

**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.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE JEFFERSONTOWN 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 ABUT 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.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL REMAIN, EXCEPT AS NOTED ON THE PLAN.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A GEO-TECHNICAL SURVEY WAS PERFORMED BY ECS SOUTHEAST ON 6/22/22 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
- CONCRETE WHEEL STOPS AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALK, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY, OR STRUCTURE.

**MSD NOTES:**

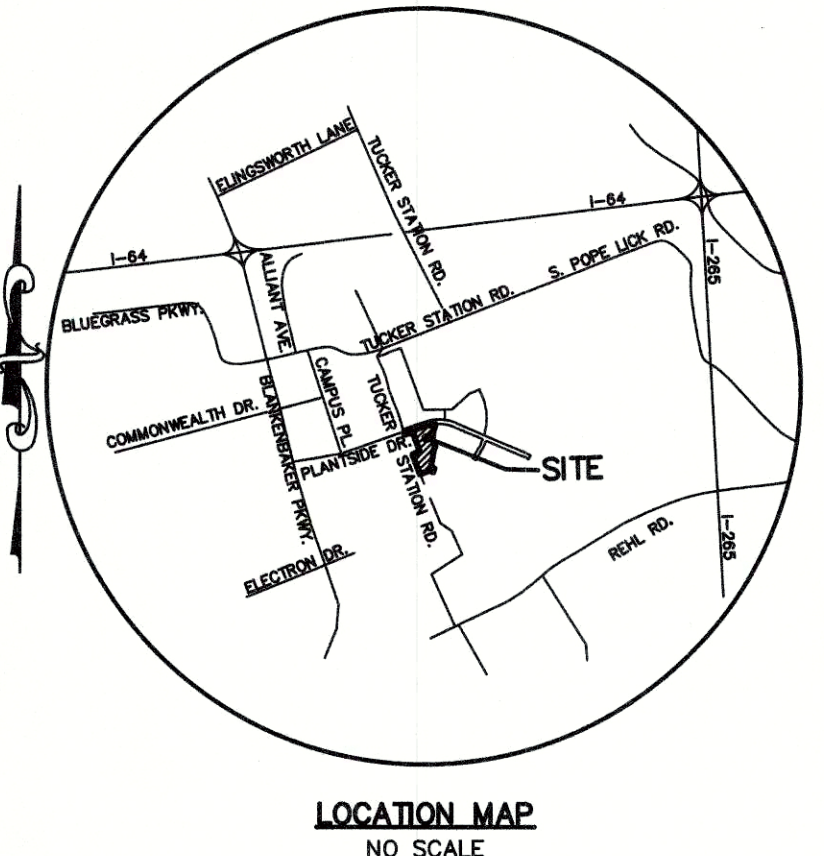
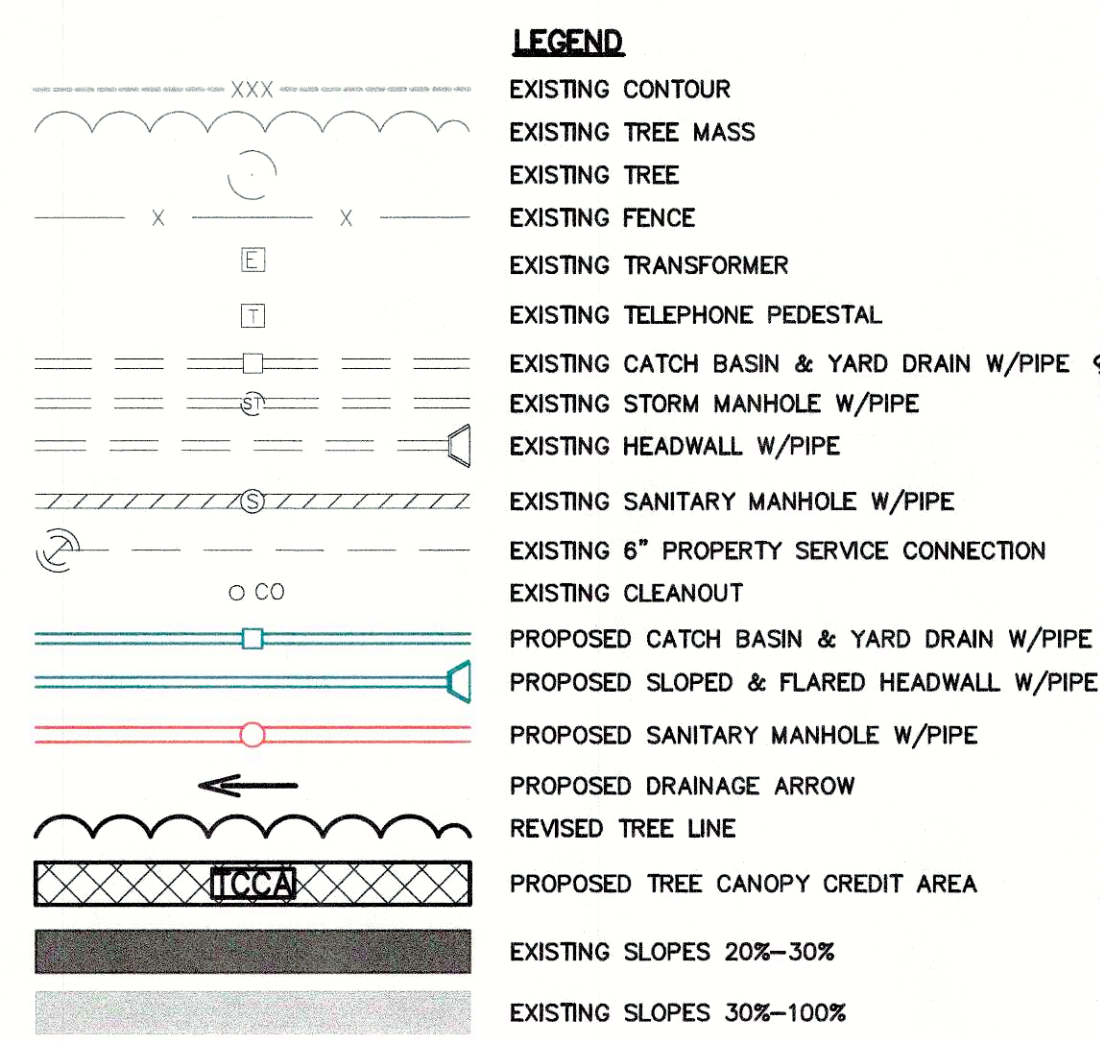
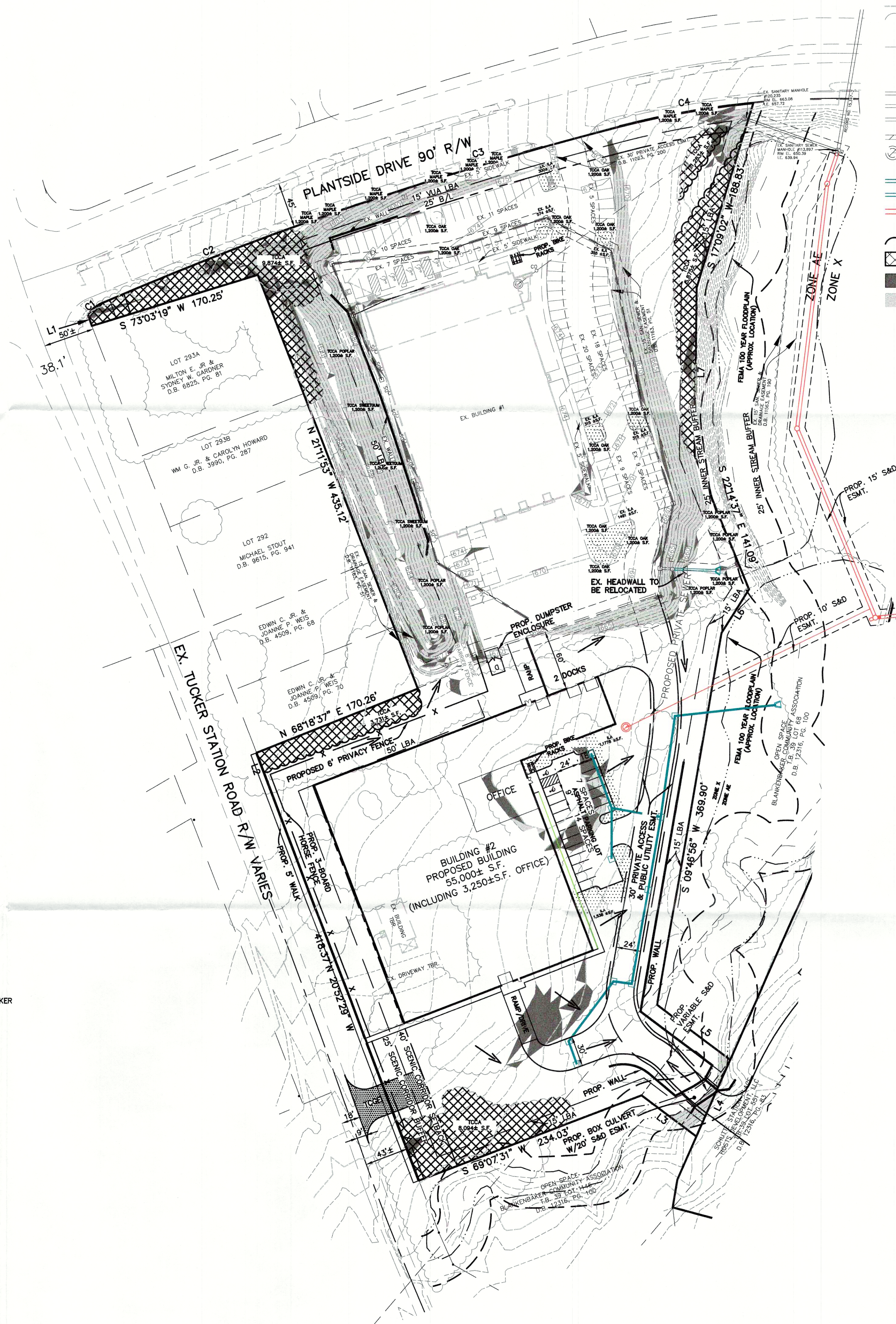
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER:  
SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION:  
DETENTION TO BE PROVIDED OFFSITE AS DEPICTED ON THE PLAN. 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.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD ZONE AE PER FEMA'S FIRM MAPPING (21111C0089).
- 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.
- CODE APPROVAL MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- THE BLANKENBAKER STATION OPEN SPACE LOTS WILL ALLOW FOR FUTURE SANITARY SEWER SERVICE TO SERVE THE WATERSHED.

**PUBLIC WORKS AND KTC NOTES:**

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VEHICLE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER 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.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL ROADWAY PAVEMENT WIDTHS, RADI, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP'S PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- CROSS ACCESS AGREEMENT OR EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
- AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.

**WAIVER REQUESTS:**

- A WAIVER OF 5.5.2 OF THE LDC IS REQUESTED TO ALLOW THE BUILDING ENTRANCES, GLAZING, AND DISPLAY WINDOWS INTO THE BUSINESS FACE INTERNALLY RATHER THAN ABUTTING THE ADJACENT TUCKER STATION ROAD.
- A WAIVER OF TABLE 6.2.1 OF THE LDC IS REQUESTED TO REDUCE THE REQUIRED RIGHT-OF-WAY FOR PLANTSIDE DRIVE FROM 120' TO 90'



**SITE DATA:**

EXISTING FORM DISTRICT	SWFD
EXISTING ZONING	PEC
EXISTING LAND USE	OFFICE/WAREHOUSE/RESIDENTIAL
PROPOSED LAND USE	OFFICE/WAREHOUSE
TOTAL LAND AREA	8.21± AC. (357,424± S.F.)
EX. BUILDING AREA	
WAREHOUSE	29,950± S.F.
OFFICE	10,000± S.F.
TOTAL	39,950± S.F.
PROPOSED BUILDING AREA	
WAREHOUSE	51,750± S.F.
OFFICE	3,250± S.F.
TOTAL	55,000± S.F.
PROPOSED BUILDING HEIGHT	
TOTAL OFFICE AREA	37
TOTAL WAREHOUSE AREA	13,250± S.F.
TOTAL BUILDING AREA	81,700± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.26
PARKING REQUIRED	
OFFICE	
MINIMUM (1 SPACE/400 S.F.)	33 SPACES
MAXIMUM (1 SPACE/150 S.F.)	88 SPACES
WAREHOUSE	
MINIMUM (1 SPACE/4,000 S.F.)	20 SPACES
MAXIMUM (1 SPACE/500 S.F.)	164 SPACES
TOTAL	53-252 SPACES
PARKING PROVIDED	
CAR PARKING	118 SPACES
(INCLUDES 7 ACCESSIBLE & 5 CARPOOL SPACES)	
BICYCLE PARKING REQUIRED	5 SPACES
EXISTING BICYCLE PARKING PROVIDED	0 SPACES
BICYCLE PARKING PROVIDED	5 SPACES

**IMPERVIOUS AREA:**

EXISTING IMPERVIOUS AREA	93,638± S.F.
PROPOSED IMPERVIOUS AREA	86,149± S.F.
TOTAL	179,787± S.F.

**LANDSCAPE DATA:**

EX. V.U.A.	33,322± S.F.*
EX. I.L.A. REQUIRED (7.5% X V.U.A.)	2,499 S.F.
EX. I.L.A. PROVIDED	3,350± S.F.
PROPOSED V.U.A.	32,508± S.F.
PROPOSED I.L.A. REQUIRED (7.5% X V.U.A.)	2,438± S.F.
PROPOSED I.L.A. PROVIDED	3,316± S.F.
TOTAL V.U.A. (7.5% X V.U.A.)	65,828± S.F.
TOTAL I.L.A. REQUIRED	4,937± S.F.
TOTAL I.L.A. PROVIDED	6,666± S.F.

\*EXISTING V.U.A. DOES NOT INCLUDE LOADING/MANEUVERING & STORAGE AREAS, PER APPROVED CASE #17DEVPLAN1166

**TREE CANOPY DATA:**

GROSS SITE AREA	357,424± S.F.
LAND USE	OFFICE/WAREHOUSE
EXISTING TREE CANOPY	139,760± S.F. (39%)
EXISTING TREE CANOPY TO BE PRESERVED	62,096± S.F. (17%)
TOTAL TREE CANOPY REQUIRED	89,356± S.F. (25%)*
TOTAL TREE TO BE PLANTED	27,260± S.F. (7%)
TOTAL TREE CANOPY TO BE PROVIDED	89,356± S.F. (25%)

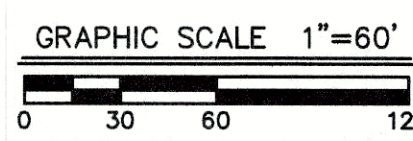
\*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.  
\*\*5% REDUCTION IN REQUIRED TREE CANOPY ALLOWABLE FOR WHITE ROOF ACCORDING TO TABLE 10.1.1 OF THE LDC.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 19°03'01" W	11.50'
L2	N 20°50'55" W	30.00'
L3	S 53°12'45" E	67.23'
L4	S 23°51'03" W	82.08'
L5	S 53°12'45" E	89.62'
L6	S 09°18'55" W	27.71'
L7	S 00°36'07" W	165.60'

**CURVE TABLE**

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	N 51°18'04" E	18.70'	35.00'
C2	N 68°54'17" E	254.17'	3455.00'
C3	N 73°21'18" E	282.42'	3455.00'
C4	N 80°09'22" E	132.93'	855.00'



RECEIVED  
JUL 26 2022  
PLANNING & DESIGN SERVICES

CASE #22-DDP-0053  
RELATED CASE #17DEVPLAN1166  
MSD SUB #11686

**MINDEL SCOTT**  
SURVEYING & PLANNING  
5151 Jefferson Blvd., Louisville, KY 40219  
ENGINEERING & ARCHITECTURE  
485-1508 | MindelScott.com

OWNER/DEVELOPER  
**FORSEE INVESTMENT, LLC**  
5405 MOREHOUSE DR., SUITE 320  
SAN DIEGO CA. 92121

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
**BLANKENBAKER STATION LOT 8**  
**QUADRANT EXPANSION**  
12500 PLANTSIDE DR., LOUISVILLE, KY 40299  
TAX BLOCK 39, LOT 1140  
DEED BOOK 12316, PAGE 116

Revisions	6/13/22 PER AGENCY COMMENT	
	6/29/22 PER AGENCY COMMENT	
	7/11/22 PER AGENCY COMMENT	
Vertical Scale:	N/A	
Horizontal Scale:	1"=60'	
Date:	05/02/22	
Job Number:	1567-211	
Sheet	1	
	of 1	