GENERAL NOTES:

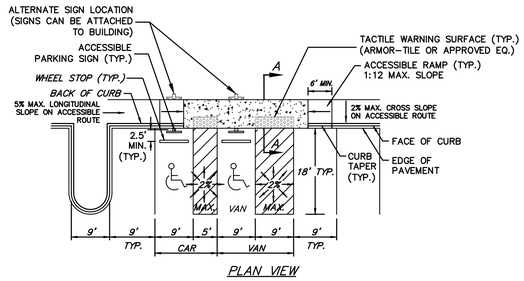
1. DOMESTIC WATER SUPPLY:
   SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
   A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. 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 TO NOT CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE ANCHORAGE MIDDLETOWN FIRE DISTRICT.
6. 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.
7. 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 PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
9. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
10. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
11. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE FLOYD'S FORK WASTEWATER TREATMENT PLANT. SANITARY SEWER SERVICE PROVIDED BY NEW 6" PROPERTY SERVICE CONNECTION SUBJECT TO FEES AND APPLICABLE CHARGES.
3. DRAINAGE/STORMWATER DETENTIONSANITARY SEWER WILL CONNECT TO THE DETENTION TO BE PROVIDED IN OFFSITE BASIN. SITE IS SUBJECT TO REGIONAL FACILITY FEES.
4. 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.
5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111CO 49F).
6. THRU DRAINAGE:
   EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
7. A TELLA-INSPECTION, FLUSH AND CLEANING WILL BE REQUIRED PRIOR TO MSD ACCEPTING THROUGH DRAINAGE PIPE EASEMENT. MAINTENANCE ON EXISTING PIPE MAY BE REQUIRED TO BRING IT TO MSD SPECIFICATIONS.

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. 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.
4. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
5. ALL 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.



PLAN VIEW

TYPICAL ACCESSIBLE PARKING SPACES

NO SCALE

SITE DATA:

FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR
EXISTING ZONING	C2
EXISTING LAND USE	VACANT
PROPOSED LAND USE	COMMERCIAL
GROSS LAND AREA	0.47± AC.
PROPOSED BUILDING AREA	4,000 S.F.
FLOOR AREA RATIO	0.20
*MINIMUM PARKING REQUIRED	16 SPACES
MAXIMUM PARKING ALLOWED	26 SPACES
PROPOSED PARKING SPACES	19 SPACES
*PER MIDDLETOWN LDC	

LANDSCAPE DATA:

V.U.A.	8,205± S.F.
I.L.A. REQUIRED (7.5%/5% X V.U.A.)	410 S.F.
I.L.A. PROVIDED	925± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	20,473± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	448± S.F. (2%)
EXISTING TREE CANOPY TO BE PRESERVED	0 S.F. (0%)
TOTAL TREE CANOPY REQUIRED/PLANTED	4,094± S.F. (20%)

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

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	12,465± S.F.
NET IMPERVIOUS AREA	12,465± S.F.

AREA OF DISTURBANCE: 0.47± AC

LINE TABLE

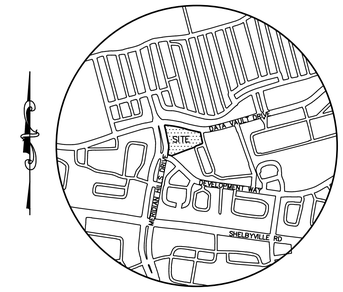
LINE	BEARING	DISTANCE
L1	S 59°17'11" W	32.09'
L2	N 64°22'13" W	25.51'
L3	N 01°47'16" W	21.92'
L4	N 13°49'52" W	38.03'
L5	S 13°15'52" E	37.03'
L6	S 71°02'13" E	44.84'
L7	S 71°02'13" E	15.93'

CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	S 33°04'41" E	25.98'	25'
C2	N 07°48'34" W	37.77'	180'
C3	S 42°56'20" W	49.43'	30'
C4	N 76°19'14" W	45.12'	245'
C5	S 74°40'23" E	35.51'	280'
C6	S 45°47'12" E	21.51'	20'
C7	N 62°55'52" E	127.44'	955'

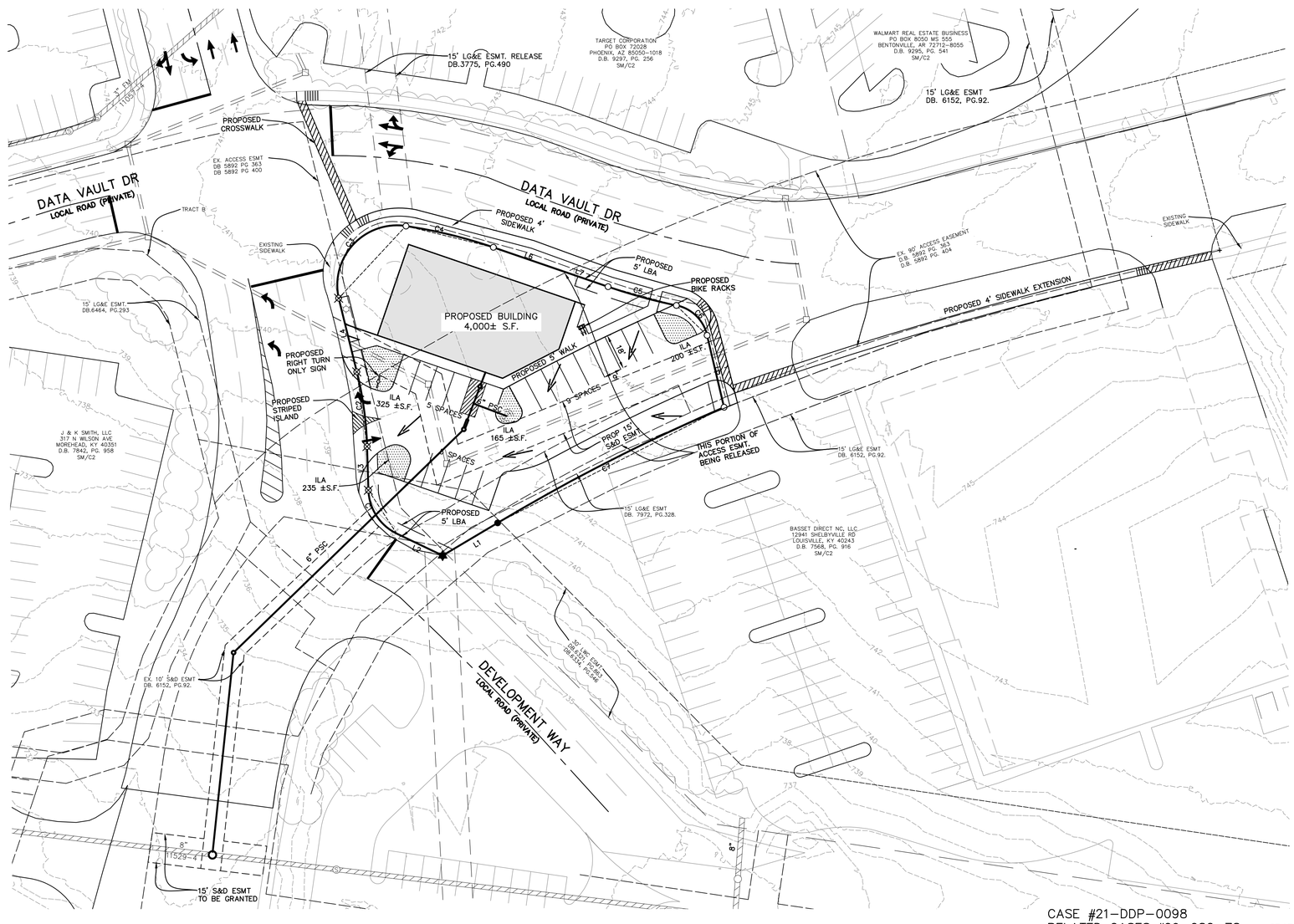
LEGEND

- EXISTING CONTOUR
- EXISTING CURB
- EXISTING TREE MASS
- EXISTING TREE
- FLOW ARROWS
- EXISTING PROPERTY SERVICE CONNECTION
- EXISTING STREET SIGN
- EXISTING LIGHT POLE
- EXISTING STORM MANHOLE WITH PIPE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED STREET SIGN



LOCATION MAP

NO SCALE



CASE #21-DDP-0098
RELATED CASES: #09-082-78, 14 DEVPLAN 1103
MSD SUB #12349/ 21 1140

GRAPHIC SCALE 1"=30'
0 15 30 60

MINDEL SCOTT
ENGINEERING ▶ PLANNING ▶ SURVEYING ▶ LANDSCAPE ARCHITECTURE
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OWNER/DEVELOPER
MIDDLETOWN PARTNERS LLC
12911 REAMERS RD
LOUISVILLE, KY 40245

DETAILED DISTRICT DEVELOPMENT PLAN
MIDDLETOWN STATION - OUTLOT

12939 SHELBYVILLE ROAD
LOUISVILLE, KY 40243
TAX BLOCK 23, LOT 761
DEED BOOK 11943, PAGE 149

Revisions	
10/04/21	PER AGENCY COMMENTS
11/01/21	PER AGENCY COMMENTS
11/15/21	PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=30'
Date: 09/13/2021
Job Number: 3360

Sheet 1 of 1

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