GENERAL NOTES:

MSD WATER MANAGEMENT #9499

ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION CABINET'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, UNLESS SHOWN OTHERWISE.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL FEDERAL, STATE AND LOCAL PERMITS NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON THESE PLANS.

CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL INFORMATION FOR STAKING THE PROJECTS LINES AND GRADES AS SHOWN ON THESE PLANS WILL BE PROVIDED UPON REQUEST.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE UTILITY COMPANIES SUCH THAT ACCESS TO WORK AREAS OR SCHEDULE CONFLICTS DO NOT INTERRUPT OR DELAY THE PROJECT'S SCHEDULE.

THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND TO COORDINATE ALL CONNECTIONS WITH UTILITY COMPANIES.

ALL OUTDOOR LIGHTING SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES.

ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER.

ALL CULVERTS UNDER PAVING HAVING LESS THAN 12" OF COVER SHALL BE CONCRETE ENCASED.

RING ALL CATCH BASINS WITH STONE BAGS DURING GRADING OPERATIONS.

ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT'S STANDARD SPECIFICATIONS.

DENSE GRADED AGGREGATE BASE SHALL BE COMPACTED IN SEPARATE LAYERS.

ASPHALT CONCRETE SHALL BE CLASS I, TYPE A, COMPACTED DEPTH AS SHOWN ON PLANS.

ALL SUBGRADES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR. THE UPPER 12" OF FILL BENEATH PAVEMENTS SHALL BE COMPACTED TO 100%. MOISTURE CONTENT SHALL BE WITHIN +3% TO -1% OF OPTIMUM.

TACK COAT SHALL BE APPLIED AT THE RATE OF 0.1 GALS. PER SQ. YARD WITH INSTALLATION OF SURFACE ASPHALT WHEN FINAL PAVING HAS BEEN DELAYED FROM THE BINDER INSTALLATION.

SANITARY SEWER SERVICE IS AVAILABLE TO THIS SITE THROUGH MSD REC. NO. 11,406 AND IS TREATED AT THE WEST COUNTY WASTEWATER TREATMENT PLANT, SUBJECT TO ALL APPLICABLE FEES.

THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.

DIMENSIONS SHOWN HEREON ARE FROM THE FACE OF CURBS OR WALLS UNLESS SHOWN OTHERWISE.

SIDEWALKS SHALL BE A MINIMUM 5" THICK WITH 6" X 6" W.W.F. ON A 4" D.G.A. BASE. SIDEWALKS AT DRIVEWAYS SHALL HAVE A MINIMUM THICKNESS OF 6". A FINE BROOM FINISH SHALL BE PROVIDED WITH CONTROL JOINTS SPACED AT 5' INTERVALS AND EXPANSION JOINTS AT 25' INTERVALS, AT ALL BENDS AND WHERE ABUTTING RIGID STRUCTURES.

THE CONTRACTOR SHALL PROVIDE A COMPACTED DEPTH OF 6" TOPSOIL OVER ALL PERVIOUS AREAS ON THE PROJECT.

THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THIS DETERMINATION WAS MADE BY A PERSONAL REVIEW OF FLOOD MAP #21111C0020 D DATED FEBRUARY 2, 1994.

HANDICAP RAMP TO COMPLY WITH ADA REQUIREMENTS.

SANITARY SEWER SERVICE TO THE SITE TO BE PROVIDED THROUGH LATERAL EXTENSION.

DUMPSTER SHALL BE SCREENED IN ACCORDANCE WITH LDC CH 10.

EAST MANSLICK ROAD AND SMYRNA PARKWAY ROAD IMPROVEMENTS ALONG PROPERTY FRONTAGE ARE REQUIRED TO PROVIDE A 6-8 FT. SHOULDER PER METRO PUBLIC WORKS' STANDARDS.

CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY KTC AND METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

ROW DEDICATION BY DEED MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.

SIDEWALK EASEMENT BY DEED OR MINOR PLAT SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.

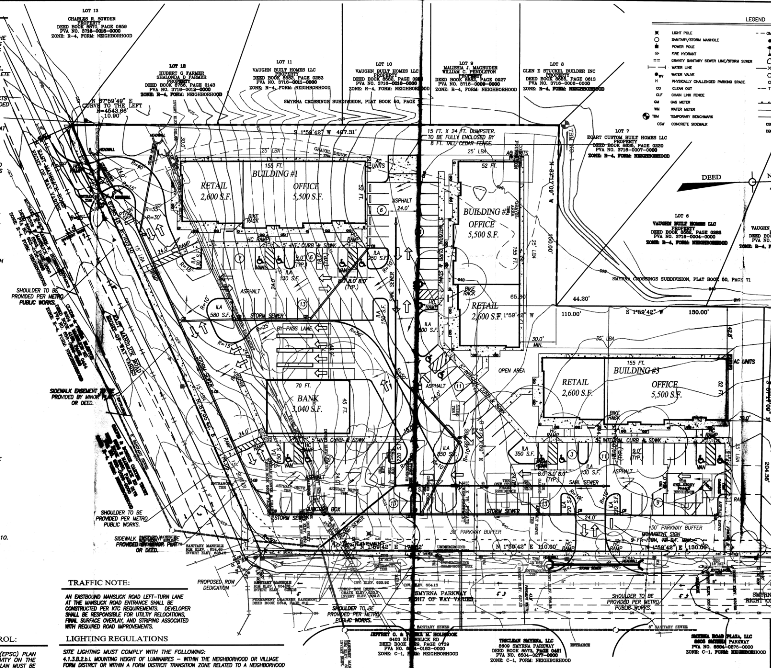
ENGINEER SHALL VERIFY CAPACITY OF EXISTING STORM SYSTEM IN SMYRNA CROSSINGS SUBDIVISION. IF CAPACITY IS NOT AVAILABLE, DOWNSTREAM IMPROVEMENTS OR DETENTION MAY BE REQUIRED.

EROSION PREVENTION and SEDIMENT CONTROL:

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

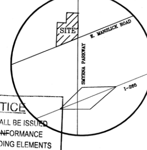
UTILITY PROTECTION NOTE:

ALL UTILITIES SHOWN 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 PHONE 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.



LEGEND

	LIGHT POLE	— GM —	GAS MAIN
	SANITARY/STORM MANHOLE		EXISTING POLE
	POWER POLE		TELEPHONE POLE
	FIRE HYDRANT		POLE ANCHOR
	GRAVITY SANITARY SEWER LINE/STORM SEWER		TREE/SHRUB
	WATER LINE		FENCE
	WATER VALVE		MONITORING WELL
H	PHYSICALLY CHALLENGED PARKING SPACE		WATER METER
CO	CLEAN OUT	— T —	BURIED TELEPHONE/FIBER OPTIC
CLF	CHAIN LINK FENCE		BURIED CABLE TELECOM
GM	GAS METER		GUARDRAIL
WM	WATER METER		OVERHEAD UTILITY LINE
TBM	TEMPORARY BENCHMARK		INTERIOR PROPERTY LINE
CSW	CONCRETE SIDEWALK	CBI	CURB BOX INLET
		DBI	DROP BOX INLET



LOCATION MAP
N.T.S.

SITE DATA CHART:

EXISTING ZONE	R-4
PROPOSED ZONE	C-1
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	VACANT
PROPOSED USE	RETAIL, GENERAL OFFICES, AND BANK
PROPERTY AREA	3.47 ACRES
REQUIRED PARKING	88 MIN. ** 150 MAX. **
PROVIDED PARKING	114, INCL. 14 HC
PROPOSED VUA	54,393 SF
REQUIRED ILA	4,079 SF (7.5%)
PROVIDED ILA	4,110 SF (7.6%)
EXISTING TREE CANOPY	0%
REQUIRED TREE CANOPY	20% (30,221 SF)
MINIMUM TREE CANOPY (TO BE PROVIDED)	20% (30,221 SF)
BUILDING SQUARE FOOTAGE	27,340 SQ. FT. *
BUILDING HEIGHT	30 FT. MAX.
FAR	0.180

PRELIMINARY APPROVAL
Conditions of Approval:
Development Review 9/28/07
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

BUILDING SUMMARY*

BUILDING #1	2,600 S.F. RETAIL 5,500 S.F. OFFICE 8,100 S.F. TOTAL
BUILDING #2	2,600 S.F. RETAIL 5,500 S.F. OFFICE 8,100 S.F. TOTAL
BUILDING #3	2,600 S.F. RETAIL 5,500 S.F. OFFICE 8,100 S.F. TOTAL
BANK	3,040 S.F.

PARKING SUMMARY**

MINIMUM REQUIRED	10 (1 SP/300 S.F. BANK) 47 (1 SP/350 S.F. OFFICE) 31 (1 SP/250 S.F. RETAIL) 88 TOTAL
MAXIMUM ALLOWED	15 (1 SP/200 S.F. BANK) 83 (1 SP/200 S.F. OFFICE) 52 (1 SP/150 S.F. RETAIL) 150 TOTAL
PARKING PROVIDED	114 SPACES, INCL. 14 HC

INCREASE IN IMPERVIOUS AREA

PREDEVELOPED IMPERVIOUS AREA = 6,980 SQ. FT.
DEVELOPED IMPERVIOUS AREA = 91,860 SQ. FT.
INCREASE IN IMPERVIOUS AREA = 84,880 SQ. FT.

TRAFFIC NOTE:

AN EASTBOUND MANSLICK ROAD LEFT-TURN LANE AT THE MANSLICK ROAD ENTRANCE SHALL BE CONSTRUCTED PER KTC REQUIREMENTS. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS, FINAL SURFACE OVERLAY, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.

LIGHTING REGULATIONS

SITE LIGHTING MUST COMPLY WITH THE FOLLOWING:

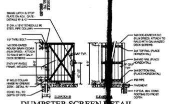
4.1.3.B.2.b.i. MOUNTING HEIGHT OF LUMINAIRES – WITHIN THE NEIGHBORHOOD OR VILLAGE FORM DISTRICT OR WITHIN A FORM DISTRICT TRANSITION ZONE RELATED TO A NEIGHBORHOOD OR VILLAGE FORM DISTRICT, ANY LUMINAIRE WITH A LAMP OR LAMPS RATED AT A TOTAL OF MORE THAN 1800 LUMENS, AND ALL FLOOD OR SPOT LUMINAIRES WITH A TOTAL OF MORE THAN 900 LUMENS SHALL BE MOUNTED AT A HEIGHT EQUAL TO OR LESS THAN THIRTY (30) FEET UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION.

iii. LUMINAIRES MOUNTED ON RESIDENTIAL STRUCTURES SHALL BE EXEMPT FROM ITEMS (i.) AND (ii.) ABOVE.

4.1.3.b.2.c.i. SHIELDING – IN THE NEIGHBORHOOD, TRADITIONAL NEIGHBORHOOD OR VILLAGE FORM DISTRICTS, OR WITHIN A FORM DISTRICT TRANSITION ZONE RELATED TO THE NEIGHBORHOOD, TRADITIONAL NEIGHBORHOOD OR VILLAGE FORM DISTRICTS, LUMINAIRES THAT EMIT MORE THAN 7,000 LUMENS SHALL BE FULLY-SHIELDED LUMINAIRES SO THAT THEY DO NOT EMIT ANY DIRECT LIGHT ABOVE A HORIZONTAL PLANE THROUGH THE LOWEST DIRECT-LIGHT-EMITTING PART OF THE LUMINAIRE.

TREE PRESERVATION NOTE:

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE TO BE PERMITTED WITHIN THESE PROTECTED AREAS.



DUMPSTER SCREEN DETAIL
N.T.S.

0 30 60 90 120

TRANSPORTATION APPROVAL
PRELIMINARY DEVELOPMENT PLAN
CATEGORY: 2☐ 3☐ 4☑
CONDITIONS: SIDEWALK EASEMENT REQUIRED ALONG SMYRNA PKWY PRIOR TO CONSTRUCTION APPROVAL.
BY:
DATE: 8/30/07

METRO
LOUISVILLE
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 8604
APPROVAL DATE NOV 15 '07
EXPIRATION DATE 2/18/10
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

STATE OF KENTUCKY
MARV A. BLOMQUIST
14,690
LICENSED PROFESSIONAL ENGINEER
8/10/07

BLOMQUIST DESIGN GROUP, LLC
10529 TIMBERWOOD CIRCLE SUITE "D"
LOUISVILLE, KENTUCKY 40223
PHONE: 502.429.0105 FAX: 502.429.6861
EMAIL: MARVBDG@AOL.COM

REVISIONS	SCALE: 1"= 30'
	DRWN: EHE
	CKD: MAB
	DATE: AUG. 9, 2007

DETAILED DISTRICT DEVELOPMENT PLAN FOR PARKWAY PROFESSIONAL PLAZA

DEED BOOK 8633, PAGE 955
TAX BLOCK 653 LOT NO. 237, 6305 E. MANSLICK ROAD
TAX BLOCK 653 LOT NO. 236, 8608 SMYRNA PARKWAY
TAX BLOCK 653 LOT NO. 235, 8604 SMYRNA PARKWAY
LOUISVILLE, KY 40219
ZONED R-4, SEEKING REZONE TO C-1
FORM DISTRICT: NEIGHBORHOOD

OWNER/DEVELOPER:
PARKWAY PROFESSIONALS LLC,
1900 WATERFRONT PLAZA
325 WEST MAIN STREET
LOUISVILLE, KY 40202

RECEIVED
AUG 13 2007
PLANNING & DESIGN SERVICES

NO.
C-1

MSD WM #9499