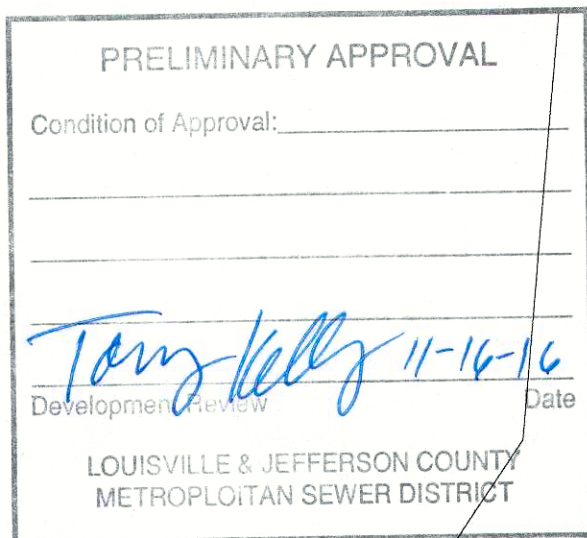




PROJECT DATA

EXISTING IMPERVIOUS AREA	= 84,750 SF
PROPOSED IMPERVIOUS AREA	= 71,535 SF (18% DECREASE)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. 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.
4. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
5. By Section 5.3.4.0.4. of the Land Development Code, all building setbacks have been increased by 1 ft. to permit the building height increase of 4 ft. over the 50 ft. maximum allowed building height.
6. By Section 10.2.4.8 of the Louisville Metro Land Development Code the PEC 15' Landscape Buffer Areas are not required because the proposed use is a C-1 permitted use and the site is located in the City of Jeffersonton.
7. All signs shall be in compliance with the Jeffersonstown Sign Ordinance.
8. The sidewalk fee-in-lieu will be paid for the Bluegrass Parkway walk because the City of Jeffersonton will be extending the Jeffersonton Bike and Pedestrian Path along the Bluegrass Parkway frontage.
9. The City of Jeffersonton has final approval of this plan.
10. A Cross Access Agreement acceptable to the Planning Commission will be recorded with the property belonging to ARC GRUOLKY001, LLC prior to the developer/owner requesting the issuance of a Certificate of Occupancy.
11. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
12. A KARST study was conducted on October 9, 2016 by Ann Richard RLA and no evidence of KARST features were found.

MSD NOTES:

1. Sanitary sewer service will be provided by connection and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0048-E dated December 5, 2006.
3. 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.
4. A Downstream Facilities Capacity Request was approved by MSD on Nov. 1, 2016.
5. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
6. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
7. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
8. No onsite detention basin is required due to the net decrease in impervious area.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. 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.
3. 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.
4. 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.
5. 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.
6. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
7. When 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.
8. 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. All storm drainage shall conform to MSD standard specifications.
9. 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 drieline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

MSD WM# 3257

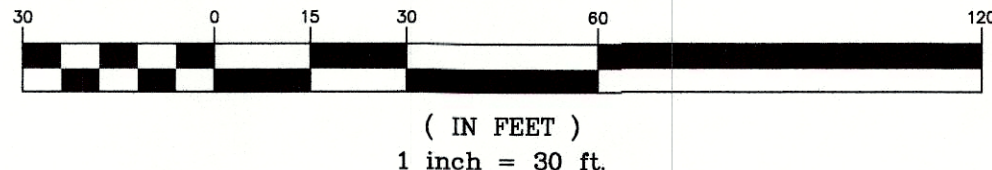
LEGEND

-  = PROPOSED STORM SEWER, CATCH BASIN
 = PROPOSED SEWER AND MANHOLE
 = PROPOSED DRAINAGE SWALE
 = Fire Hydrant
 = Guy Anchor
 = Light Standard
 GV = Gas Valve
 WV = Water Valve
 WM = Water Meter
 = Power Pole
 CB = Catch Basin
 = Storm Drainage Manhole
 = Sanitary Sewer Manhole
 OHE = Overhead Electric Line

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	113,689 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	20% (22,738 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	20% (23,040 S.F.)

GRAPHIC SCALE



OWNER:
NTS REALTY HOLDINGS LIMITED
600 N HURSTBOURNE PARKWAY STE 300
LOUISVILLE, KY 40222

SITE ADDRESS:
11505 BLUEGRASS PARKWAY
TAX BLOCK 2239, LOT 0090
D.B. . PG.

CASE: 16DEVPLAN1197
RELATED CASES:
34-039
09-041-78
09-041-78

COUNCIL DISTRICT - 11
FIRE PROTECTION DISTRICT - JEFFERSONTOWN

[illegible]

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA

FILE NAME: 16126-0000

DATE: 11/14/16

CHECKED BY: AER

D&D

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
403 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40222
FAX: 502.416.9975 PHONE: 502.416.9974
WEB SITE: WWW.LDDINC.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

11505 BLUEGRASS PARKWAY
JEFFERSONTOWN, KY 40299

DEVELOPER
KANA HOTELS INC.
140 DIXIE AVENUE
FRANCON, TN 37090

JOB NO. 16126

SHEET 1 OF 1