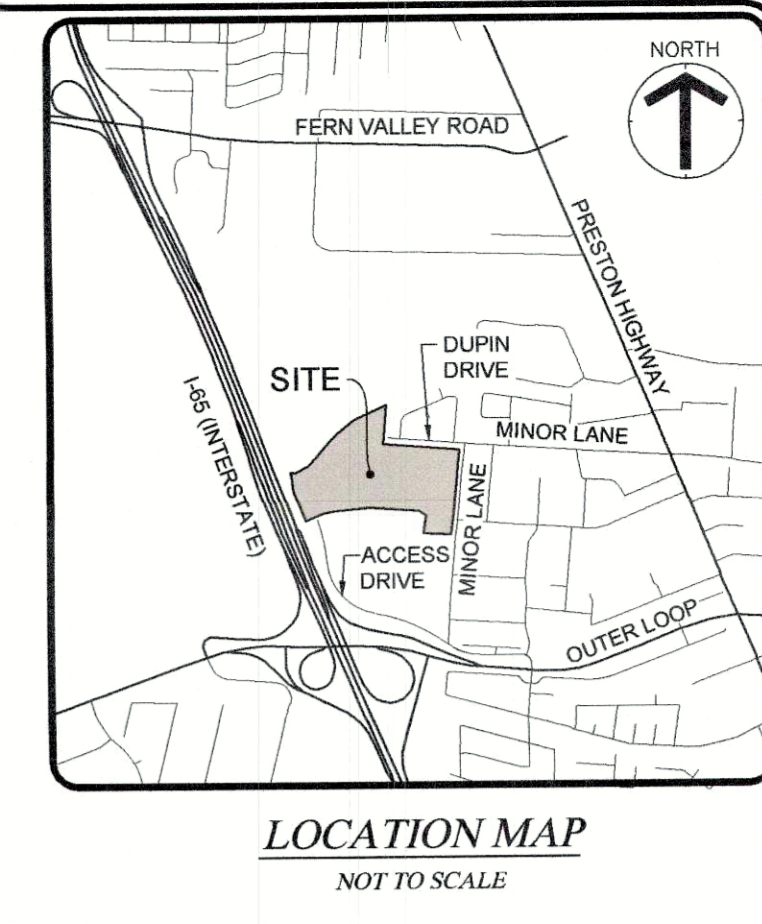
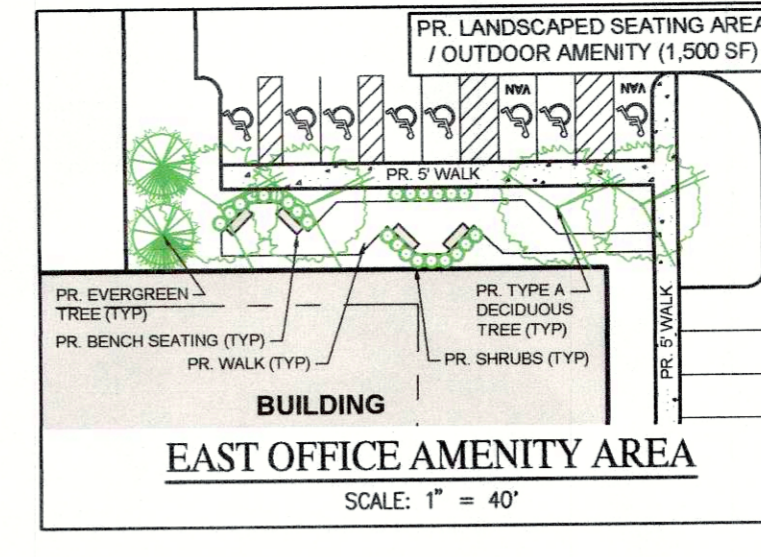
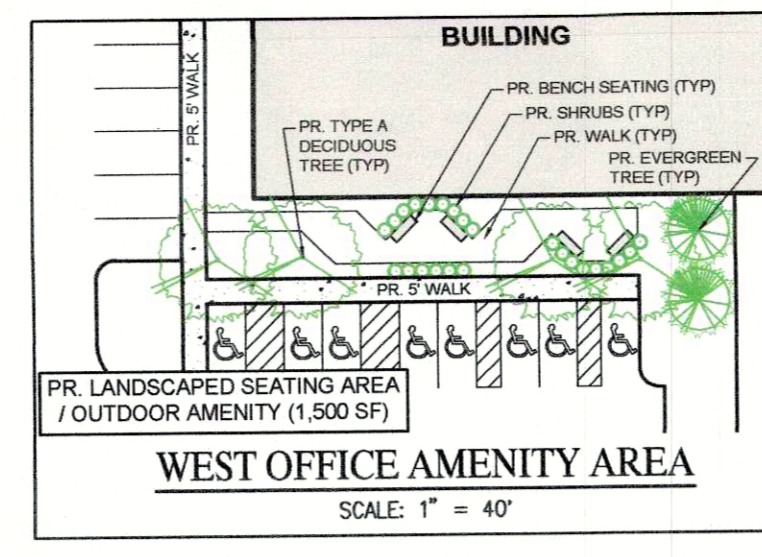
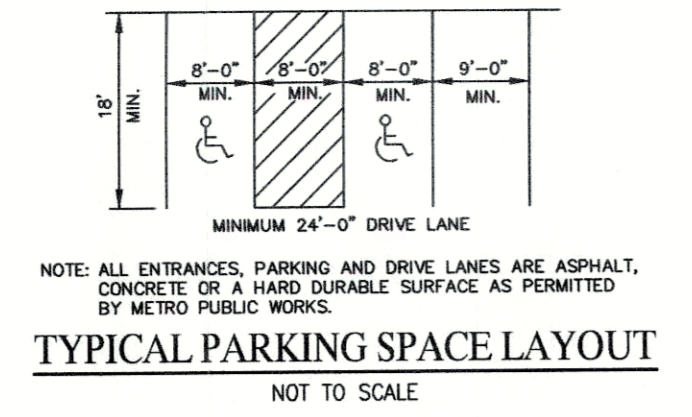


LEGEND
NOT TO SCALE

EX. TREE	PR. STORM DRAINAGE
EX. FIRE HYDRANT	PR. SANITARY SEWER
EX. LIGHT POLE	PR. SWALE
EX. UTILITY POLE	PR. CONCRETE
EX. SIGN	PR. EDGE OF PAVEMENT
EX. PROPERTY LINE	PR. FENCE
EX. FENCE	PR. LIMITS OF DISTURBANCE
EX. WATER LINE	PR. NEW LIMITS OF LAKE / VOLUME COMPENSATION AREA
EX. GAS LINE	PR. LIGHT POLE
EX. OVERHEAD ELECTRIC	PR. SIGN
EX. UNDERGROUND ELECTRIC	PR. SIGN SEAT
EX. STORM SEWER	PR. DRAINAGE FLOW ARROW
EX. SANITARY SEWER	PR. CARPOOL SPACE
EX. CONCRETE	PR. BUILDING
EX. EDGE OF PAVEMENT	



- EROSION CONTROL NOTES**
- 1) THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
 - 2) ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
 - 3) SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
 - 4) WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
 - 5) SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

PRELIMINARY APPROVAL

Condition of Approval: _____

Walter B. TK 3-7-22
Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: *Need to be about right to lane*

Quinn 3/14/22
DATE

LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

- GENERAL NOTES**
- 1) DOMESTIC WATER SUPPLY: SUBJECT SITE TO 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) THE DEVELOPMENT LIES IN THE OKOLONA FIRE PROTECTION DISTRICT.
 - 3) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
 - 4) ALL TRAILERS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
 - 5) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - 6) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
 - 7) CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY. TO PROTECT LANDSCAPE AREAS AND TO PROTECT ADJACENT PROPERTIES SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
 - 8) THE OUTDOOR AMENITY AREA SHALL INCLUDE SEATING AT A RATE OF NOT LESS THAN 1 SEAT/200 SQUARE FEET TO ENHANCE USABILITY. AT LEAST 25% OF THE OPEN SPACE SHALL BE SHADED OR USED FOR LANDSCAPING. THE FINAL DESIGN AND PLANTINGS SHALL BE SHOWN ON THE APPROVED LANDSCAPE PLAN.
 - 9) ALL EXISTING STRUCTURES ONSITE TO BE REMOVED.
 - 10) DUMPSTERS WILL BE LOCATED INSIDE BUILDINGS.
 - 11) STREET TREES WILL BE PROVIDED AS PERMITTED BY MPW.
- TRANSPORTATION NOTES**
- 1) ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LINES AS REQUIRED BY MPW.
 - 2) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - 3) ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
 - 4) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
 - 5) CONSTRUCTION PLANS AND BOND ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.

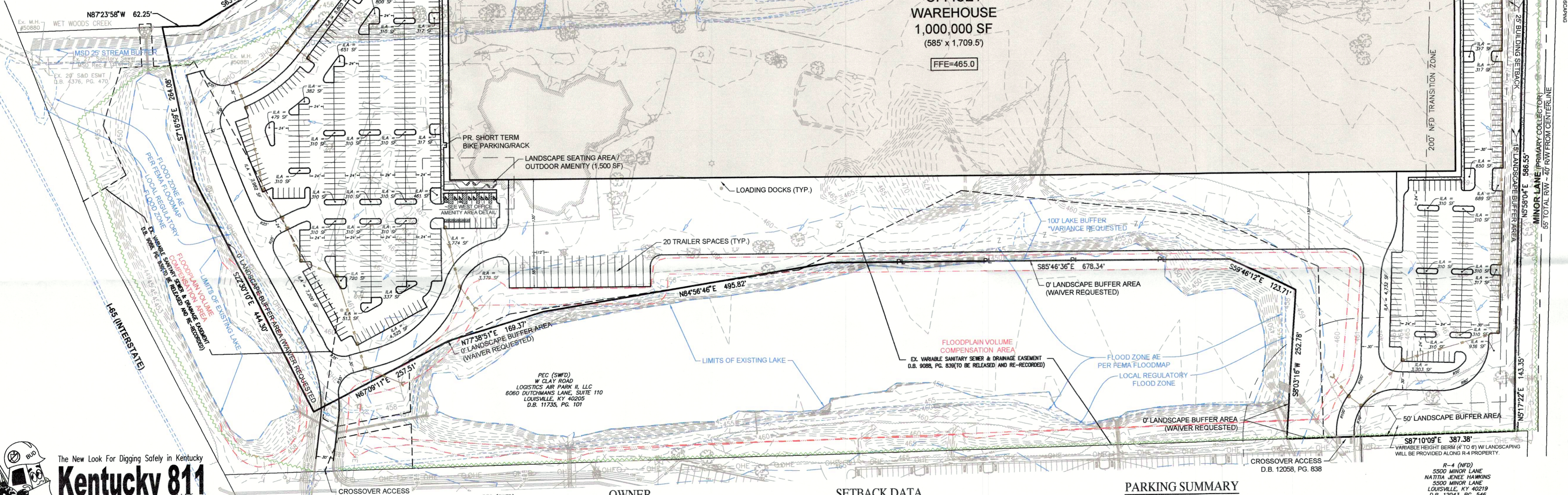
- MSD NOTES**
- 1) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - 2) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW LATERAL EXTENSION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE BERK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
 - 3) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (—) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
 - 4) A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0093F - 2/26/2021).
 - 5) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - 6) INCREASED RUN OFF VOLUME SHALL BE PROVIDED IN LIEU OF DETENTION BELOW THE FLOODPLAIN ELEVATION AT A RATIO OF 1 TO 1.5. VOLUME SHALL BE CALCULATED USING THE REGIONAL FACILITY FEE CALCULATION.
 - 7) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - 8) ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ONSITE AT A 1.5:1 RATIO.
 - 9) ADOV APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - 10) MSD FLOODPLAIN PERMIT REQUIRED.
 - 11) LOWEST FINISH FLOOR TO BE AT OR ABOVE 459.2' AND LOWEST MACHINERY TO BE AT OR ABOVE 460.2'.

IMPERVIOUS AREA

PRE 793,228 SF
POST 1,898,345 SF

FLOODPLAIN COMPENSATION CALCS

COMPOSITE C (EXISTING)	EXISTING ACRES	PROPOSED ACRES
IMPERVIOUS	0.95	1.21
OPEN SPACE	0.26	0.26
TOTAL	0.44	0.28
AREA OF DISTURBANCE	2,974,285 SF	
INCREASED STORM RUNOFF	188,304 CF	
*1.5	282,456 CF	
FLOODPLAIN COMPENSATION USED BY PHASE 1	1,513,708 CF	
FILL IN FLOODPLAIN (PH2)	1,295,314 CF	
*1.5	1,942,971 CF	
FLOODPLAIN COMPENSATION REQUIRED (PH2)	2,225,427 CF	
TOTAL FLOODPLAIN COMPENSATION REQUIRED	3,739,134 CF	
FLOODPLAIN COMPENSATION PROVIDED	3,778,592 CF	
DIFFERENCE	39,458 CF	



UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detailled by
2	2/11/2022	AGENCY COMMENTS - 2ND REVIEW	JDC
1	1/31/2022	AGENCY COMMENTS - 1ST REVIEW	JDC

OWNER
LOGISTICS AIR PARK II, LLC
6080 DUTCHMANS LANE SUITE 110
LOUISVILLE, KY 40205

SITE DATA
5400 MINOR LANE & 3201 DUPIN DRIVE
LOUISVILLE, KY 40219
D.B. 11735, PG. 101
PARCEL# 064104370000 & 064104410000

OWNER
KENTUCKIANA DEVELOPMENT, LLC
6080 DUTCHMANS LANE SUITE 110
LOUISVILLE, KY 40205

SITE DATA
3200 DUPIN DRIVE
LOUISVILLE, KY 40219
D.B. 12050, PG. 272
PARCEL# 064103820000

BENCHMARK
TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.

SETBACK DATA
MIN. FRONT YARD 25'
STREET SIDE YARD N/A
REAR YARD NONE
MAX. BUILDING HEIGHT 50' / 45' IN TRANSITION ZONE
PR. BUILDING HEIGHT 45'

TREE CANOPY CALCULATIONS
TOTAL SITE AREA 2,227,270 SF (53.43 AC.)
TOTAL TREE CANOPY REQUIRED (SEE NOTE BELOW) 581,818 SF (25%)
EXISTING TREE CANOPY TO BE PRESERVED 581,817 SF (25%)
NOTE: 5% REDUCTION FOR COOL ROOF HEAT ISLAND REDUCING TECHNOLOGY USED ON NEW BUILDING.

LANDSCAPE DATA
PROPOSED VILA 889,351 SF
LLA REQUIRED (7.9%) 66,701 SF
LLA PROVIDED 67,108 SF

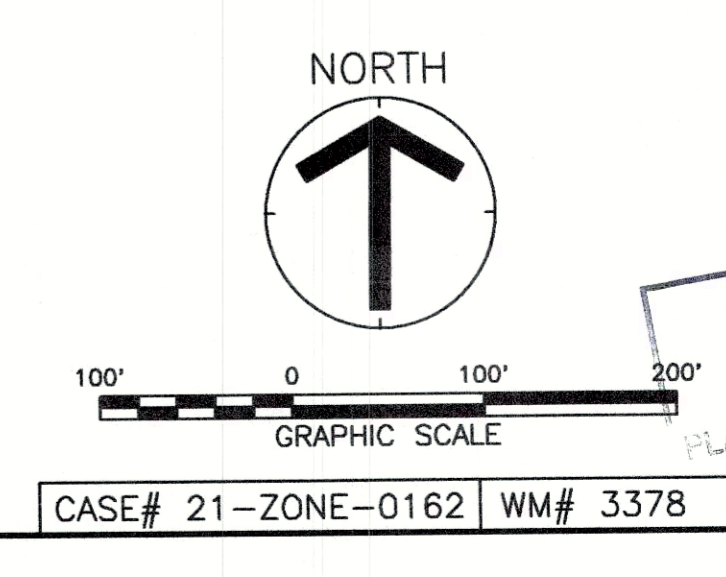
PARKING SUMMARY
OFFICE AREA = 30,000 SF
MIN. PARKING REQUIRED (2 SPACES/100 SF) 75 SPACES
MAX. PARKING PERMITTED (1 SPACE/200 SF) 150 SPACES

BICYCLE SUMMARY
OFFICE SHORT TERM REQUIRED (2 SPACES OR 1/50K GROSS FLOOR AREA) 2 SPACES
LONG TERM REQUIRED (2 SPACES OR 1/50K GROSS FLOOR AREA) 2 SPACES

VARIANCE REQUEST
1) A VARIANCE IS REQUESTED FROM CHAPTER 4, PART 8, SECTION 4.8.3.C.1 - TABLE 4.8.1 OF THE LAND DEVELOPMENT CODE TO REDUCE THE 100-FT LAKE BUFFER AS SHOWN ON THIS PLAN.

WAIVER REQUEST
1) A WAIVER IS REQUESTED FROM CHAPTER 10, PART 2, SECTION 10.2.4.B.B OF THE LAND DEVELOPMENT CODE TO WAIVE THE REQUIRED 15' PEC LANDSCAPE BUFFER AREA AND PLANTING REQUIREMENTS ALONG THE ENTIRE SOUTHERN PROPERTY LINE.

OUTDOOR AMENITIES
AREA REQUIRED (1/50 OF OFFICE SF) 3,000 SF
AREA PROVIDED (LANDSCAPING, WALKWAYS & SEATING AREAS) 3,000 SF



HERITAGE ENGINEERING, LLC
642 South 4th Street
Suite 100
Louisville, KY 40202
(502) 562-1412
(502) 562-1413 Fax

NICKLIES DEVELOPMENT
6080 Dutchmans Lane Suite 110
Louisville, KY 40205

GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN FOR NICKLIES ~ LOGISTICS AIR PARK II
5400 MINOR LANE / 3200 DUPIN DRIVE
LOUISVILLE, KY 40219

JOB NO: 21044
HORIZ. SCALE: 1"=100'
VERT. SCALE: N/A
DESIGNED BY: JDC
DETAILED BY: JDC
CHECKED BY: SWH
DATE: DECEMBER 16, 2021

RECEIVED
SHEET 24 OF 27
FEB 24 2022
PLANNING & DESIGN SERVICES

C04

CASE# 21-ZONE-0162 WM# 3378

21-ZONE-0162

X:\AA-Projects-2021\21044 - Nicklies-Logistics Air Park II - Preliminary\21044 - C04 - Nicklies-Logistics Air Park II - Development - Planning - Plot Date: February 12, 2022 - 6:30pm