

**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 ERECTED 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 ELOPMENT LIES IN THE MIDDLETOWN 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 NEIGHBORHOODS.
- 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 5.4 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.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- PRIOR TO CONSTRUCTION PLAN APPROVAL, THE EX. LOTS THAT MAKE UP THIS SITE SHALL BE CONSOLIDATED BY MINOR PLAT.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC A KARST SURVEY OF THE SITE WAS PERFORMED BY MARK SITES, PE, ON 2-18-14. NO POTENTIAL SHIMHOLES WERE IDENTIFIED IN THE GENERAL LOCATION.
- THE PRODUCT STORAGE/DRIVE AISLE LAYOUT SHOULD BE REPRESENTATIVE OF HOW THE AREA SHALL BE USED BUT MAY NOT ACCURATELY REFLECT THE ACTUAL LAYOUT AS THIS MAY FLUCTUATE DEPENDENT ON THE PRODUCT BEING STORED, ITS ROTATION AND THE MOST EFFICIENT DESIGN. IN ALL CASES THE MINIMUM AISLES WIDTH WILL BE 20 FEET.
- THE PARTS & STORAGE AREA WILL BE ON A HARD AND DURABLE SURFACE.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTE:**

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 (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 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.

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:**

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
- 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.
- PROPERTY OWNER AGREES TO THE POSSIBLE FUTURE EXTENSION OF MIDDLETOWN INDUSTRIAL BLVD. ACROSS LOTS 2 & 3 SHOULD THERE BE A COORDINATED AGREEMENT TO PROVIDE A CONNECTION TO DATA VAULT DRIVE.

**MSD NOTES:**

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MIDDLETOWN WASTEWATER TREATMENT PLANT BY NEW PROPERTY SERVICE CONNECTION TO EX. SANITARY SEWER IN MIDDLETOWN INDUSTRIAL BLVD., SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED 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.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0 49E).
- 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.
- THE FINAL DESIGN OF THIS PROJECT SHALL MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE DESIGN MAY CHANGE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- EX. PROPERTY SERVICE CONNECTION TO BE ABANDONED AND CAPPED PER MSD SPECIFICATIONS.
- AN MSD DRAINAGE BOND WILL BE REQUIRED.

**BEARINGS & DISTANCES**

- N 18°15'21" W 74.17'
- N 76°04'55" W 46.44' R=45.00'
- S 19°24'18" E 26.46'
- S 00°51'24" W 23.56'
- S 20°25'46" W 20.10' R=30.00'
- S 22°55'38" E 97.95' R=55.00'
- S 85°51'35" E 13.30'

**PRELIMINARY APPROVAL**  
Condition of Approval:

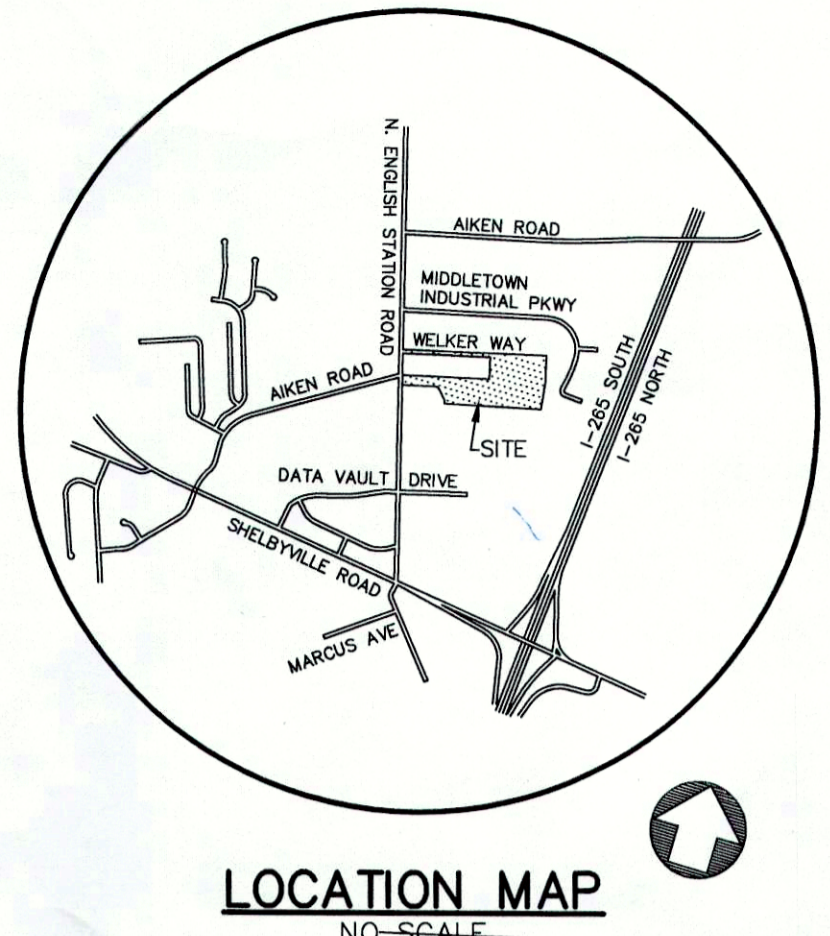
*AB* *4/8/15*  
Development Review Date

LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

17A

**LEGEND:**

- EXISTING CONTOUR
- EXISTING TREE
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING FENCE
- EXISTING CATCH BASIN
- EXISTING SEWER
- PROPOSED STORM CONCEPT
- PROPOSED SILT FENCE
- PROPOSED SEDIMENT BASIN
- PROPOSED PRODUCT STORAGE AREAS
- DETENTION AND POST -CONSTRUCTION PRACTICE AREA
- PROPOSED FLOW ARROW
- PROPERTY LINE TO BE CONSOLIDATED



**PROJECT DATA:**

EXISTING/PROPOSED FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	M-2
EXISTING LAND USE	LIGHT INDUSTRIAL
LAND AREA	21,50± AC.
BUILDING AREA	77,687 S.F.
BUILDING HEIGHT	1 STORY/35'±
FLOOR AREA RATIO ALLOWED	3.0
FLOOR AREA RATIO PROPOSED	0.09
PARKING REQUIRED:	
OFFICE (MIN. 1/350; MAX. 1/200)	6-11
EMP. (MIN. 1/1.5; MAX. 1/1)	30-45
TOTAL REQUIRED PARKING	36-55 SPACES
PARKING PROVIDED (INCLUDES 3 HANDICAP SPACES)	51

**LANDSCAPE DATA:**

V.U.A. (EMPLOYEES & VISITOR PARKING)	16,019± S.F.
I.L.A. REQUIRED (7.5% X V.U.A)	1,201± S.F.
I.L.A. PROVIDED	2,169± S.F.
V.U.A. (TRUCK MANEUVERING & UNLOADING)	73,293± S.F.

**TREE CANOPY DATA:**

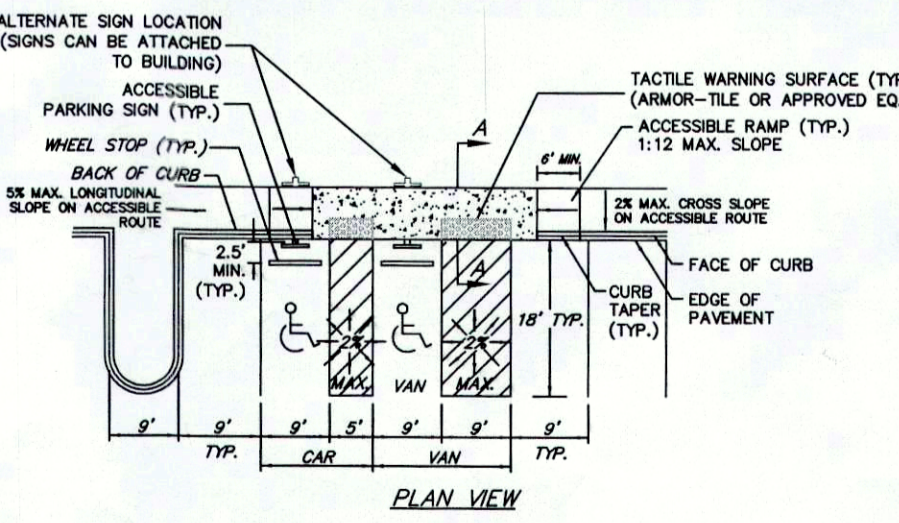
GROSS SITE AREA	936,737± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	286,520± S.F. (30%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F.
TOTAL TREE CANOPY REQUIRED	187,348± S.F. (20%)

**WAIVER REQUEST**

- A WAIVER OF 5.9.2.A.I, B.II OF THE LDC IS REQUESTED TO OMIT THE REQUIREMENT FOR ADDITIONAL VEHICULAR & PEDESTRIAN CONNECTIONS TO THE ADJACENT PROPERTIES.
- A WAIVER OF 10.2.4.A IS REQUESTED (FOR LOT 2) TO ALLOW THE 35' LBA PROVIDED ALONG THE NORTH PROPERTY LINE (ADJACENT TO EQUITY PLACE) TO FULFILL THE BUFFERING REQUIREMENT FOR BOTH THE DEVELOPMENT ADJACENT TO THE NORTH AND FOR LOT 1 TO THE SOUTH.
- A WAIVER OF 10.2.4.B IS REQUESTED (FOR LOT 2) TO ALLOW A GREATER THAN 50% OVERLAP OF THE REQUESTED LBA WITH A UTILITY ESMT (IN THE VICINITY OF EQUITY PLACE).

**DETENTION CALCULATION**

$$12 (9.69) (0.85 - 0.23) = 1.45 \text{ AC-FIT}$$



RECEIVED

APR 03 2015

PLANNING & DESIGN SERVICES

GRAPHIC SCALE 1"=80'

CASE # 15DEVPLAN1018  
MSD W.M. #9234  
PREVIOUS CASE # 9-27-01;  
9-17-06; 09-10-80 &  
14ZONE1005

Mindel, Scott & Associates, Inc.  
Planning - Engineering - Surveying - Landscape Architecture  
Utility Consulting - Property Management  
Phone: (502) 445-6400 Fax: (502) 445-6400 Email: info@msa-inc.com

**MSA**

OWNER/DEVELOPER  
AUTO TRUCK GROUP, LLC.  
1420 BREWSTER CREEK BLVD.  
BARLETT, IL 60103

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
AUTO TRUCK LOUISVILLE  
325 & 407 N. ENGLISH STATION RD. & 13051 EQUITY PLACE  
LOUISVILLE, KY 40223  
D.B. 10285 PG. 474, D.B. 9662 PG. 565  
TAX BLOCK 23 LOT 605, 750 & 103

Vertical Scale: N/A

Horizontal Scale: 1"=80'

Date: 2/9/15

Job Number: 2632

Sheet  
**1**  
of 1

15DEPLAN1018