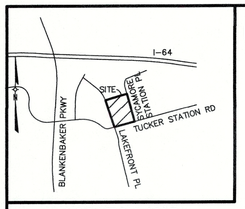


LOCATION MAP
NO SCALE

INTERIOR LANDSCAPE AREA (ILA) LEGEND:

SYMBOL	AREA	QUANTITY
1	370 S.F.	29
2	190 S.F.	8
3	320 S.F.	4
4	401 S.F.	2
5	306 S.F.	2
6	153 S.F.	2
7	207 S.F.	1
8	411 S.F.	1
9	800 S.F.	1

TREE CANOPY CALCULATIONS (TCCA)

SITE AREA IN LOUISVILLE METRO

EXISTING TREE CANOPY: 144,000 SF (33%) COVERAGE

SITE AREA: 10.17 AC (442,920 SF)

PRESERVED TREE CANOPY: 126,000 SF (28%)

NEW TREE CANOPY REQUIRED: 29,022 SF (7%)

TOTAL TREE CANOPY REQUIRED: 155,022 SF (35%)

EXISTING VUA	197,470 S.F.
VUA REMOVAL	52,285 S.F.
TOTAL VUA	145,185 S.F.
ILA REQUIRED (7.5%)	10,888 S.F.
ILA PROVIDED	17,899 S.F.

TREE CANOPY CALCULATIONS (TCCA)

SITE AREA IN JEFFERSONTOWN

EXISTING TREE CANOPY: 100,800 SF (28%) COVERAGE

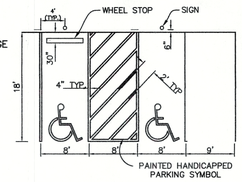
CANOPY CLASS = C
SITE AREA: 8.31 AC (361,987 SF)

PRESERVED TREE CANOPY: 54,298 SF (15%)

NEW TREE CANOPY REQUIRED: 0 SF (0%)

TOTAL TREE CANOPY REQUIRED: 54,298 SF (15%)

EXISTING VUA	187,286 S.F.
PROPOSED NEW VUA	29,460 S.F.
TOTAL VUA	216,746 S.F.
ILA REQUIRED (7.5%)	16,256 S.F.
ILA PROVIDED	24,721 S.F.



PARKING SUMMARY

PARKING REQUIRED	
OFFICE	315,000 S.F.
JEFFERSONTOWN	
MIN. (1 SPACE/350 S.F.)	900 SPACES
MAX. (1 SPACE/250 S.F.)	1,260 SPACES
LOUISVILLE	
MIN. (1 SPACE/400 S.F.)	788 SPACES
MAX. (1 SPACE/150 S.F.)	2,100 SPACES
PARKING PROVIDED	
STANDARD SPACES	958 SPACES
HANDICAP SPACES	24 SPACES
TOTAL PROVIDED	982 SPACES

PROJECT SUMMARY

EXISTING ZONING	PEC
EXISTING FORM DISTRICT	SWFD
SITE ACREAGE	18.48 AC.± (1,173,633 S.F.±)
EXISTING VUA	384,506 S.F.
PROPOSED VUA	29,460 S.F.
ILA REQUIRED (7.5%)	31,047 S.F.
ILA PROVIDED	42,620 S.F.
EXISTING USE	OFFICE & VACANT
PROPOSED USE	OFFICE
EXISTING BUILDING FOOTPRINT S.F.	59,000 S.F.
PROPOSED BUILDING FOOTPRINT S.F.	46,540 S.F.
TOTAL BUILDING FOOTPRINT S.F.	110,500 S.F.
EXISTING BUILDING S.F.	177,000 S.F.
PROPOSED BUILDING S.F.	139,620 S.F.
TOTAL BUILDING S.F.	316,620 S.F.
F.A.R.	0.27

GENERAL NOTES:

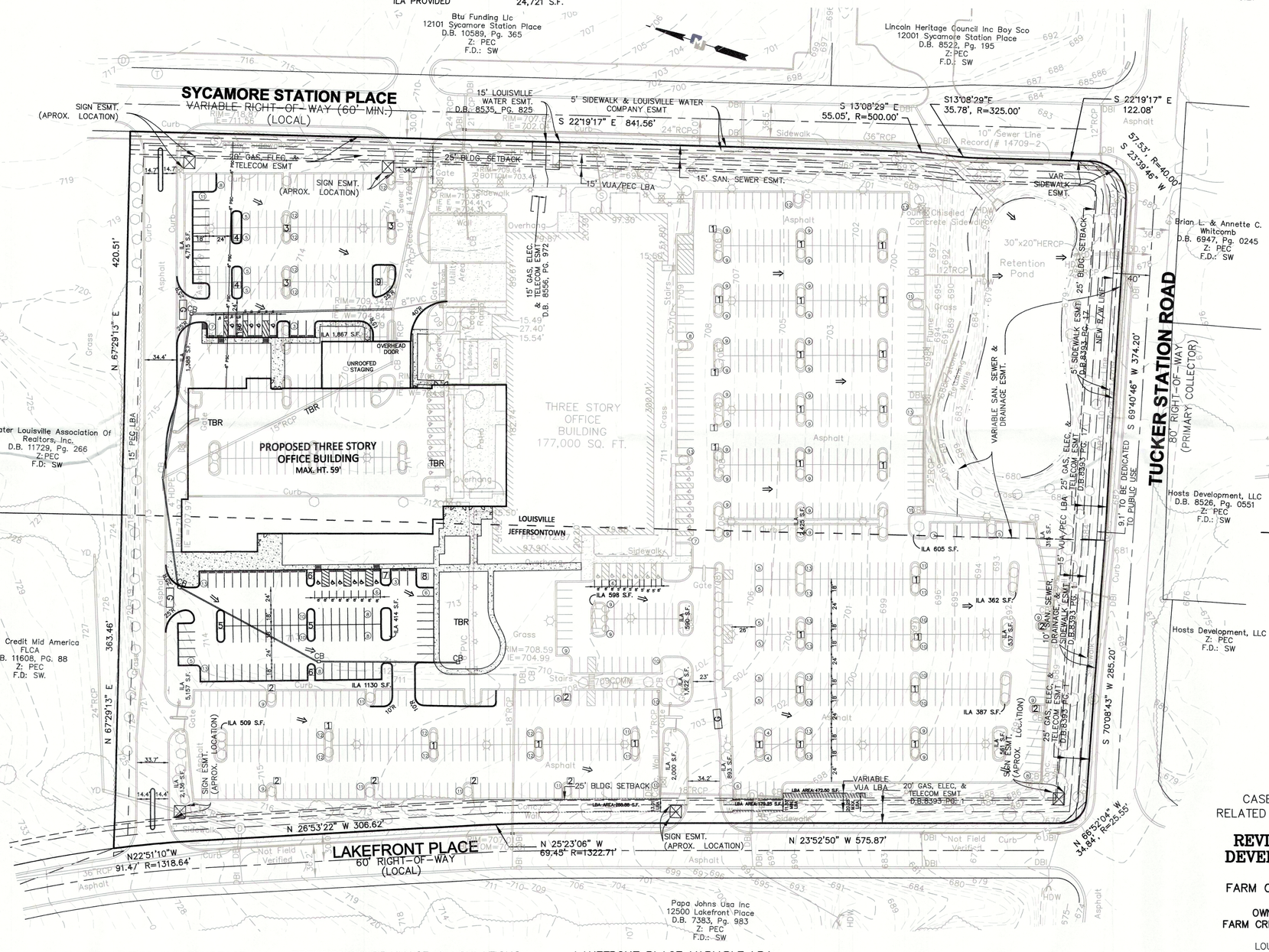
1. (⇐) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
2. WASTEWATER FOR THIS DEVELOPEMENT IS TREATED AT FLOYDS FORK WASTEWATER TREAMENT PLANT.
3. ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
4. ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
5. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
6. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
7. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
8. MITIGATION MEASURES SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
9. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
10. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
11. THE SUBJECT SITE LIES PARTIALLY WITHIN THE CITY LIMITS OF LOUISVILLE METRO AND THE CITY OF JEFFERSONTOWN.
12. STREET TREES TO BE PROVIDED ALONG ALL ROADWAYS (LOUISVILLE LDC 10.2.8). FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN.
13. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
14. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
15. MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.

MSD NOTES:

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTRY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
2. SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES AND MAY BE SUBJECT TO RECAPTURE FEES.
3. ONSITE DETENTION IS PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
4. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
5. SANITARY SEWER PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHANGES.
6. SITE MAY BE SUBJECT TO JEFFERSONTOWN APPROVAL.
7. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0065E, 21111C0064E, 21111C0048E, 21111C0049E.



INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 462,270 S.F.
POST-DEVELOPED IMPERVIOUS SURFACE = 654,537 S.F.
NET INCREASE IN IMPERVIOUS SURFACE = 192,267 S.F.

PRELIMINARY DRAINAGE CALCULATIONS

CHANGE IN RUNOFF COEFFICIENT, C=(0.83-0.66)=0.17
SITE AREA = 18.48 ACRES
INCREASED RUNOFF = (0.17x2.8/12)x18.48AC. = 0.73 AC-FT

LAKEFRONT PLACE VARIABLE LBA

MIN. WIDTH: 11.85'
MAX. WIDTH: 20.25'

LOSS IN AREA: 288.88 S.F. + 179.25 S.F. = 468.13 S.F.
GAIN IN AREA: 472.50 S.F.
NET CHANGE = +4.37 S.F.

0 60 120
GRAPHIC SCALE
1"=60'

LEGEND

- EX. UTILITY POLE
- EX. CONTOUR
- EX. FIRE HYDRANT
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. SIGN
- STORM WATER FLOW
- TBR = TO BE REMOVED
- MUNICIPAL LIMITS
- EX. TELEPHONE MANHOLE
- EX. FLAG POLE
- PROPOSED GATE
- EX. LIGHT POLE

CASE# 22-DDP-0083
RELATED CASE(S):09-041-78, 09-034-03

REVISED DISTRICT DEVELOPMENT PLAN

FARM CREDIT MID-AMERICA

OWNER / DEVELOPER:
FARM CREDIT MID-AMERICA FLCA
1601 UPS DRIVE
LOUISVILLE, KY 40223

SITE ADDRESS:
12501 LAKEFRONT PLACE
LOUISVILLE, KY 40299
TAX BLOCK: 1831 LOT: 0084
D.B. 11217 PG. 755

WM #1084

RECEIVED
JAN 30 2023
PLANNING & DESIGN SERVICES

22-DDP-0083

Milestone design group
108 Daventry Lane, Suite 300 Louisville, KY 40223
502.327.7073 www.milestonedesign.org

FARM CREDIT MID-AMERICA

DATE: 7/22/22
DRAWN BY: G.C.Z.
CHECKED BY: JMM
SCALE: 1"=60' (HORZ)
SCALE: N/A (VERT)

REVISIONS
1 AGENCY CMNTS 9/5/22
2 AGENCY CMNTS 11/15/22
3 AGENCY CMNTS 12/8/22
4 HT. VARIANCE 1/18/23
5 BLDG. UPDATE 1/30/23
6
7

RDDDP

JOB NUMBER
17053

1
OF
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