

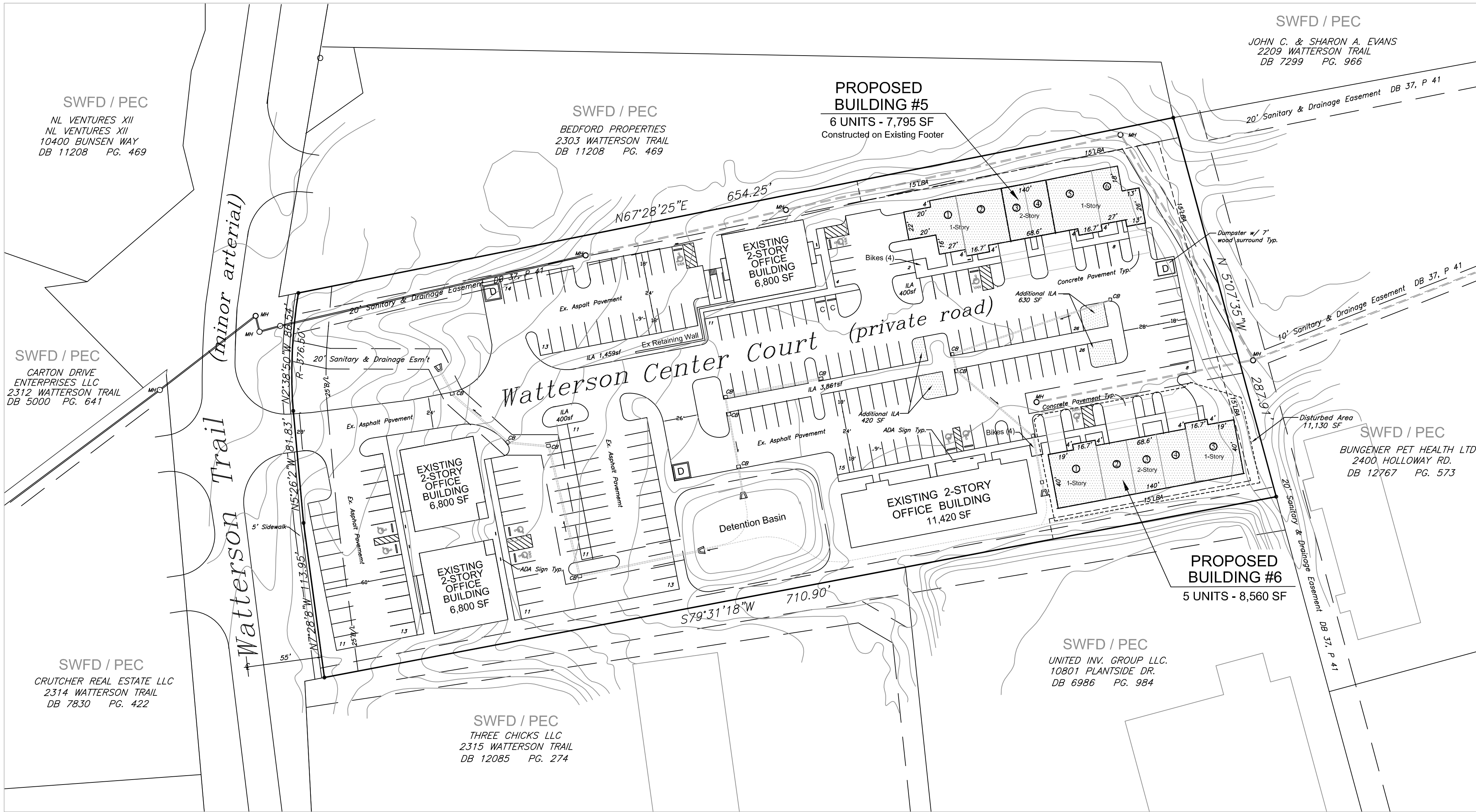
GENERAL NOTES

1. THE DEVELOPMENT PLAN SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN, ALL APPLICABLE SETIONS OF THE LAND DEVELOPMENT CODE (LDC) AND AGREED UPON BINDING ELEMENTS UNLESS AMENDED PURSUANT TO THE LAND DEVELOPMENT CODE. ANY CHANGES/ADDITIONS/ALTERATIONS OF THE PLAN SHALL BE SUBMITTED TO THE CITY OF JEFFERSONTOWN FOR REVIEW AND APPROVAL; ANY CHANGES/ADDITIONS/ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.
2. ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED ON GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, TRASH AND OTHER DEBRIS. SUCH WHEELSTOPS SHALL BE THREE FEET FROM ANY ADJACENT PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.
3. BEFORE ANY PERMIT (INCLUDING BUT NOT LIMITED TO BUILDING, PARKING LOT, , CHANGE OF USE OR ALTERATION PERMIT) IS REQUESTED:
- a. THE DEVELOPMENT MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM TEH CITY OF JEFFERSONTOWN (10416 WATTERSON TRAIL) AND THE METROPOLITAN SEWER DISTRICT (700 W LIBERTY ST).
- b. ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE KENTUCKY TRANSPORTATION CABINET.
4. ANY AREA PROPOSED TO BE USED FOR OUTDOOR SALES, DISPLAY OR STORAGE IN ACCORDANCE WITH SECTION 4.4.8 SHALL BE ACCURATELY DELINEATED ON THE DEVELOPMENT PLAN.
5. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. WHEELSTOPS AND PROTECTIVE CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHT-OF-WAYS TO PROTECT LANDSCAPED AREAS AND ADJACENT PROPERTIES. SUCH WHEELSTOPS SHALL BE THREE FEET FROM ANY ADJACENT PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.
7. PROTECTION OF TREES TO BE PRESERVED:
- "CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES- PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES BEING PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH 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.
8. THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT
9. ALL DUMPSTER PADS, TRANSFORMERS, AND AC UNITS TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
10. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.5 AND 5.6 OF THE LDC.
11. KDOT APPROVAL AND ENCROACHMENT PERMIT REQUIRED FOR ANY WORK DONE IN THE RIGHT OF WAY.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

13. ALL LUMINARIES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
14. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
15. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
16. ALL PARKING AREAS AND DRIVING LANES SHALL BE CONSTRUCTED OF A HARD AND DURABLE SURFACE IN COMPLIANCE WITH CHAMPTER 9.1.12 OF THE LDC.
17. PER THE TRAFFIC STUDY PREPARED BY JACOBS ENGINEERING GROUP, DATED FEBRUARY 23.2012 NO ADDITIONAL IMPROVEMENTS TO WATTERSON TRAIL ARE REQUIRED AS A RESULT OF THE DEVELOPMENT PROPOSED ON THIS SITE.

MSD NOTES

1. WASTEWATER : SANITARY SEWERS BY PSC AND CAPACITY IS AVAILABLE FOR THIS DEVELOPMENT.
2. DRAINAGE / STORM WATER DETENTION:
- A. THERE SHOULD BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT OF WAY WITHOUT APPROVAL OF THE KY DEPARTMENT OF TRANSPORTATION. SITE DRAINAGE SHALL CONNECT TO THE STORM LINE CONSTRUCTED ACROSS THE FRONTAGE OF THE PROPERTY THEN CROSSES WATTERSON TRAIL MIDWAY IN THIS PROPERTY. THE RUN-OFF FROM THIS PROPERTY SHALL NOT BE ALLOWED TO DRAIN FROM THE EAST SIDE OF THE EXISTING CULVERT UNDER WATTERSON TRAIL NORTH OF THE ADJACENT PROPERTY.
- B. DRAINAGE PATTERN DEPICTED BY ARROWS (-----) IS FOR 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.
- C. PROPERTY SUBJECT TO REGIONAL FACILITY FEES FOR ANY INCREASE IN STORM WATER RUN-OFF NOT DETAINED WITHIN PROPOSED DETENTION BASIN.
3. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
4. MSD SITE DISTURBANCE PERMIT IS REQUIRED PRIOR TO THE ISSUE OF PERMITS.
5. THIS PROJECT IS SUBJECT TO MSA WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUEAL TO 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 11,130 SQUARE FEET.



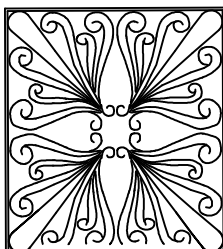
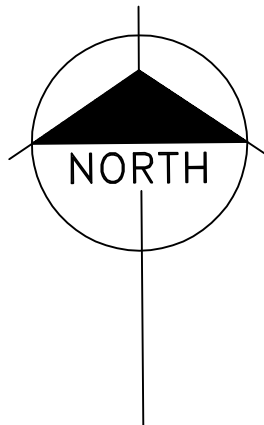
Legend

Symbols	Abbreviations	Line Types
	EP Edge of Pavement	560 Existing Contour
	R/W Right of Way	Sanitary Sewer Line
	Typ. Typical	Fence as noted
	TBR To Be Removed	OHE Overhead Electric
	Ex. Existing	Silt Fence
		Existing Trees
		Existing Trees To Be Removed

DRAINAGE DATA

SITE AREA : 194,914 SF
EXISTING IMPERVIOUS : 108,134 SF
NET INCREASED IMPERVIOUS OVER PREVIOUSLY APPROVED : 0 SF

DISTURBED AREA : 11,130 SF
PROPOSED IMPERVIOUS : 17,155 SF



MILLER · WIHRY
MWGLLC
Engineers · Surveyors · Planners
1387 South Fourth Street, Louisville, KY 40204 (502) 636-5504

REVISIONS	SCALE
	1" = 30'
	DR.
	CK.
	DATE 5/29/24

Owner & Developer : Brentwood Properties LLC
11200 Cherry Lane, Louisville, KY 40222

FILE 25090
NO.
DDP