

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES:**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION 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 THE CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED AND ADEQUATELY CONTAINED THROUGHOUT WITH 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 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.

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

**PUBLIC WORKS:**

CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL. A DAMAGE BOND MAY BE REQUIRED FOR ANY ALLEYS DAMAGED OCCURRING DURING CONSTRUCTION.

**METROPOLITAN SEWER DISTRICT (MSD) NOTES:**

MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTNESS OR ACCURACY OF ALL ENGINEERING COMPUTATIONS REMAIN THE SOLE RESPONSIBILITY OF THE APPLICANT'S DESIGN PROFESSIONAL. MSD'S APPROVAL TO PROCEED WITH CONSTRUCTION IS BASED SOLELY ON THAT DESIGN PROFESSIONAL'S SEAL AND SIGNATURE.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICT'S WATERSHED COORDINATOR AT 1-502-540-6220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE AN INSPECTION.

**SANITARY SEWER NOTE:**

SEWERS ARE BY CONNECTION AND ARE SUBJECT TO ALL APPLICABLE FEES. WASTEWATER IS TO BE TREATED AT THE FLOYDS FORK WWTP. SITE SUBJECT TO MSD RECAPTURE FEES.

**UTILITY PROTECTION NOTE:**

ALL UTILITIES ON THIS PLAN ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. PRIOR TO ANY EXCAVATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY PROTECTION CENTER (BUD) AT 1-800-752-6007, WHICH WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF THE BELOW GROUND UTILITIES. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.

**DETENTION NOTE:**

DETENTION HAS BEEN PROVIDED FOR THIS PARCEL IN THE EXISTING BLANKENBAKER CROSSING DETENTION BASIN.

**LIGHTING NOTE:**

ALL EXTERIOR LIGHTING SHALL BE TURNED OFF OR DIMMED TO THE LOWEST LEVEL NECESSARY FOR ADEQUATE SECURITY BETWEEN THE HOURS OF 11:00 PM AND 7:00 AM PER BINDING ELEMENT #13.

**LEGEND**

EXISTING STORM	ST	ST
EXISTING SANITARY	SS	SS
EXISTING ELECTRIC	JGE	UGE
EXISTING COMM	COMM	COMM
BOUNDARY		
EASEMENT		
EXISTING TREE LINE		
FLOW ARROW		
SILT FENCE	SF	SF
INLET PROTECTION		
CONSTRUCTION ENTRANCE		



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	36.37'	33.25'	N 19°10'03" W	83°21'53"
C2	1315.00'	378.82'	377.51'	N 14°08'28" E	16°30'20"



**DISTRICT DEVELOPMENT PLAN**

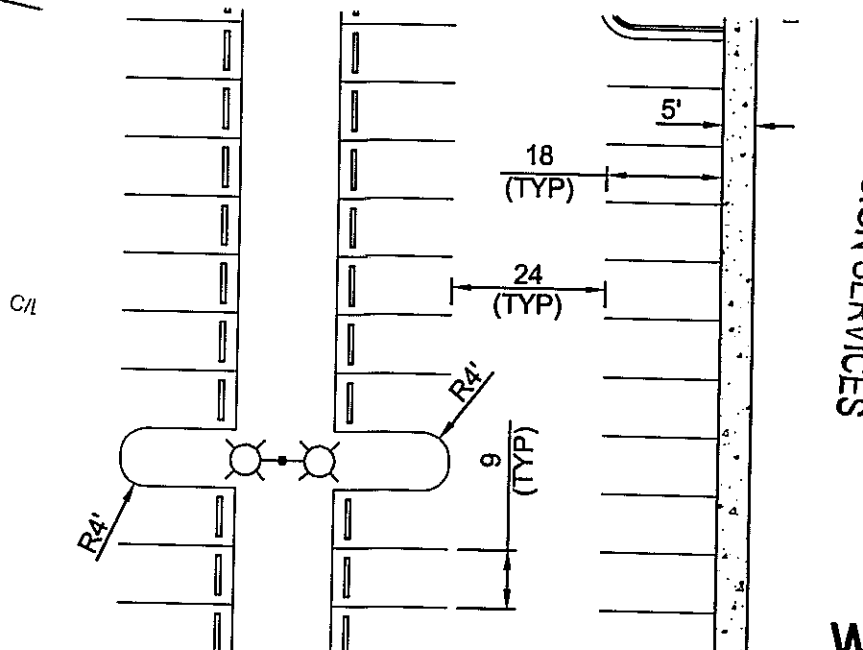
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE  
SCALE: 1" = 30'

**REQUESTED WAIVERS:**

- A WAIVER OF LDC SECTION 10.2.4 HAS BEEN REQUESTED TO ALLOW LANDSCAPE BUFFER AREAS TO OVERLAP AN EASEMENT BY MORE THAN 50%.
- A WAIVER OF LDC SECTION 10.2.4 HAS BEEN REQUESTED TO ALLOW DRIVEWAY ENCROACHMENTS IN THE LANDSCAPE BUFFER AREAS ALONG THE PERIMETER OF THE SITE.
- A WAIVER OF LDC SECTION 10.2.4 HAS BEEN REQUESTED TO ALLOW SIDEWALK WITHIN THE LANDSCAPE BUFFER AREAS ALONG THE PERIMETER OF THE SITE.

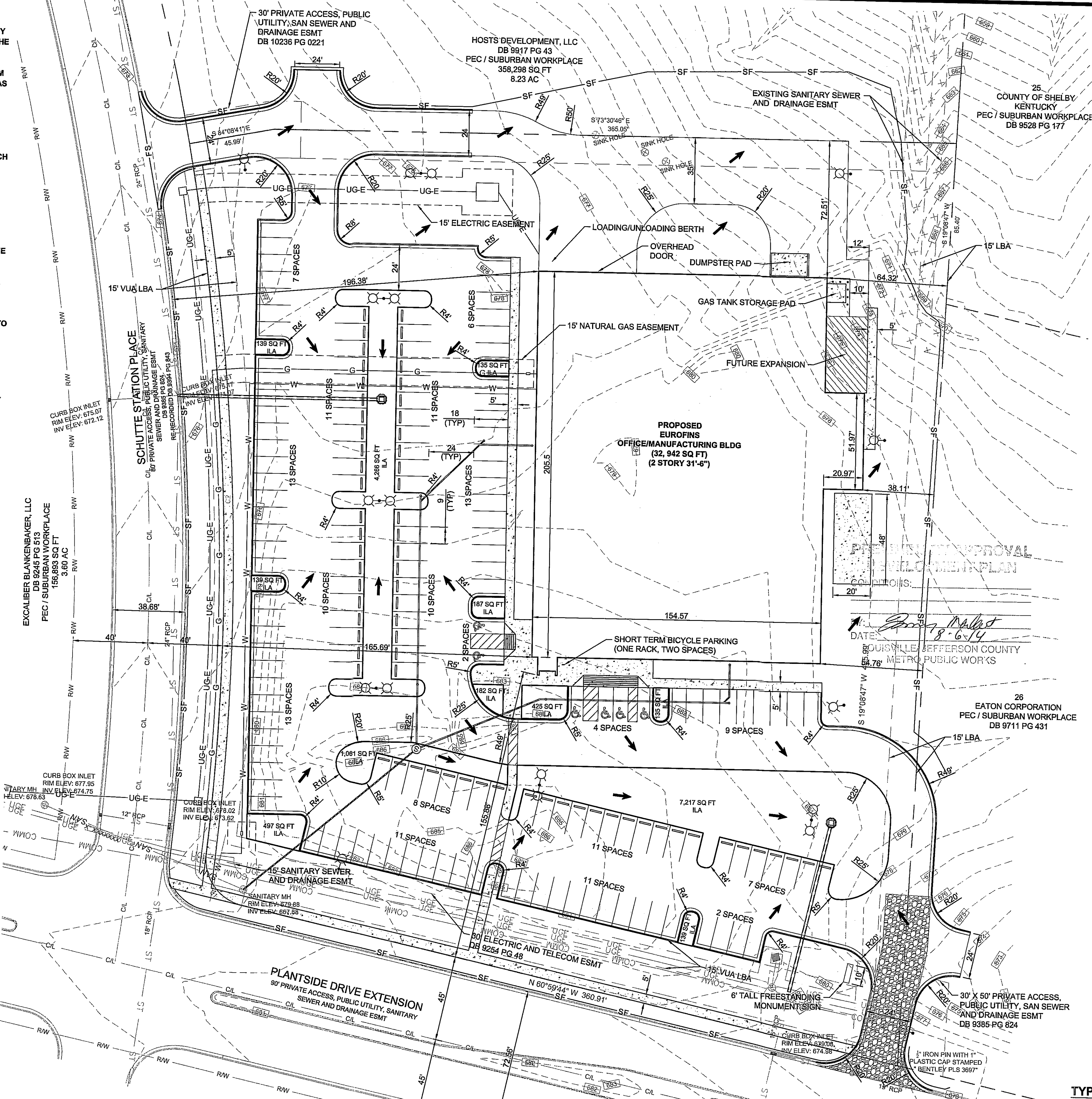
**PRELIMINARY APPROVAL**  
Condition of Approval:  
*[Signature]*  
Date: 8/10/14  
Development Review  
LOUISVILLE JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

**TYPICAL PARKING SPACES AND AISLES:**



**RECEIVED**  
AUG 05 2014  
PLANNING & DESIGN SERVICES

WM# 10982



**SITE DATA**

LOUISVILLE REAL ESTATE, INC.  
2211 SEMINOLE DRIVE  
HUNTSVILLE, AL 35805

SITE ADDRESS: 12701 PLANTSIDE DRIVE  
LOUISVILLE, KY 40299

D.B., PG.:  
PARCEL ID: 00391120000  
TAX BLOCK: TAX BLOCK:  
LOT NO. LOT NO.

GROSS ACREAGE: 3.95 ACRES  
NET ACREAGE: 3.95 ACRES

EXISTING ZONING: PEC  
PROPOSED ZONING: PEC  
ADJACENT ZONING: PEC

FORM DISTRICT: SUBURBAN WORKPLACE

EXISTING USE: VACANT LAND  
PROPOSED USE: OFFICE/MANUFACTURING

PROPOSED BUILDING AREA: 32,942 SQ FT  
PROPOSED BUILDING HEIGHT: 27 FT

REQUIRED SETBACK: 10'

COUNCIL DISTRICT: 20

FIRE DISTRICT: JEFFERSONTOWN

**PARKING CALCULATIONS:**

MIN ALLOWABLE OFFICE: 19,198 SQ FT/350 = 55 SPACES  
MAX ALLOWABLE OFFICE: 19,198 SQ FT/200 = 96 SPACES

MIN ALLOWABLE MANUFACTURING: 156 EMP/1.5 = 104 SPACES  
MAX ALLOWABLE MANUFACTURING: 156 EMP/1.0 = 156 SPACES

SPACES PROVIDED = 153 STANDARD SPACES  
= 6 H/C SPACES  
= 159 TOTAL SPACES

**BICYCLE PARKING CALCULATIONS:**

REQUIRED SHORT TERM: OFFICE = 2 SPACES  
MANUFACTURING = 0 SPACES

REQUIRED LONG TERM: OFFICE = 2 SPACES  
MANUFACTURING = 2 SPACES

SPACES PROVIDED: SHORT TERM (PROVIDED OUTSIDE BUILDING) = 2 SPACES  
LONG TERM (PROVIDED INSIDE BUILDING) = 4 SPACES

**SQUARE FOOTAGE CALCULATIONS:**

EXISTING: 0 SQ FT  
PROPOSED: 32,942 SQ FT  
INCREASE: 100%

TOTAL FLOOR AREA: 32,942 SQ FT  
FLOOR AREA RATIO: 0.19

**LANDSCAPE REQUIREMENTS**

V.U.A. (SQ. FT.): 72,428 SQ. FT.  
7.5% REQUIREMENT: 5,432 SQ. FT.  
I.L.A. PROVIDED: 14,522 SQ. FT.

V.U.A. INTERIOR LANDSCAPE 1 MED. OR LARGE TREE PER/4,000 SQ FT  
72,428 SQ FT / 4000 = 19 TREES  
TREES PROVIDED = 19

**TREE CANOPY REQUIREMENTS**

TOTAL AREA: 170,262 SQ FT

EXISTING TREE CANOPY: 47%(BASED ON SURVEY)

EXISTING TREE CANOPY TO REMAIN COUNTING TOWARDS REQUIREMENT: 0%

REQUIRED TREE CANOPY: CLASS C  
25% TOTAL TREE CANOPY  
42,566 SQ FT

TREE CANOPY CALCULATIONS: 60 NEW VUA TYPE A TREE > 1 3/4" CALIPER  
720 SQ FT PER TYPE A TREE

TOTAL TREE CANOPY PROVIDED: 43,200 SQ FT

**IMPERVIOUS SITE DATA**

EXISTING IMPERVIOUS AREA: 0 SQ FT (0 acres)  
NEW IMPERVIOUS AREA: 117,529 SQ FT (2.70 acres)  
IMPERVIOUS AREA INCREASE: 100 %

737 South Third Street, Louisville, Kentucky 40202-2100  
602-565-1181 502-597-0498 Fax www.luckettfarley.com  
Master Planning | Architecture | Engineering | Interior Design  
Design Build | Building Commissioning | Special Inspections

**Luckett & Farley**

EUROFINS  
12701 Plantside Drive, Louisville, KY 40299  
Offices and Lab

**Gray**  
Louisville, Kentucky 40202-4000  
Phone: 502-597-0498  
Fax: 502-597-0498  
www.grayinc.com

DATE	
REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

COMM. NO. 2014.014  
MADE BY BRB CHECKED PRG  
DATE 07/18/2014  
DISTRICT DEVELOPMENT PLAN  
DRAWING NO. DDP.1 BID PKG.