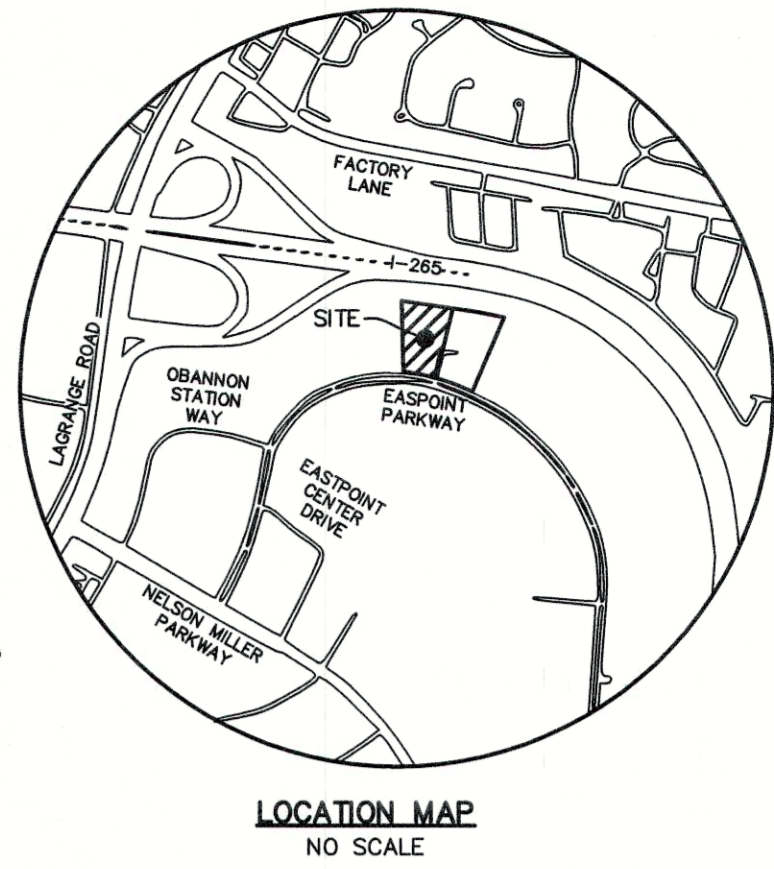
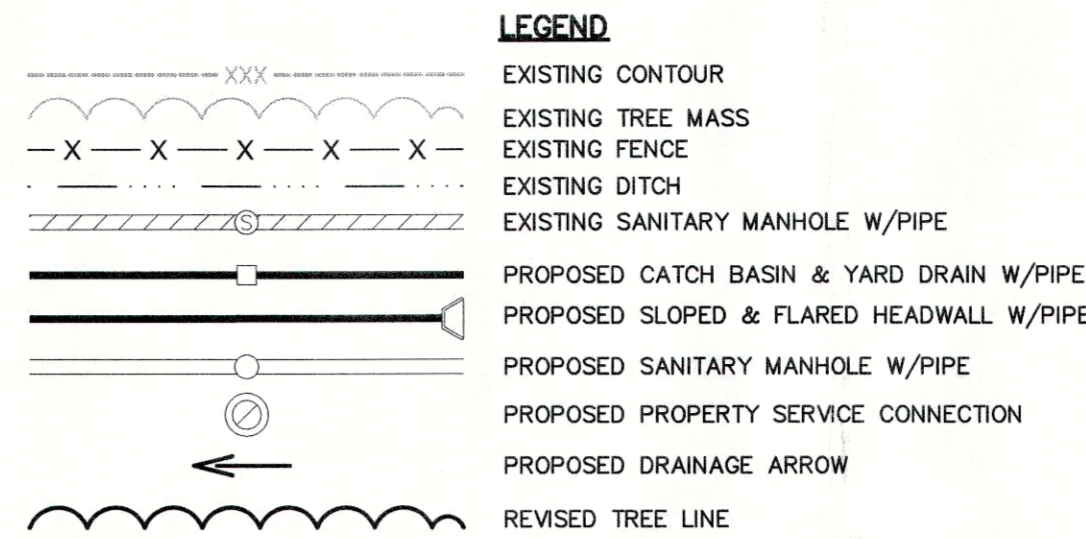


M:\3534\2500 EASTPOINT PKWY\DWG\PLANNING\3534- DDDP (FILED 8-6-18).dwg, 8/6/2018 12:31:27 PM, 1:1

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN THE METRO WORKS RIGHT-OF-WAY.
2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
4. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
5. ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
6. A CROSSOVER ACCESS AGREEMENT AND EASEMENT SHALL BE RECORDED IN ASSOCIATION WITH THE MINOR PLAT TO CREATE THE LOT.



OVERALL SITE DATA:

EXISTING FORM DISTRICT
EXISTING ZONING
EXISTING LAND USE
PROPOSED LAND USE
TOTAL LAND AREA

SUBURBAN WORKPLACE
PEC
OFFICE / VACANT
OFFICE
7.60± AC.

NEW LOT SITE DATA:

TOTAL LAND AREA
BUILDING AREA
FLOOR AREA RATIO (MAX. ALLOWED 1.0)
PARKING REQUIRED
OFFICE
MINIMUM (1 SPACE/350 S.F.)
MAXIMUM (1 SPACE/200 S.F.)
PARKING PROVIDED
(INCLUDES 7 ACCESSIBLE SPACES)
BICYCLE PARKING REQUIRED/PROVIDED
SHORT TERM
LONG TERM

3.52± AC. (153,169± S.F.)
48,000± S.F.
0.31
137 SPACES
240 SPACES
229 SPACES
2 SPACES
2 SPACES

TREE CANOPY DATA (NEW LOT):

GROSS SITE AREA
TREE CANOPY CATEGORY
EXISTING TREE CANOPY
EXISTING TREE CANOPY TO BE PRESERVED
TOTAL TREE CANOPY REQUIRED
TOTAL TREE CANOPY PROVIDED

153,169± S.F.
CLASS C
7,589± S.F. (5%)
0± S.F. (0%)
30,634± S.F. (20%)
30,634± S.F. (20%)

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

LANDSCAPE DATA:

V.U.A.
I.L.A. REQUIRED (7.5% X V.U.A.)
I.L.A. PROVIDED

84,868± S.F.
6,365 S.F.
6,523± S.F.

RESIDUAL TRACT SITE DATA:

TOTAL LAND AREA
BUILDING AREA
FLOOR AREA RATIO (MAX. ALLOWED 1.0)
PARKING REQUIRED
OFFICE
MINIMUM (1 SPACE/350 S.F.)
MAXIMUM (1 SPACE/200 S.F.)
PARKING PROVIDED
(INCLUDES 5 ACCESSIBLE SPACES)

4.08± AC. (177,889± S.F.)
30,820± S.F.
0.17
88 SPACES
154 SPACES
131 SPACES

GENERAL NOTES:

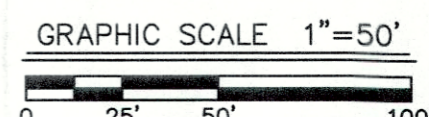
1. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED: THE FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
5. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. THE DEVELOPMENT LIES IN THE ANCHORAGE MIDDLETOWN FIRE DISTRICT.
7. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE 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 4.1.3. 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 INTERIOR SIDEWALKS THAT ADJUT 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.

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND SPECIAL SPECIFICATIONS.
2. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE HITE CREEK WASTEWATER TREATMENT PLANT BY PROPERTY SERVICE CONNECTION, SUBJECT TO FEES, SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION: OVERALL SITE DEVELOPMENT DRAINAGE CONFORMS TO THE EASTPOINT BUSINESS CENTER SUBDIVISION CONSTRUCTION PLANS. NO ONSITE DETENTION OR REGIONAL FACILITY FEE IS REQUIRED. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. 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. VERIFICATION OF THE DOWNSIDE SYSTEM PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
4. EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111100 200).
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

WAIVER REQUEST:

A WAIVER OF 10.2.4.B.8 IS REQUESTED TO OMIT THE 15' SIDE BUFFER ALONG THE EAST PROPERTY LINE OF THE PROPOSED LOT.



CASE # 18DEVPLAN1107
RELATED: 9-5-89 & 10-5-89
MSD WM #11813

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

**V-SOFT EASTPOINT
OFFICE BUILDING**

2500 EASTPOINT PARKWAY, LOUISVILLE, KY 40223
TAX BLOCK 15, LOT 236
DEED BOOK 8066, PAGE 333

Revisions	7/9/18	PER AGENCY COMMENTS	7/23/18	PER AGENCY COMMENTS	8/6/18	PARKING LOT CHANGE, ADD BIKE RACK

Vertical Scale: N/A

Horizontal Scale: 1"=50'

Date: 6/18/18

Job Number: 3534

Sheet

1

of 1

DEVELOPER
V-SOFT CONSULTING GROUP INC.

OWNER
**LIMESTONE BANK
(fka ASCENCIA BANK)**

101 BULLITT LANE, STE. 205
LOUISVILLE, KY 40222
2500 EASTPOINT PARKWAY
LOUISVILLE, KY 40223



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