

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. Construction plans, Bond and Permit required by Transportation Planning prior to construction approval.
3. No increase in drainage run off to state roadways.
4. There shall be no landscaping or commercial signs in the Right of Way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off. All site lighting shall comply with the Louisville Metro Land Development Code.
6. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. All trash receptacles will be kept indoors.
9. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

MSD NOTES:

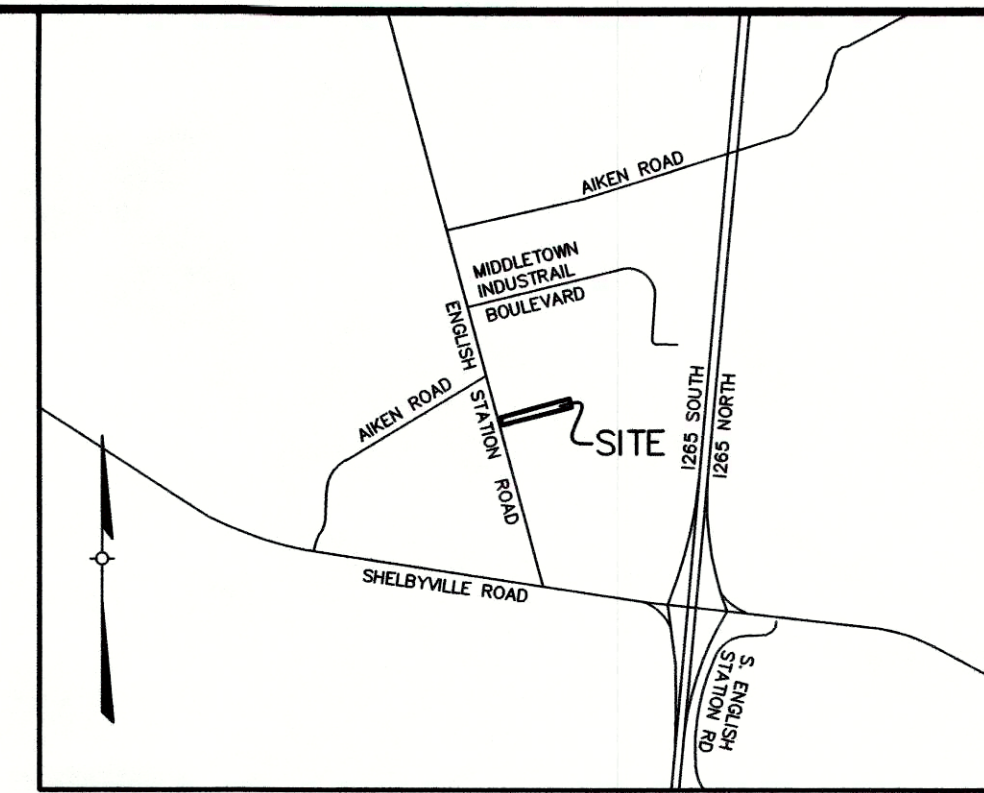
1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's design Manual and Standard Specifications and other local, state and federal ordinances.
2. Sanitary sewer service will be provided by connection and subject to applicable fees.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0049 E dated December 5, 2006.
4. Drainage pattern depicted by arrows (⇒) is for conceptual purposes. 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.
5. Site will be subject to MSD Regional Facilities Fee.
6. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
7. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
8. A Downstream Capacity Request was approved by MSD on November, 20 2017.
9. Verification of the Downstream Stormwater Capacity prior to MSD construction plan approval.

WAIVER GRANTED: (7-7-05) (DOCKET NO. 9-11-05)

A Waiver was granted from table 10.2.3 property perimeter Landscape Buffer Area to allow parking and maneuvering to encroach into the 15' LBA at the south end of the property and to reduce the LBA to allow existing structures and vehicle maneuvering areas to encroach.

PROJECT DATA

TOTAL SITE AREA	=	1.0 Ac. (43,388 S.F.)
EXISTING ZONING	=	OR-3
FORM DISTRICT	=	SUBURBAN WORKPLACE
EXISTING USE	=	OFFICE, STORAGE
PROPOSED USE	=	OFFICE, STORAGE
BUILDING HEIGHT	=	2-STORY (50' MAX. ALLOWED)
EX. WAREHOUSE BUILDING AREA	=	1,300 S.F.
EX. OFFICE BUILDING AREA	=	1,200 S.F.
PROP. BUILDING AREA	=	6,660
TOTAL BUILDING AREA	=	9,160 S.F.
F.A.R.	=	0.21 (4.0 MAX. ALLOWED)
PARKING REQUIRED		
OFFICE		
15P/350 S.F. MIN. (7,860 S.F.)	=	22 SPACES
15P/200 S.F. MAX. (7,860 S.F.)	=	39 SPACES
TOTAL PARKING PROVIDED	=	24 SPACES
		(2 ACCESSIBLE SPACES INCLUDED)
REQUIRED BIKE PARKING REQ & PROV	=	2 SHORT TERM
		2 LONG TERM (PROVIDED INDOORS)
TOTAL VEHICULAR USE AREA	=	14,340 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	=	1,076 S.F. (7.5% OF VUA)
INTERIOR LANDSCAPE AREA PROVIDED	=	1,866 S.F. (13% OF VUA)
EXISTING IMPERVIOUS AREA	=	15,289 S.F.
PROPOSED IMPERVIOUS AREA	=	19,974 S.F.
NET IMPERVIOUS INCREASE	=	4,685 S.F. (12% INCREASE)
AREA OF DISTURBANCE	=	910 S.F. (0.02 ACRES)



LOCATION MAP
NOT TO SCALE

REVISIONS	
NO.	DATE
1	12/15/17
2	12/14/17
3	1/4/18
4	3/15/18
5	4-3-18

PROJECT DATA	
FILE NAME	SCALE
04081-RDDP.DWG	AS SHOWN
DATE: 04-03-18	DRAWN BY: BB/AH
CHECKED BY: SBS	

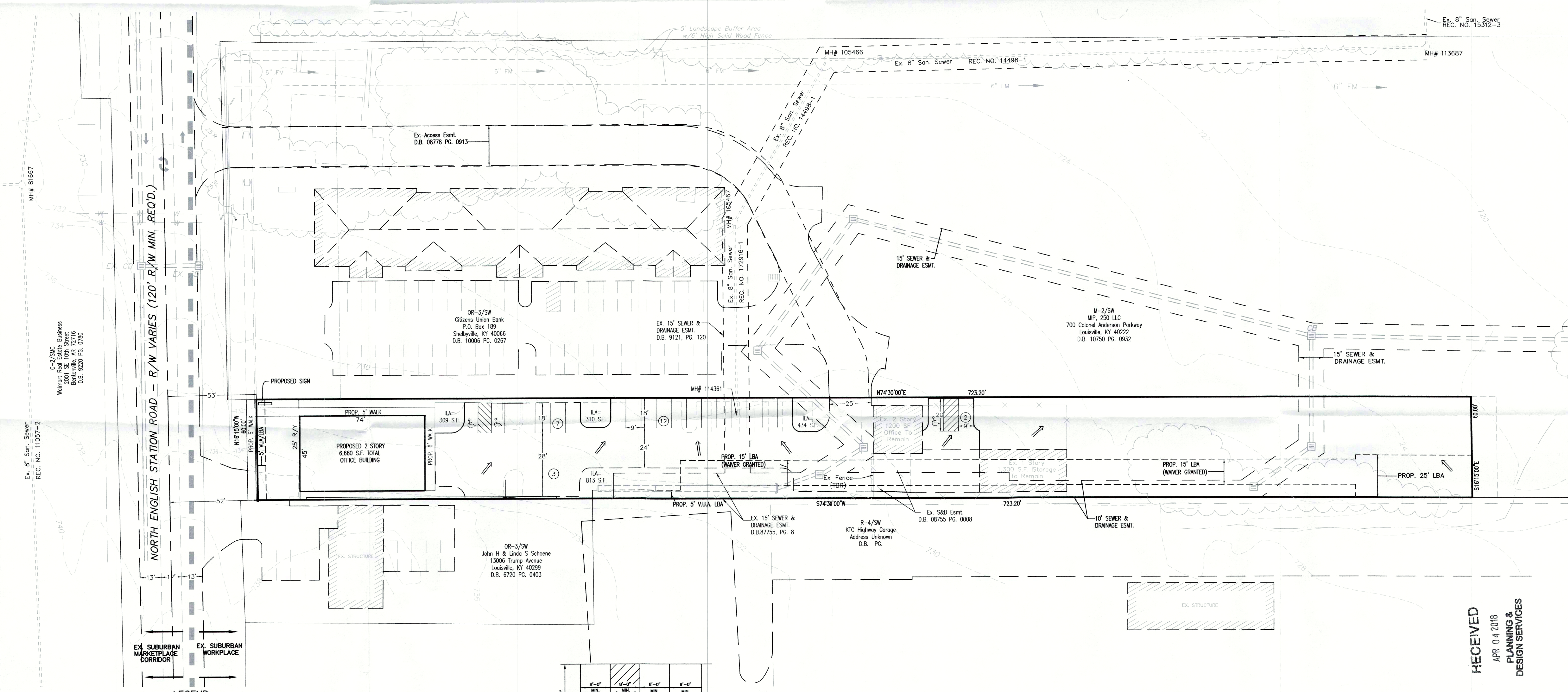
ENGINEER'S SEAL	

SURVEYOR'S SEAL	

L&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE
505 WINDSOR PARK DRIVE, SUITE 100, LOUISVILLE, KY 40222
PHONE: 502.444.9714 FAX: 502.444.9714 WEB SITE: WWW.LD&D.COM

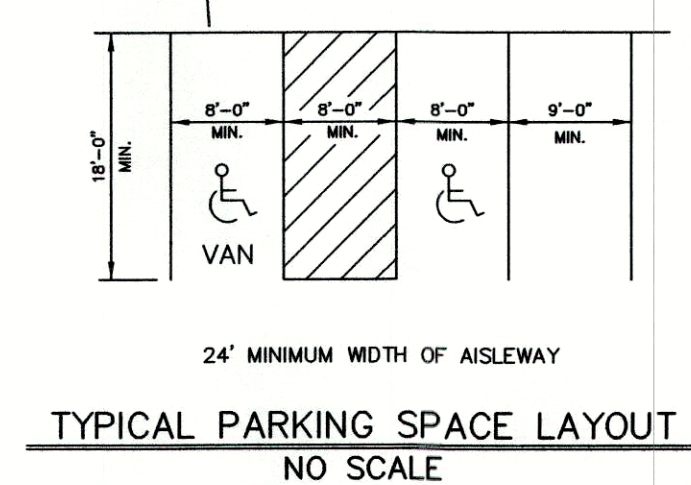
REVISED DETAILED DISTRICT DEVELOPMENT
MILLER OFFICE CONDOMINIUMS
OWNER/DEVELOPER
ESOD, INC.
8607HOLSTON ROAD
LOUISVILLE, KY 40222

JOB NO. **04081**
SHEET **1** OF **1**



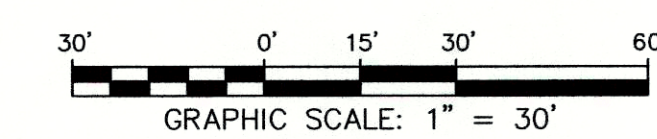
LEGEND

	EXISTING MANHOLE WITH PIPE		EXISTING WATER LINE
	PROPOSED MANHOLE WITH PIPE		EXISTING INTERMEDIATE CONTOUR
	PROPOSED CATCH BASIN WITH PIPE		EXISTING INDEX CONTOUR
	EXISTING CATCH BASIN WITH PIPE		PROPOSED STORM SEWER, CATCH BASIN
	EXISTING TREE LINE		PROPOSED SEWER AND MANHOLE
	PROPOSED CARPOOL PARKING		PROPOSED DRAINAGE SWALE



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	43,388 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	20% (8,678 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	20% (9,360 S.F.)



SITE ADDRESS:
317 N. ENGLISH STATION RD
LOUISVILLE, KY 40223
TAX BLOCK #3, LOT 268
D.B. 8780, PG. 0517

COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - MIDDLETOWN

RECEIVED
APR 04 2018
PLANNING & DESIGN SERVICES

CASE: 17DEVPLAN1213
RELATED CASES: 09-011-05
W.M. # 6231