

SITE DATA

SITE ADDRESS:
12621 PLANTSIDE DRIVE
LOUISVILLE, KY 40299

PARCEL ID: 003910980000
FORM DISTRICT: SUBURBAN WORKPLACE FORM DISTRICT (SWFD)
ZONING: PEC
ADJACENT ZONING: PEC
PROPOSED USE: B (BUSINESS)

OWNER:
EUROFINS GENOMICS
12701 PLANTSIDE DRIVE
LOUISVILLE, KY 40299

DEVELOPER:
HOLLENBACK-OAKLEY
12451 PLANTSIDE DRIVE
LOUISVILLE, KY 40299

EXISTING LAND USE	VACANT
LOT AREA	3,60± AC.
DISTURBED AREA	2,50± AC.
BUILDING HT. PROPOSED	48 FT
TOTAL BUILDING AREA	71,200± S.F.
FLOOR AREA RATIO (MAX. 1.0)	0.45 C
LOT COVERAGE (MAX. 50%)	25%±
PROPOSED IMPERVIOUS	91,328± SF

PARKING REQUIRED	
OFFICE (MIN. 1/400 - MAX. 1/150)	26,000 SF 65 - 173 SP
LAB / UTILITY / WAREHOUSE (MIN. 1/4,000 - MAX. 1/500)	45,200 SF 12 - 91 SP
TOTAL REQUIRED	77 - 264 SP

PARKING PROVIDED	
STANDARD	110 SP
CARPOOL	5 SP
HANDICAPPED	5 SP
TOTAL PROVIDED	120 SP

BIKE PARKING	
10% OF REQUIRED PARKING	7.7 SP
TOTAL PROVIDED	8 SP

LANDSCAPE DATA	
V.U.A.	= 39,335± S.F.
ILL.A. REQUIRED (7.5% X V.U.A.)	= 2,950 S.F.
ILL.A. PROVIDED	= 3,093± S.F.

TREE CANOPY DATA	
GROSS SITE AREA	156,816± S.F.
TREE CANOPY CATEGORY	CLASS C
EX. CANOPY TO BE PRESERVED	0 S.F. (0%)
PROPOSED TREE CANOPY	47,045± S.F. (30%)
TOTAL TREE CANOPY REQUIRED	47,045± S.F. (30%)

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.
- 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.
- IF PROPOSED, SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
- 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.
- 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 BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- 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.
- STREET TREES TO BE PROVIDED IN EACH RIGHT-OF-WAY PER LAND DEVELOPMENT CODE SECTION 10.2.8. FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN.

LEGEND

- SAN - EXISTING SANITARY SEWER
- STM - EXISTING STORM SEWER
- G - EXISTING GAS LINE
- W - EXISTING WATER MAIN
- OE - EXISTING OVERHEAD ELECTRIC
- UE - EXISTING UNDERGROUND ELECTRIC
- 735 - EXISTING CONTOUR ELEVATION
- STM - STORM SEWER
- [Pattern] CONCRETE PAVEMENT
- [Pattern] ASPHALT PAVEMENT

MSD NOTES

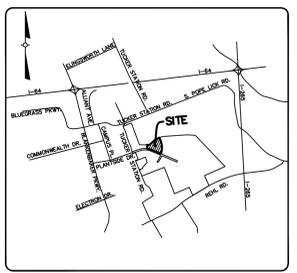
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY PSC. SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION: DETENTION PROVIDED OFFSITE AS PART OF THE BLANKENBAKER STATION II DEVELOPMENT. 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.
- 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.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

PUBLIC WORKS & KTC NOTES

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- 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 OR KYTC 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.
- 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 PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

WAIVER NOTES

- WAIVER IS REQUESTED REGARDING TREE CANOPY REQUIREMENTS (LDC 10.1.3.a.3.c.6). OVERHEAD POWER EASEMENT REQUIRES NO TREES WITHIN TRANSMISSION EASEMENT. ACCEPTABLE LANDSCAPING SOLUTION WILL BE COORDINATED WITH CITY OF LOUISVILLE.
- WAIVER FROM LDC 10.2.4.B IS REQUESTED DUE TO UTILITY EASEMENT NOT BEING ALLOWED TO OVERLAP A LANDSCAPE BUFFER AREA BY MORE THAN 50%.



REVISION	DATE	O.C.
A PERMIT SUBMITTAL	03/28/22	JRD
B PERMIT REVISION	04/22/22	JRD

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DISTRICT DEVELOPMENT PLAN

GENOMICS BUILDING
EUROFINS
12701 PLANTSIDE DRIVE,
LOUISVILLE, KY

DRAWN	JRD
CHECKED	JRD
O.C. REVIEW	SLG
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