CURVE TABLE			
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	N 82°59'39" E	110.26'	350.00'
C2	N 05°06'30" 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
- FOUND IRON PIN
- EXISTING WATER LINE W/SIZE (PER UTILITY MAP)
- EXISTING GAS W/SIZE (PER UTILITY MAP)
- EXISTING OVERHEAD ELECTRIC
- 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 MINOR SUBDIVISION PLAT APPROVED BY THE LOUISVILLE METRO PLANNING COMMISSION, DOCKET NO. 14MINORPLAT1018, ATTACHED TO AND MADE A PART OF GENERAL WARRANTY DEED, DATED APRIL 30, 2014, AND RECORDED IN DEED BOOK 10236, PAGE 221, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

BEING A PART OF THE PROPERTY ACQUIRED BY HOSTS DEVELOPMENT LLC, A KENTUCKY LIMITED LIABILITY COMPANY, BY GENERAL WARRANTY DEED DATED OCTOBER 7, 2004, OF RECORD IN DEED BOOK 8500, PAGE 887, AS CORRECTED AND RE-RECORDED IN DEED BOOK 8505, PAGE 853, AND AS FURTHER CORRECTED BY AFFIDAVIT IN AID OF TITLE DATED OCTOBER 25, 2004, OF RECORD IN DEED BOOK 8512, PAGE 540, AND BY GENERAL WARRANTY DEED DATED OCTOBER 7, 2004, OF RECORD IN DEED BOOK 8500, PAGE 899, ALL IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

TAX DATA: PARCEL NO. 22-0039-1112-0000

SITE DATA

SITE ADDRESS:
12400 SCHUTTE STATION PLACE
LOUISVILLE, KY 40299

PARCEL ID: 003911120000
FORM DISTRICT: SUBURBAN WORKPLACE
ZONING: PEC
ADJACENT ZONING: PEC
PROPOSED USE: B (BUSINESS)

OWNER:
UNIFIRST CORP
12400 SCHUTTE STATION PLACE
LOUISVILLE, KY 40299

EXISTING LAND	VACANT
LOT AREA	8.23 AC.
DISTURBED AREA	5.97 AC.

BUILDING HT. PROPOSED	40 FT
TOTAL BUILDING AREA	59,260S.F
FLOOR AREA RATIO (MAX. 1.0)	0.17
LOT COVERAGE (MAX. 50%)	15%+
PROPOSED IMPERVIOUS	194,340+S.F

PARKING REQUIRED

OFFICE	9,000 S.F
(MIN. 1/350 - MAX. 1/200)	26-45 SP
LAB / UTILITY / WAREHOUSE	50,260 S.F.
(MIN. 1/4,000 - MAX. 1/500)	13-101 SP
TOTAL REQUIRED	39-146 SP

PARKING PROVIDED

STANDARD	85 SP
CARPOOL	5 SP
HANDICAPPED	5 SP
TOTAL PROVIDED	95 SP

BIKE PARKING

10% OF REQUIRED PARKING	3.9 SP
TOTAL PROVIDED	4 SP

LANDSCAPE DATA

V.U.A. =	135,049 S.F
I.L.A. REQUIRED (7.5% X V.U.A.) =	10,129 S.F
I.L.A. PROVIDED =	10,198+S.F

TREE CANOPY DATA

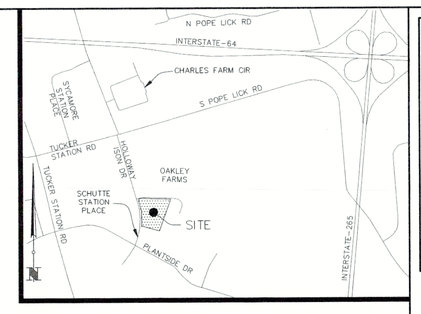
GROSS SITE AREA	358,313 S.F
EX. TREE CANOPY	66,790 S.F. (19%)
TOTAL TREE CANOPY REQUIRED	125,410 S.F (35%)
EX. CANOPY TO BE PRESERVED	44,770 S.F (12%)
TOTAL TREE CANOPY PROPOSED	126,130 S.F (35%)

OUTDOOR AMENITY AREA

OFFICE SPACE	9000 SF
REQUIRED AREA 10% OFFICE	900 SF
PROVIDED AREA	1240 SF

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 FLOYDS FORK WASTEWATER TREATMENT PLANT BY PSC, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION: DETENTION PROVIDED OFFSITE AS PART OF THE BLANKENBAKER STATION II DEVELOPMENT.
4. 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.
5. 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.
6. THE NORTHEAST CORNER OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING.
7. 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.
8. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
9. SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES, INCLUDING BUT NOT LIMITED TO RECAPTURE FEES.
10. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.



LOCATION MAP
NO SCALE

- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT

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. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
3. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO THE BEGINNING ANY CONSTRUCTION ACTIVITY ON THE SITE
4. THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
5. 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.
6. ALL LUMINARIES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARIES 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.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
8. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED,EXCEPT AS NOTED ON THE PLAN.
9. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC
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.
12. 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.

PUBLIC WORKS & 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. 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.
5. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
6. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
7. 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.

RECEIVED
MAR 22 2023
PLANNING &
DESIGN SERVICES

CASE NUMBER 22-DDP-0123
MSD WM# 11612

30' 0 30' 60'
SCALE: 1" = 30'

1 DISTRICT DEVELOPMENT PLAN
C-101 1:30

PROFESSIONAL SEAL

ISSUE FOR REVIEW, PRELIMINARY - NOT FOR CONSTRUCTION

NOTE: "THIS SEAL APPLIES ONLY TO THIS DOCUMENT. I DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THIS PROJECT OR ANY OTHER PROJECT."

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KELLEY CONSTRUCTION INC.

NO.	DESCRIPTION	DATE
C	PLAN REVISION	02/01/2023
B	PLAN REVISION	01/20/2023
A	PLAN SUBMITTAL	11/04/2022

UniFirst
12400 Schutte Station PL., Louisville, KY 40299

CLIENT:
UNIFIRST

PROJECT:
UniFirst - DB Manufacturing Laundry

SHEET TITLE:
SITE PLAN

PROJECT NUMBER:	22 033 00
DATE:	02/01/2023
DRAWN BY:	JS
DESIGNED BY:	JS
CHECKED BY:	CM
APPROVED BY:	CM
SHEET NUMBER:	C101
SCALE:	
OF	REV:

22-DDP-0123

PRINTED:2/7/2023 PATH: Z:\2022 PROJECTS\22 033 00 - KELLEY CONST - UNIFIRST - DB MANF. LAUNDRY - LOUISVILLE, KY\05 BIM\CD 01.00.00 - PLANS\C105 DEVELOPMENT PLAN\22033 DEVELOPMENT PLAN.DWG