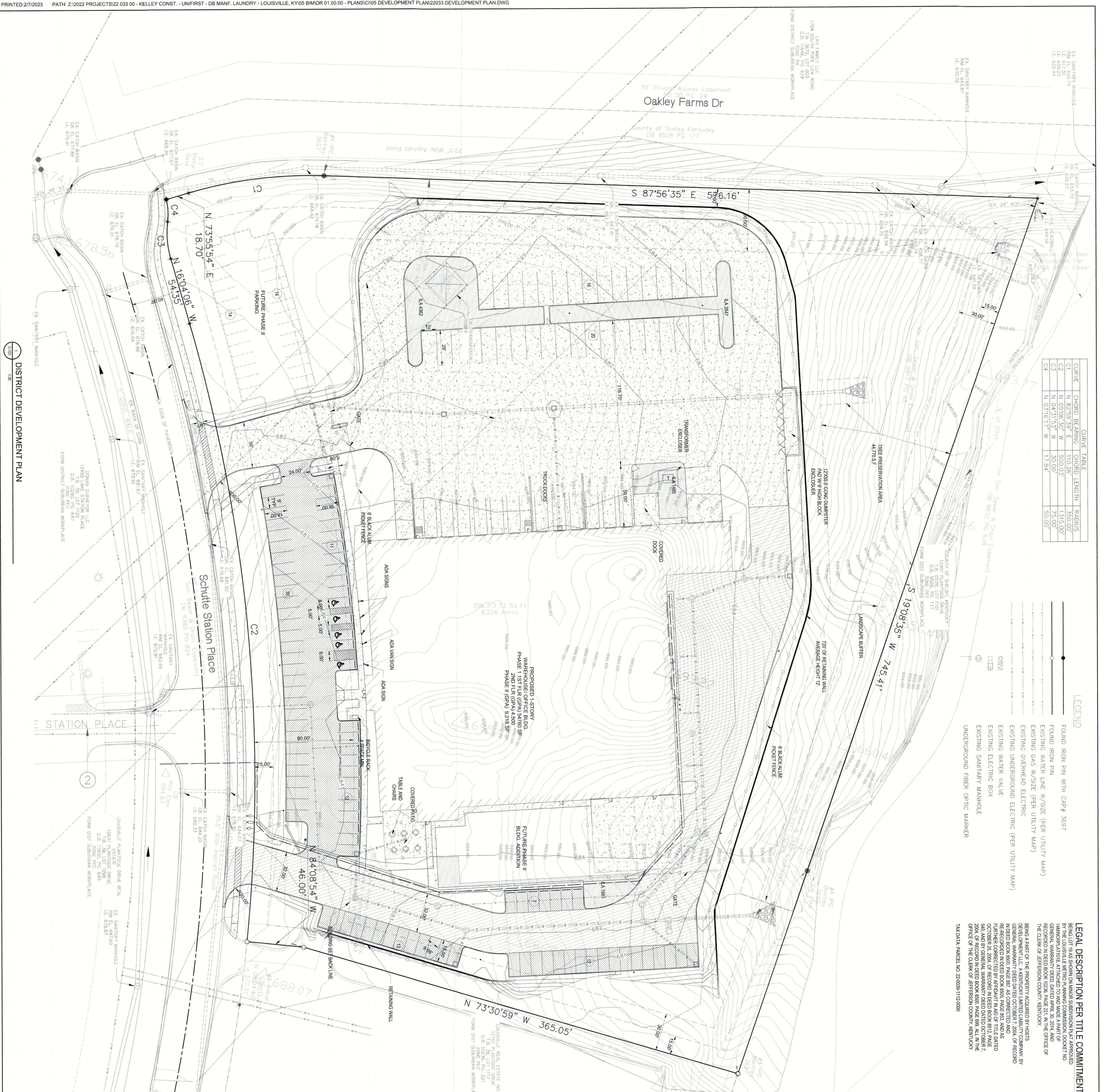




CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	N 82°59'39" E	110.26'	350.00'
C2	N 05°06'50" W	500.03'	1315.00'
C3	N 04°31'53" W	30.00'	75.00'
C4	N 03°16'17" W	17.84'	50.00'

LEGEND

- FOUND IRON PIN WITH CAP# 3697
- EXISTING WATER LINE W/SIZE (PER UTILITY MAP)
- EXISTING GAS W/SIZE (PER UTILITY MAP)
- EXISTING OVERHEAD ELECTRIC (PER UTILITY MAP)
- EXISTING UNDERGROUND ELECTRIC (PER UTILITY MAP)
- EXISTING WATER VALVE
- EXISTING ELECTRIC BOX
- EXISTING SANITARY MANHOLE
- UNDERGROUND FIBER OPTIC MARKER

LEGAL DESCRIPTION PER TITLE COMMITMENT

BEING LOT 19 AS SHOWN ON MAPS SUBDIVISION PLAT APPROVED BY THE LOUISVILLE METRO PLANNING COMMISSION, LOCATED IN THE DISTRICT OF JEFFERSON COUNTY, KENTUCKY, BEING MORE PARTICULARLY DESCRIBED BY THE GENERAL WARRANTY DEED DATED APRIL 30, 2014, AND RECORDED IN DEED BOOK 1028, PAGE 221, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

SITE DATA

STREET ADDRESS: 12400 SCHUTTE STATION PLACE
LOUISVILLE, KY 40299
PARCEL ID: 0099110900
FROM DISTRICT SUBURBAN WORKSPACE
PROPOSED USE: BUSINESS
OWNER: CORP
12400 SCHUTTE STATION PLACE
LOUISVILLE, KY 40299

MSD NOTES

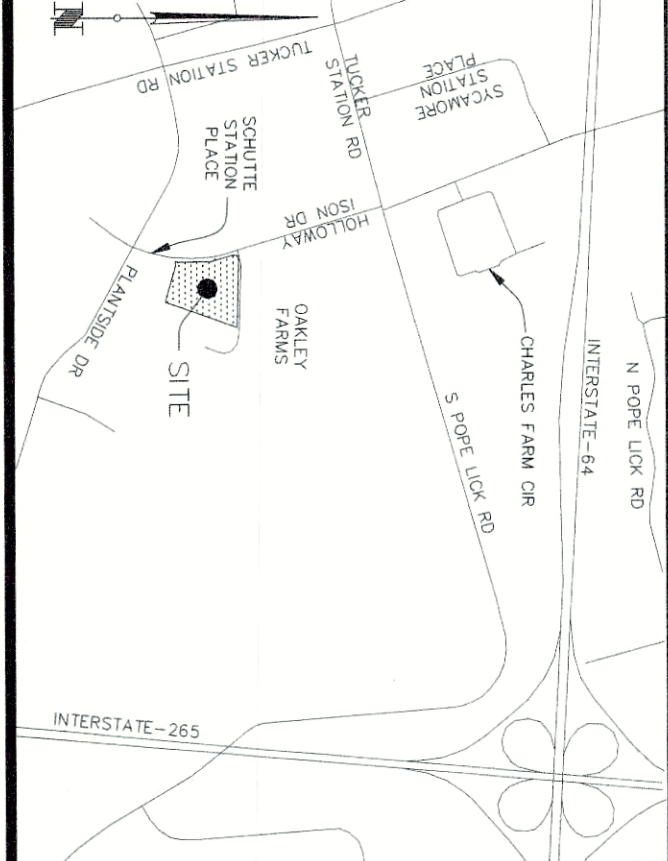
1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS PLANS FOR WASTEWATER TREATMENT PLANT BY PCS, SUBJECT TO SEWER SANITARY SEWER DISTRICT.
2. APPROVED BY METROPOLITAN SEWER DISTRICT.
3. OFFSITE AS PART OF THE BLANKETED STATION II.
4. DAMAGE PATTERNS DERIVED BY FLOW ARROWS IS FOR THE OF DAMAGE PIPES AND CHANGES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS.
5. EROSION AND SILT CONTROL, A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN CONFORMANCE WITH THE DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS WITHIN A 1000' WADSWORTH AREA FROM THE MAIN LANE.
6. WATER QUALITY REGULATIONS ESTABLISHED BY MSD SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZES OF GREENBELT DEVELOPED AND MAINTAINED ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
7. ALL EROSION CONTROL MEASURES SHALL BE FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION ACTIVITIES.
8. RELOCATION ON THE PROPERTY.
9. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED PRIOR TO CONSTRUCTION.
10. ALL REMAINING UTILITIES SHALL BE RELOCATED PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.

PUBLIC WORKS & KTC NOTES

1. NO LANSING 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 UTILITY TRENCH.
3. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAIN DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
4. AN EROSION CONTROL PLAN AND BOND MAY BE REQUIRED PRIOR TO CONSTRUCTION.
5. ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION ACTIVITIES.
6. RELOCATION ON THE PROPERTY.
7. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED PRIOR TO CONSTRUCTION.
8. ALL SEWERAL PIPES SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION THE SPECIAL NOTE FOR STANDARD DRAWING FOR SIGNALS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.

GENERAL NOTES

1. THE PLANNING AND DESIGN TEAM CAN BE SERVED BY THE LOUISVILLE WATER COMPANY, THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER'S/OPERATOR'S RISK.
2. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE DC SHALL BE PROVIDED AS REQUIRED PRIOR TO THE DC.
3. ISSUANCE OF BUILDING PERMITS PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSIONS STAFF.
4. THE DEVELOPMENT LIES IN THE JEFFERSON COUNTY PRE DISTRICT.
5. IF PROPOSED SIGNATURE ENTRANCE WALLS SHALL BE PLACED PRIOR TO THE DC.
6. NUMBERS SHALL BE AWAY, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRES TO BE DIRECTED TOWARDS RESIDENTIAL USES EXISTING, 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 DC.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND
8. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED EXCEPT AS NOTED ON THE PLAN.
9. GENERATIVE WINDS TO BE SCREENED PER CHAPTER 10 OF THE DC.
10. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE DC.
11. ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
12. STREET TREES TO BE PROVIDED IN EACH RIGHT-OF-WAY (ROW) AS PART OF THE BLANKETED STATION II.



CONCRETE/PAVEMENT

- CONCRETE/PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT



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PROFESSIONAL SEAL
NOTE: THIS SEAL APPLIES ONLY TO DOCUMENTS OR INSTRUMENTS USED FOR ANY PART OR PARTS OF THIS PROJECT OR ANY OTHER PROJECT.

UniFirst
12400 Schutte Station PL., Louisville, KY 40299

CLIENT:	UNIFIRST
PROJECT:	UniFirst - DB Manufacturing Laundry
SHEET TITLE:	SITE PLAN
DATE:	02/01/2023
DRAWN BY:	JS
CHECKED BY:	JS
APPROVED BY:	CM
SHEET NUMBER:	C101
SCALE:	OF REV.