

LEGEND

---	EXISTING CONTOUR
XXX	EXISTING TREE MASS
X	EXISTING STREET SIGN
EX. G	EXISTING GAS W/SIZE
EX. UGE	EXISTING UNDERGROUND ELECTRIC
○	EXISTING UTILITY POLE
○	EXISTING LIGHT POLE
○	EXISTING CATCH BASIN & YARD DRAIN W/PIPE
○	EXISTING DOUBLE CATCH BASIN W/PIPE
○	EXISTING HEADWALL W/PIPE
○	EXISTING TOP OF BANK
○	EXISTING TOE OF SLOPE/DITCH
○	EXISTING SANITARY MANHOLE W/PIPE
---	INTERIOR LANDSCAPE AREA (ILA)
---	PROPOSED CATCH BASIN & HEADWALL
---	PROPOSED DITCH/SWALE
---	PROPOSED SANITARY MANHOLE W/PIPE
---	PROPOSED DRAINAGE ARROW
---	PROPOSED CARPOOL SPACE

SITE DATA

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	PEC
EXISTING PROPOSED LAND USE	OFFICE/WAREHOUSE
PROPOSED LAND USE	WAREHOUSE
TOTAL LAND AREA	7.45± AC.
EX. BUILDING AREA	10,000± S.F.
OFFICE	20,557± S.F.
LAB/WAREHOUSE	30,557± S.F.
TOTAL EXISTING	
PROP. BUILDING AREA	54,221± S.F.
OFFICE	75,979± S.F.
LAB/WAREHOUSE	130,200± S.F.
TOTAL PROPOSED	
TOTAL BUILDING AREA (EXISTING & PROPOSED)	160,757± S.F.
FLOOR AREA RATIO (MAX ALLOWED 1.0)	0.5
BUILDING HEIGHT (50' AT P/L ALLOWED)	45'
PARKING REQUIRED	
OFFICE (64,221± S.F.)	
MINIMUM (1 SPACE/400 S.F.)	161 SPACES
MAXIMUM (1 SPACE/150 S.F.)	428 SPACES
WAREHOUSE (96,536± S.F. PRIMARILY PLANT OR FACTORY)	
MINIMUM (1 SPACE/4,000 S.F.)	24 SPACES
MAXIMUM (1 SPACE/500 S.F.)	193 SPACES
TOTAL (MIN-MAX)	185-621 SPACES
PARKING PROVIDED	
CAR PARKING (EX. & PROPOSED)	311 SPACES
(INCLUDES 8 ACCESSIBLE & 5 CARPOOL SPACES)	
BICYCLE PARKING (10% OF MINIMUM PARKING)	19 SPACES
AMENITY AREA	
REQUIRED (10% OFFICE S.F.)	6,422 S.F.
PROPOSED + EXISTING	8,152± S.F.
SEATING REQUIRED (1 SEAT/200 S.F.)	32
SEATING PROPOSED	70

TREE CANOPY DATA:

GROSS SITE AREA	324,669± S.F.
LAND USE	INDUSTRIAL
EXISTING TREE CANOPY*	7,806± S.F. (2%)
EXISTING TREE CANOPY TO BE PRESERVED	7,806± S.F. (2%)
NEW TREE CANOPY REQUIRED	73,361± S.F. (23%)
TOTAL TREE CANOPY TO BE PROVIDED/REQUIRED**	81,167± S.F. (25%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

**THE EXISTING BUILDING & PROPOSED EXPANSION ROOF WILL BE WHITE. USE OF HEAT ISLAND TECHNOLOGY ALLOWS FOR 5% REDUCTION TO THE 30% TREE CANOPY REQUIREMENT.

LANDSCAPE DATA:

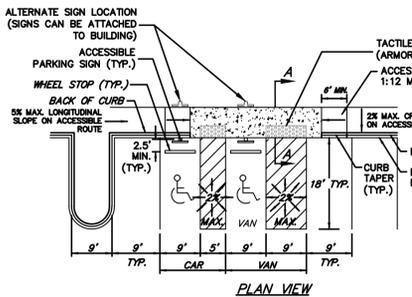
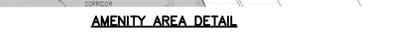
V.I.A. (PROPOSED+EXISTING)	128,442± S.F.
I.L.A. REQUIRED* (7.5% X V.I.A.)	9,633± S.F.
I.L.A. PROVIDED (PROPOSED+EXISTING)	15,042± S.F.

IMPERVIOUS SITE DATA:

EXISTING IMPERVIOUS AREA	76,670± S.F.
PROPOSED IMPERVIOUS AREA	171,976± S.F.
NET IMPERVIOUS INCREASE	95,306± S.F.

- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY. ANY 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.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED/UPDATED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - 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 PROJECTED OPEN SPACES (IE. 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.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS A. BROWN, P.E. ON 12/2/22 AND NO KARST TOPOGRAPHY INDICATIVE OF A SINKHOLE WAS FOUND. A REVIEW OF PUBLISHED GEOLOGICAL INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY, WHICH HAS BEEN VISUALLY CONFIRMED.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYD'S FORK WASTEWATER TREATMENT PLANT BY PROPERTY SERVICE CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED OFF SITE IN THE BUSINESS PARK'S DETENTION BASIN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE 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 AND 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.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111100 065E & 064E).
 - 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.
 - CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- PUBLIC WORKS NOTES:**
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
 - 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.
 - SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
 - REQUIRED LOT CONSOLIDATION SHALL BE RECORDED BY DEED OR MINOR PLAT PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - ALL PAVEMENT SHALL BE OF A HARD AND DURABLE SURFACE AS REQUIRED BY 9.1.2 OF THE LDC.



TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE

MINDEL SCOTT
ENGINEERING ► SURVEYING ► PLANNING ► LANDSCAPE ARCHITECTURE
5150 Jefferson Blvd., Louisville, KY 40219
502-465-1588 ► mindelscott.com

OWNER/DEVELOPER
CHESTNUT STATION LLC.
H03 CHESTNUT LLC.
12451 PLANTSIDE DR
LOUISVILLE, KY 40299

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
MIDEA BUILDING ADDITION
2700 CHESTNUT STATION COURT,
LOUISVILLE, KY 40299
TAX BLOCK 39, LOT 1106 & 1135
DEED BOOK 10699, PAGE 715 &
DEED BOOK 10690, PAGE 319

Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 5-2-22
Job Number: 2376
Sheet
1
of 1

CASE #22-DDP-0055
RELATED CASE #15DEVPLAN1119, 9-42-06
MSD WM # 9212