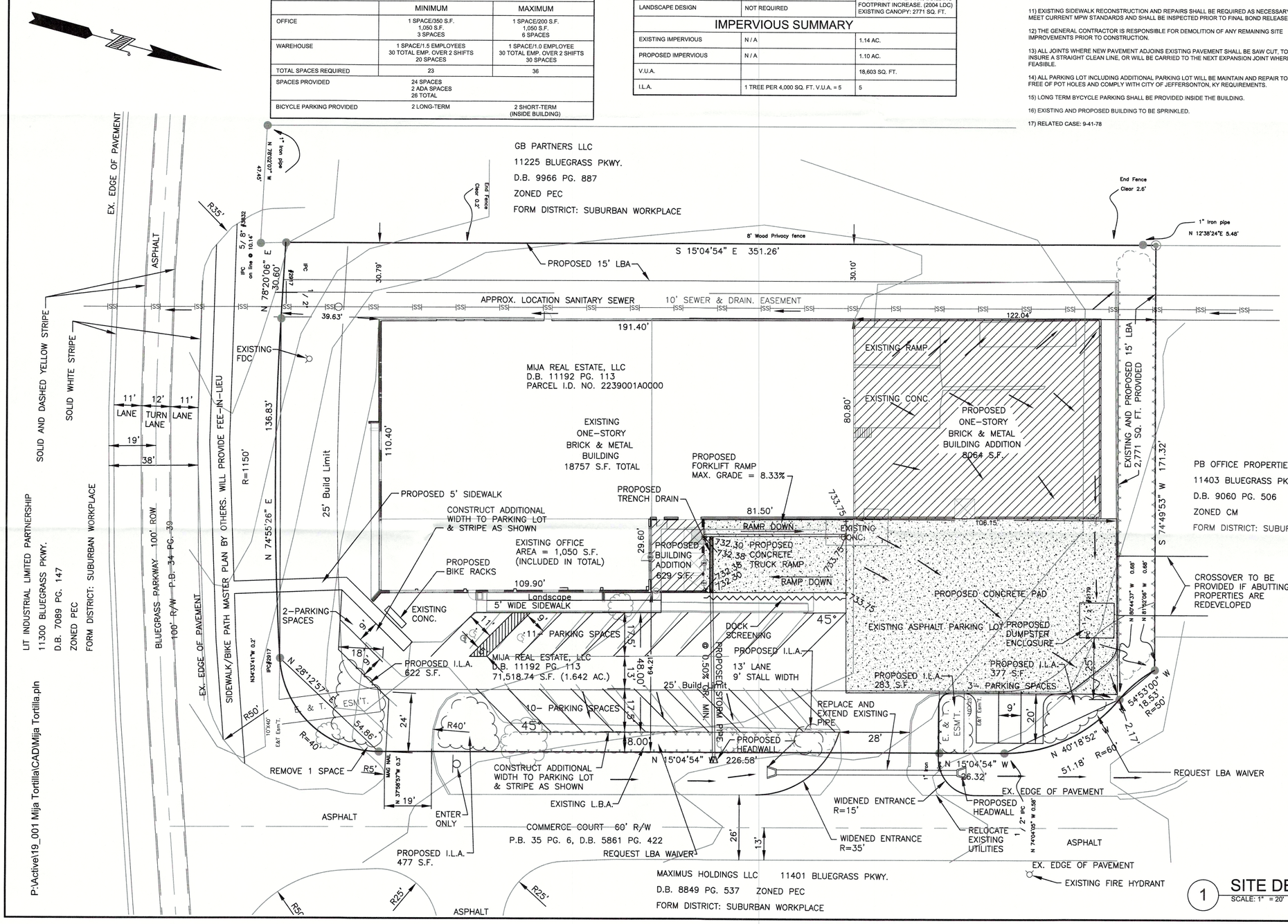
16) EXISTING AND PROPOSED BUILDING TO BE SPRINKLED.

17) RELATED CASE: 9-41-78

LEGEND

SYMBOLS THAT MAY APPEAR ON DRAWING

- RIGHT OF WAY
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENT
- 1' CONTOUR LINE
- 5' CONTOUR LINE
- EXISTING DRAINAGE FLOW ARROW
- PROPOSED STRUCTURE
- PROPOSED CONCRETE



1 SITE DEVELOPMENT PLAN
SCALE: 1" = 20'

GENERAL SITE NOTES

1. OWNER / DEVELOPER : NAME - MIJA REAL ESTATE, LLC.
   ADDRESS - 11305 BLUEGRASS PKWY, LOUISVILLE, KY 40299
2. EXISTING ZONING: PEC
3. EXISTING LAND USE : MANUFACTURING
4. PROPOSED LAND USE : MANUFACTURING
5. FORM DISTRICT : SUBURBAN WORKPLACE
6. CURRENT SUBDIVISION NAME : COMMONWEALTH BLUEGRASS INDUSTRIAL PARK SECTION 1
7. OVERLAY DISTRICT: NONE
8. HISTORICAL DISTRICT: NONE
10. FEMA FLOOD ZONE : NOT LOCATED IN A FLOOD AREA PER PANEL 21111C0048E.
11. EXISTING SITE LIGHT TO REMAIN.
12. CONTRACTOR TO CONSTRUCT IN ACCORDANCE TO MSD SPECIFICATIONS
13. WM # 7858
14. THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THE PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 20,909 S.F.

STATE OF KENTUCKY
J.B. TASMAN
25767
LICENSED
PROFESSIONAL ENGINEER
08/19/2019

RECEIVED
AUG 20 2019
DESIGN SERVICES

vbn a architects
640 S. FOURTH STREET
LOUISVILLE, KY 40202
P.502.589.5674
F.502.584.7453

MEP CONSULTANT
James E. Forst & Associates
1165 East Broadway
Louisville, Kentucky 40204
P.502.584.4033 F.502.585.3665

STRUCTURAL ENGINEERS
AEI
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
2500 Nelson Miller Pkwy, Louisville, KY. 40223
502 245-3813

PLAN DATE 8/16/2019

MIJA TORTILLA

11305 Bluegrass Pkwy
Louisville,Ky. 40299

MARK	DATE	DESCRIPTION
1	4/29/19	DEV. PLAN SUBMITTAL
2	5/29/19	REV. FOR PRELIM. PRICING
3	7/19/19	REV. DEVELOPMENT PLAN
4	8/16/19	PER AGENCY COMMENTS

PROJECT NO: 19-091
MODEL FILE:
DRAWN BY: T. ROGERS
CHK'D BY: J. TASMAN
COPYRIGHT

SHEET TITLE
SITE DEVELOPMENT PLAN

DP

P:\Active\19_001 Mija Tortilla\CAD\Mija Tortilla.pln

19DEVPLAN1094