

**EROSION PREVENTION AND SEDIMENT CONTROL NOTE:**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPCS PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPCS BMP'S (BEST MANAGEMENT PRACTICES) 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 SEED, 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.

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.

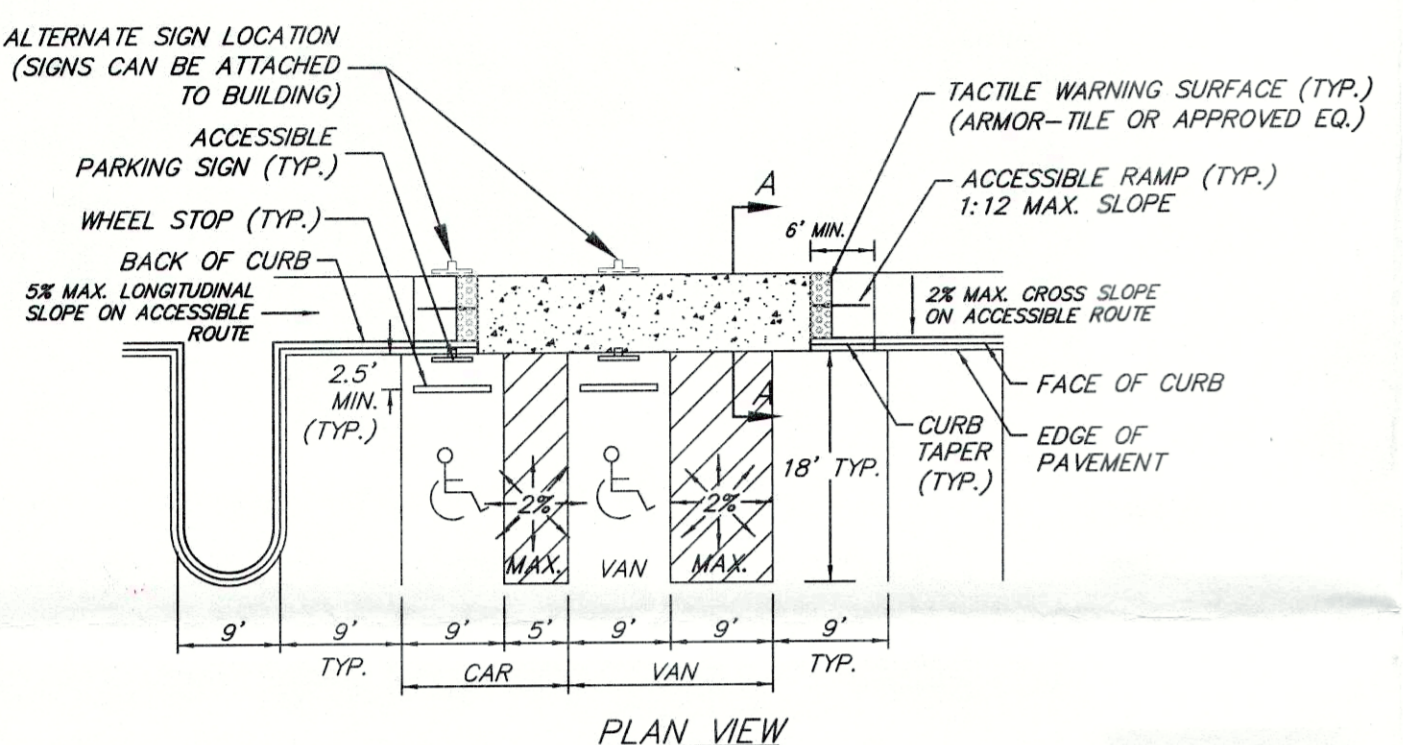
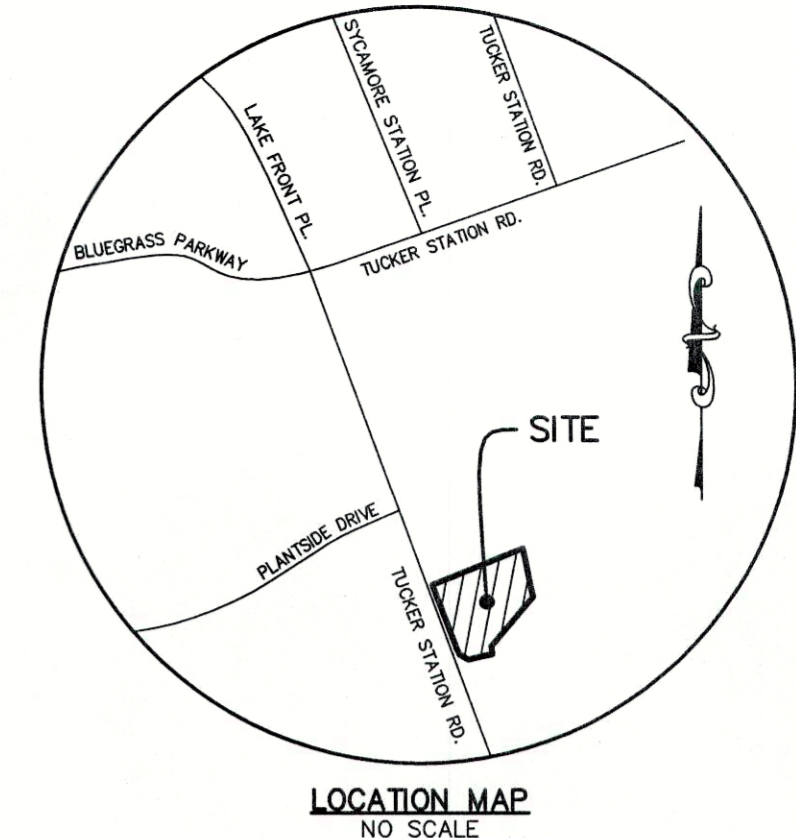
WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

**PUBLIC WORKS AND KTC NOTES:**

- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 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.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMP" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- SIDEWALK ALONG TUCKER STATION ROAD, A SCENIC CORRIDOR, SHALL BE OF HISTORIC MIX.
- THE DEED FOR LOTS 303 & 369 IDENTIFY THE PROPERTY LINES EXTENDING TO THE EXISTING CENTERLINE OF TUCKER STATION ROAD.

**LEGEND**

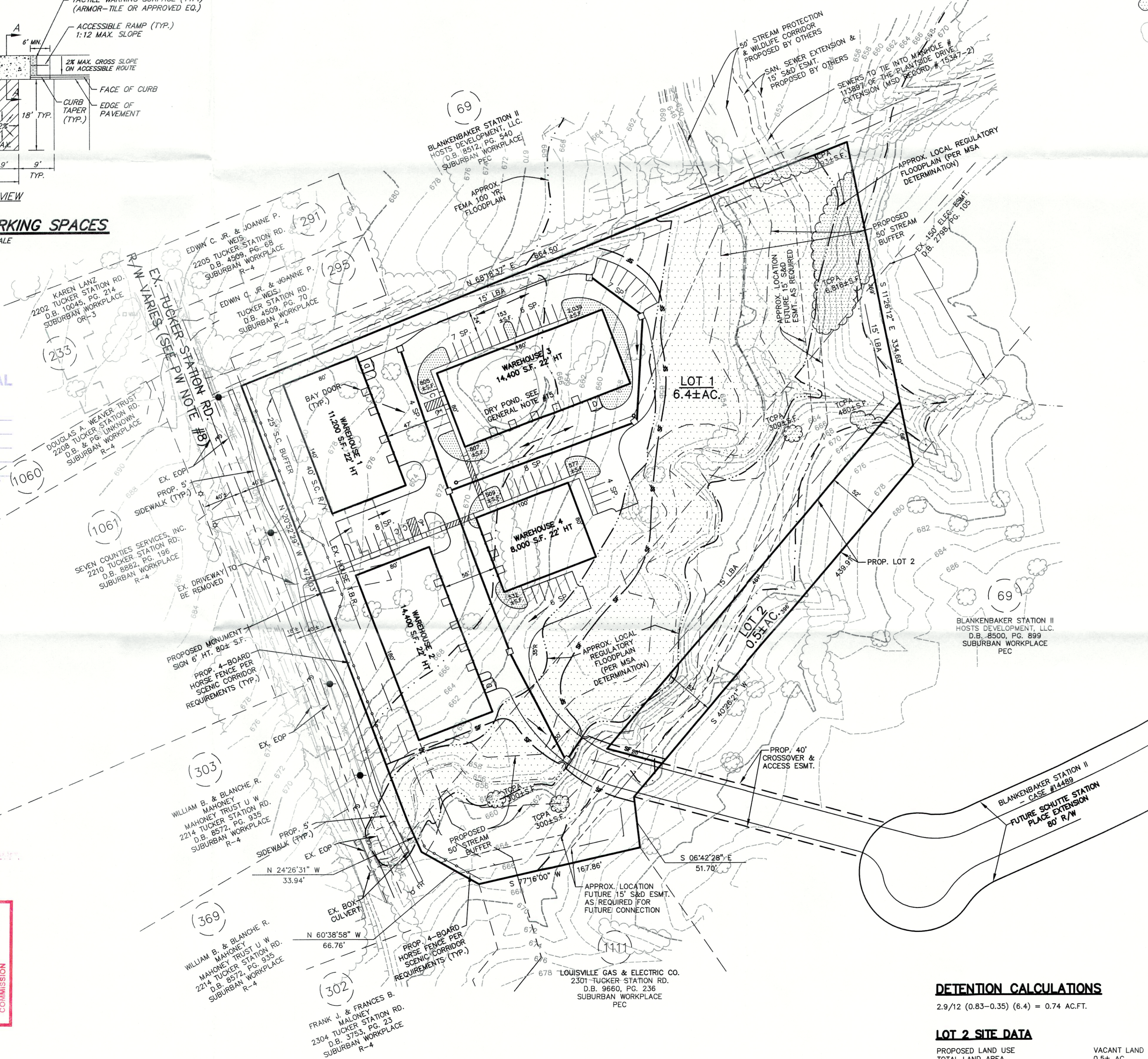
- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING SAN. SEWER W/ MANHOLE
- EXISTING TOP OF BANK
- EXISTING DITCH/SWALE
- EXISTING OVERHEAD UTILITY
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING WATER LINE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- FEMA 100 YR FLOODPLAIN
- MSD LOCAL REGULATORY FLOODPLAIN
- CARPOOL SPACE
- LOCAL REGULATORY FLOODPLAIN (PER MSA DETERMINATION)
- PROPOSED ILA AREA
- TREE CANOPY TO BE PRESERVED
- EXISTING TREE CANOPY



**ACCESSIBLE PARKING SPACES**  
NO SCALE

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:  
BY: *[Signature]*  
DATE: 4/16/16  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



**GENERAL NOTES:**

- 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.
- 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.
- PROTECTION OF TREES TO BE PRESERVED: 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.
- THE DEVELOPMENT LIES IN THE JEFFERSON TOWN FIRE DISTRICT.
- 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 PROTECTED OPEN SPACES (i.e. 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.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- ALL RADI TO BE 4.5' UNLESS OTHERWISE INDICATED.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- A GEOTECHNICAL REPORT SHALL BE PROVIDED FOR THE DESIGN OF THE ROAD PAVEMENT BASE WITHIN THE FLOODPLAIN AS REQUIRED.
- IN ACCORDANCE WITH 4.9 OF THE LDC, A KARST SURVEY OF THE EXISTING DEPRESSION AS NOTED ON LOJC WAS PERFORMED BY MSA. THE SURVEY CONFIRMED THAT THE DEPRESSION IS NOT A SINKHOLE. NO KARST FEATURES WERE OBSERVED.

**MSD NOTES:**

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED OFF SITE, PRIOR TO CONSTRUCTION, ON BLANKENBAKER STATION II IN ACCORDANCE WITH THE STUDY PROVIDED TO MSD. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPMENT PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW 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.
- EROSION & 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. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111C0065 E), AS DEPICTED ON THE PLAN.
- DIVISION OF WATER APPROVAL REQUIRED.
- MSD FLOODPLAIN PERMIT REQUIRED.
- BUILDINGS LOCATED ADJACENT TO THE FLOODPLAIN MAY BE SUBJECT TO ELEVATION CERTIFICATES.
- SITE IS SUBJECT TO I AND I FEES AND RECAPTURE FEES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- ONSITE FLOODPLAIN COMPENSATION SHALL BE PROVIDED AT A 1:1 VOLUME.
- LOCAL FLOODPLAIN SHALL BE DEVELOPED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- USAOE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

**OVERALL SITE DATA**

FORM DISTRICT	SW
EXISTING ZONING	R4
PROPOSED ZONING	PEC
EXISTING LAND USE	SINGLE FAMILY RESIDENCE
PROPOSED LAND USE	WAREHOUSES
TOTAL LAND AREA	6.9± AC.

**LOT 1 SITE DATA**

PROPOSED LAND USE	WAREHOUSES
TOTAL LAND AREA	6.4± AC.
TOTAL BUILDING AREA	48,000± S.F.
PARKING SPACES REQUIRED:	
50 EMPLOYEES	33 SPACES
MIN. (1 SP./1.5 EMPLOYEES)	50 SPACES
MAX. (1 SP./1 EMPLOYEE)	50 SPACES (INCLUDES 2 H.C. & 3 CARPOOL SPACES)
PARKING SPACES PROVIDED:	2 SPACES
BICYCLE PARKING-LONG TERM (PROVIDED INSIDE)	

**IMPERVIOUS AREA**

PRE-DEVELOPED IMPERVIOUS	3,320±S.F.
POST-DEVELOPED IMPERVIOUS	109,728±S.F.

**LANDSCAPE DATA:**

V.U.A.	52,980 S.F.
ILLA. REQUIRED (7.5% X VUA)	3,974 S.F.
ILLA. PROVIDED	5,469 S.F.

**TREE CANOPY DATA**

GROSS SITE AREA	279,420± S.F.
TREE CANOPY CATEGORY	CLASS C3
TOTAL TREE CANOPY REQUIRED	53,090 S.F. (19%)
EXISTING TREE CANOPY TO BE PRESERVED	8,200 S.F. (3%)
TREE CANOPY TO BE PLANTED	44,707 S.F. (16%)

\*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOJC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

**DETENTION CALCULATIONS**

2.9/12 (0.83-0.35) (6.4) = 0.74 AC.FT.

**LOT 2 SITE DATA**

PROPOSED LAND USE	VACANT LAND
TOTAL LAND AREA	0.5± AC.

**PRELIMINARY APPROVAL**

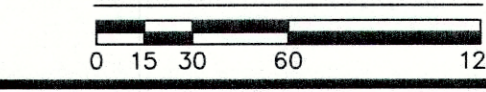
Condition of Approval: \_\_\_\_\_

*[Signature]*  
Date: 4/16/16  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED  
APR 01 2016

PLANNING & DESIGN SERVICES

CASE # 15ZONE1028  
PREVIOUS CASE # 12237  
MSD W.M. # 8015  
GRAPHIC SCALE 1"=60'



LOUISVILLE METRO  
APPROVED DISTRICT DEVELOPMENT PLAN  
DOCKET NO. 1520NE1028  
APPROVAL DATE 8/11/2016  
EXPIRATION DATE 6/21/2018  
SIGNATURE OF PLANNING COMMISSION  
*[Signature]*  
PLANNING COMMISSION

Mindel, Scott & Associates, Inc.  
Planning - Engineering - Surveying - Landscape Architecture  
Utility Consulting - Property Management  
Phone: 602.245.1200 Fax: 602.245.1205 Email: MSA@msaassociates.com

MSA

OWNER/DEVELOPER  
ADAM KOCH  
3937 KENNISON COURT  
LOUISVILLE, KY. 40207

DETAILED DISTRICT DEVELOPMENT PLAN  
MAPLE CROSSING  
2211 TUCKER STATION ROAD  
LOUISVILLE, KY. 40299  
T.B. 39, LOT: 68  
D.B. 9011, PG. 656

Revisions:  
3/21/16 SCHMITTE STATION PL. ACCESS ONLY  
4/16/16 MSD NOTE #2 PER COMMENT

Vertical Scale: N/A  
Horizontal Scale: 1"=60'  
Date: 9/18/15  
Job Number: 2729  
Sheet 1 of 1