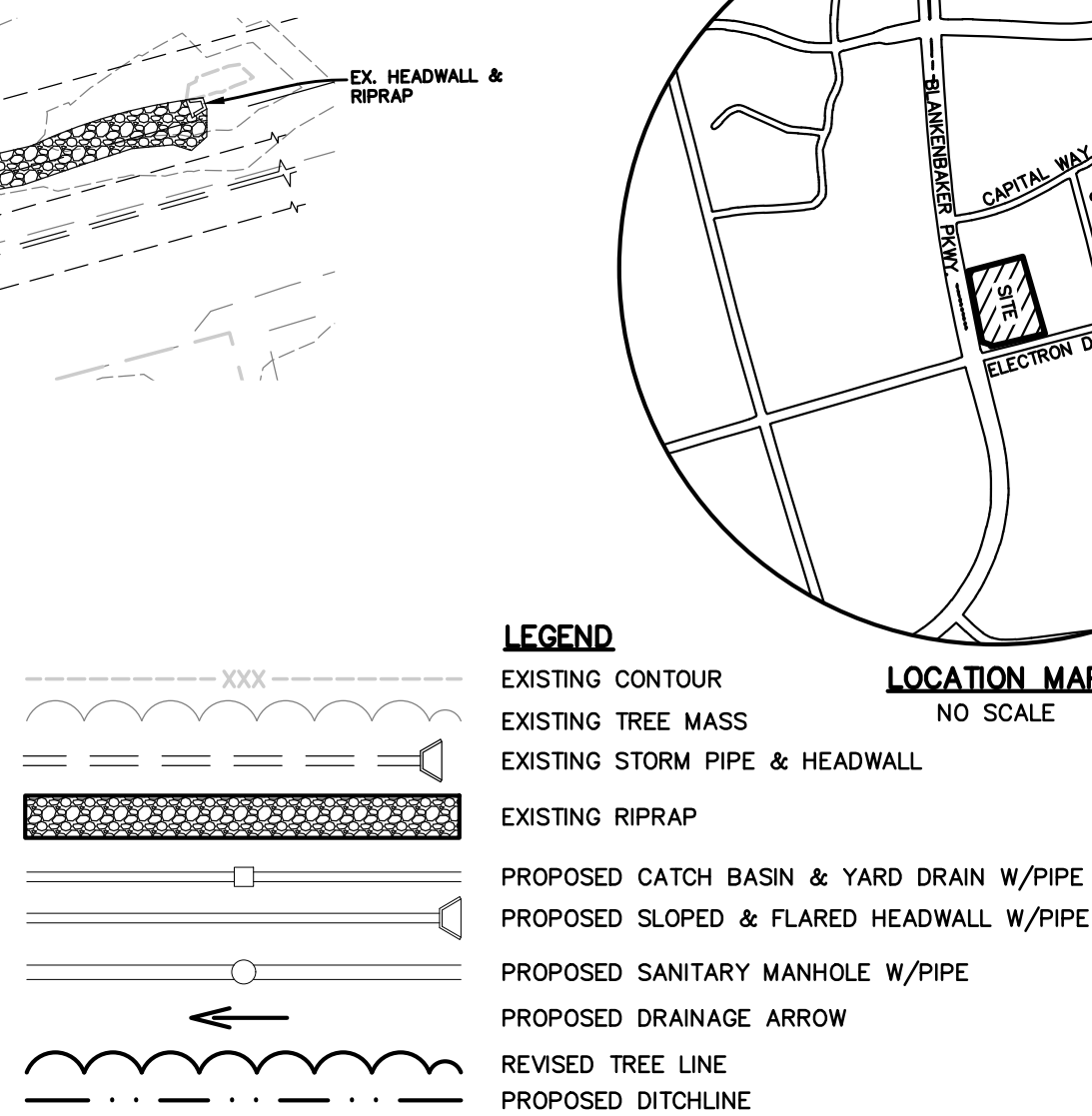


1. DOMESTIC WATER SUPPLY:  
SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:  
A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTS.
3. PROTECTION OF TREES TO BE PRESERVED:  
CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR ANY CONSTRUCTION ACTS. PROTECTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE ALLOWED WITHIN THE FENCED AREA.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
6. REQUIRE ENTRANCES SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
7. ALL LIGHTING SHALL BE DOWN, DIRECTED LIGHTING, SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE MAINWARD TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 10.1.3 OF THE LDC.
8. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
10. ALL EXTERIOR SIDEWALK THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
12. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
13. ALL ADJACENT WITHIN THE BOUNDARY OF THE LDC, A KARST SURVEY WAS PERFORMED BY GREENBAUM ASSOCIATES, INC. ON 12/27/2021 AND NO KARST TOPOGRAPHY WAS FOUND.

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS
2. WASTEWATER:
  - a. SANITARY SEWER WILL CONNECT TO THE FLOYS FORK WASTEWATER TREATMENT PLANT. ALL MATERIALS AND AGREEMENT SUBJECT TO THE SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
  - a. ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPMENT FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. SUBJECT TO JEFFERSONTOWN APPROVAL, CONDITION OF THE DRAINAGE SYSTEM SHALL BE MAINTAINED AND FREED FROM DEBRIS PRIOR TO CONSTRUCTION PLAN APPROVAL.
4. EROSION AND SILT CONTROL:
  - a. EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
5. NO HAZARDOUS SUBSTANCES SHALL BE DISCHARGED WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110C 064F).
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN REVIEW TO PROPERLY ADDRESS ALL MS4 WATER QUALITY PRACTICES.
7. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
8. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
9. DEVELOPER WILL BE REQUIRED TO CLEARLY MARK THE EXTENTS OF THE EXISTING EASEMENT AND/OR TEMPORARY EASEMENT. THE EXISTING EASEMENT OR TEMPORARY EASEMENT WITHOUT OBTAINING WRITTEN PERMISSION OR TEMPORARY EASEMENTS FROM THE ADJACENT PROPERTY OWNERS. COPIES OF THESE OWNERS' PERMISSIONS AND/OR TEMPORARY EASEMENT CONDITIONS SHALL BE PROVIDED TO THE DEVELOPER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE DEVELOPER SHALL NOTIFY THE PROPERTY OWNERS OF THE APPROXIMATE DATE OF START OF CONSTRUCTION AND THE NAME, ADDRESS, AND PHONE NUMBERS OF THE DEVELOPER. THE DEVELOPER SHALL BE REQUIRED TO PROVIDE A WRITTEN LETTER, A COPY OF WHICH SHALL BE PROVIDED TO MSD PRIOR TO A NTP.

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. ALL EXISTING TREES, DEAD OR MINOR PLANT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS OF THE KENTUCKY ROAD AND DRIVE DESIGN MANUAL.
4. VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
5. COMMUNICABLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION.
7. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE PROJECT. DANGER SIGNS SHALL BE REQUIRED.
8. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
9. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROJECT.
10. CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
11. ALL EXISTING CURBS AND GUTTERS SHALL BE MAINTAINED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
12. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE KENTUCKY ROAD AND DRIVE DESIGN MANUAL AND THE KENTUCKY ROAD AND DRIVE KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
13. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.
14. ALL LIGHTING SHALL BE PROVIDED BY THE DEVELOPER. LIGHTS SHALL BE RIGHT-OF-WAY.
15. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS.
16. ALL DRAINAGE STRUCTURES IN THE BLANKENBAKER PARKWAY RIGHT-OF-WAY SHALL BE CONFORM TO THE KENTUCKY STANDARD SPECIFICATIONS.
17. PRIOR TO CONSTRUCTION PLAN APPROVAL: CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY. PROPOSAL TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE STRUCTURE OR FACTOR THAT MAY INCREASE THE DRAINAGE OF EXISTING DRAINAGE STRUCTURES, SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM & DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR DESIGN STORMS. ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS; REQUEST TO ALTER DRAINAGE ON A RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
18. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED FOR ALL WORK DONE IN THE BLANKENBAKER PARKWAY RIGHT-OF-WAY.



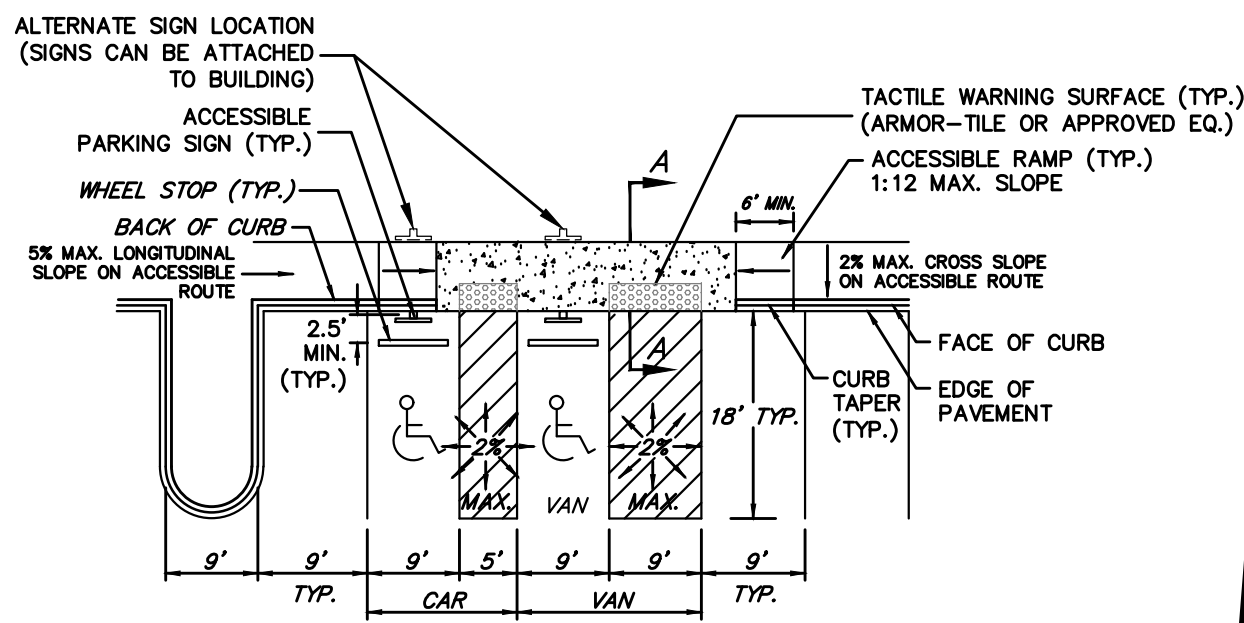
EXISTING FLOOR DISTRICT	SWD
EXISTING ZONING	PEC
EXISTING LAND USE	VACANT
PROPOSED LAND USE	OFFICE WITH SHOP
TOTAL LAND AREA	4.17± AC.
BUILDING HT. (MAX 50')	38'
BUILDING AREA	
OFFICE	
(7,500 S.F. + 4,200 S.F. MEZZANINE)	11,700 ± S.F.
STORAGE & STORAGE LOFT	7,500 ± S.F.
TOTAL	19,200 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.10
PARKING REQUIRED	
OFFICE	
MINIMUM (1 SPACE/400 S.F.)	29 SPACES
MAXIMUM (1 SPACE/150 S.F.)	78 SPACES
SHOP	
MINIMUM (1 SPACE/10,000 S.F.)	1 SPACES
MAXIMUM (1 SPACE/500 S.F. )	15 SPACES
PARKING PROVIDED	
CAR PARKING	30 SPACES
(INCLUDES 2 ACCESSIBLE & 2 CARPOOL SPACES)	
BIG (PARKING REQUIRED/PROVIDED)	
SHORT TERM	2 SPACES
LONG TERM	2 SPACES

V.U.A.	33,711± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	2,528 S.F.
I.L.A. PROVIDED	3,735± S.F.

EXISTING IMPERVIOUS AREA	800± S.F.
PROPOSED IMPERVIOUS AREA	48,886± S.F.
TOTAL	49,686± S.F.

GROSS SITE AREA	181,645± S.F.
LAND USE	OFFICE W/SHOP
EXISTING TREE CANOPY	18,259± S.F. (10%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	63,576± S.F. (35%)
TOTAL TREE CANOPY TO BE PLANTED	63,576± S.F. (35%)

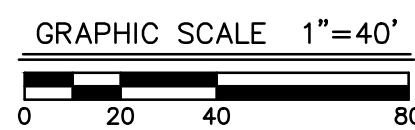
\*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

$$2.9/12 (0.85-0.23) (4.17) = 0.62 \text{ AC-FT}$$


PLAN VIEW  
**TYPICAL**  
**ACCESSIBLE PARKING SPACES**  
NO SCALE



CASE #21-DDP-0119  
RELATED CASES: 9-055-96  
MSD WM #12393 / 21 1231



Revisions	
1/3/2022	AGENCY COMMENT
1/12/2022	AGENCY COMMENT

Vertical Scale: N/A

Horizontal Scale:  $1''=40'$

Date: 12/06/2021

Job Number: 3869

Sheet