



LEGEND

- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING FENCE
- EXISTING RAILROAD
- EXISTING SANITARY LINE
- EXISTING LOT NUMBER
- PROPOSED SANITARY (CONCEPT)
- PROPOSED STORM (CONCEPT)
- PROPOSED REQUIRED YARD
- CARPOOL SPACE DESIGNATION

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 CAMP TAYLOR 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.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

MSD NOTES:

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE WEST COUNTY WQTC BY LATERAL EXTENSION CONTRACT TO RECORD #6474-5 M.H. #60658, 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.
- DRAINAGE BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL. VOLUME COMPENSATION REQUIRED OFFSITE AT A 1.5:1 RATIO FOR INCREASED SITE RUNOFF VOLUME.
- 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.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111C0080E & 2111C0077E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS SET BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

PUBLIC WORKS AND KTC NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN 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.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- THE EXISTING DECELERATION/ACCELERATION LANES FOR THE EXISTING ENTRANCE ARE TO BE REMOVED AND PAVEMENT RESTORED TO THE TYPICAL CROSS SECTION USED FOR PRODUCE ROAD.
- 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.
- FEE IN LIEU OF SIDEWALK CONSTRUCTION ALONG PRODUCE RD TO BE PAID PRIOR TO CONSTRUCTION APPROVAL.

PROJECT DATA:

FORM DISTRICT	SW
EXISTING ZONING	M3
EXISTING LAND USE	MANUFACTURING/DISTRIBUTION
PROPOSED LAND USE	MANUFACTURING/DISTRIBUTION
GROSS LAND AREA	17.3± AC.
NET LAND AREA	17.0± AC.
BUILDING AREA	300,000± S.F.
BUILDING HEIGHT	42'
FLOOR AREA RATIO	0.40
OFFICE SPACE	10,000 S.F.
AMENITY AREA PROVIDED (10% OF OFFICE SPACE)	1,000 S.F.
PARKING REQUIRED (225 EMPLOYEES) (MIN 1 SP./1.5 EMP., MAX 1 SP./1 EMP.)	150-225 SPACES
PARKING PROVIDED	203 SPACES
(INCLUDES 7 ADA & 5 CARPOOL SPACES)	
BICYCLE PARKING REQUIRED/PROPOSED	0
SHORT TERM	0 (N BLDG.)
LONG TERM	
IMPERVIOUS AREA:	
EXISTING	296,840 ±S.F.
PROPOSED	575,664 ±S.F.

LANDSCAPE DATA:

V.U.A. (EMPLOYEE & VISITOR PARKING)	81,563± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	6,117 S.F.
I.L.A. PROVIDED	12,775± S.F.
V.U.A. (LOADING & MANEUVERING)	194,100± S.F.

TREE CANOPY DATA:

SITE AREA (AFTER R/W DEDICATED)	742,863± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	148,573± S.F. (20%)
TREE CANOPY TO BE PLANTED	148,573± S.F. (20%)

GRAPHIC SCALE 1"=50'

CASE # 15DEVPLAN1104
MSD WM # 11217

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MSA

DEVELOPER
DESERT PROPERTIES KY, LLC.
3900 PRODUCE ROAD
LOUISVILLE, KY. 40218

OWNER
SAPA HE TUBING, INC.
4301 PRODUCE ROAD
LOUISVILLE, KY. 40218

CATEGORY 3 DEVELOPMENT PLAN
DESERT PROPERTIES KY, LLC.
4301 PRODUCE ROAD
LOUISVILLE, KY 40218
TAX BLOCK: 616, LOT: 119-8
DEED BOOK: 9050, PAGE: 38

Revisions	
08/24/15 AGENCY COMMENTS	
09/14/15 PER MSD COMMENTS	
12/28/15 AMENITY AREA & WAIVER	

Vertical Scale: N/A
Horizontal Scale: 1"=50'
Date: 6/29/15
Job Number: 3263

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