

- GENERAL NOTES**
- Paving areas and drive lanes to be a hard and durable surface.
 - Initial access will be provided off the existing supply chain property to the west of the subject site (plan north). The access will be provided off the existing supply chain property and be in compliance with the Land Development Code. A driveway will be installed between the site and the warehouse to fill the Main Entrance off of Air Commerce Drive will be used full time.
 - New sidewalks will connect to existing sidewalks along Air Commerce Drive.
 - The proposed buildings will connect to existing sidewalks of concrete sidewalk and decorative glass. These materials will be within the 100-year flood plain per Firm No. 21111-C-0189, dated December 5th, 2008. There is no wetland recorded in this property.
 - All landscaping shall be in accordance with Chapter 10, and no landscaping will be placed in the right-of-way without a permit.
 - All dumpsters and service structures are to be screened per Chapter 10.
 - No commercial signs are permitted in the right-of-way.
 - The proposed monument sign will have a maximum square footage of 60 sq ft and a maximum height of 12 feet.
 - Any proposed lighting to not surpass 0.5 foot candles past the property line, per code. All lighting on the site shall be directed down and away from adjacent residential uses (if applicable). Site lighting should not shine in the eyes of drivers.
 - The developer will be responsible for any utility relocation completed on this property.
 - The Louisville Water Company will provide domestic, water service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - Construction plans, bond, and permits are required by metro public works prior to construction approval.
 - Remaining walls shown on the plan will be finished during construction documents preparations. The walls may be constructed or lengthened depending on final grading plans. Height on the wall may vary.
 - Public Works.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties. Construction plans shall be reviewed and approved by the Choctaw Fire District. Construction plans shall be reviewed and approved by the Choctaw Fire District.
 - Refer to the Minor Plat, as part of this submittal, for full description of the property, easements, and tract locations.
 - If the TCPA can not be maintained as shown on this plan, additional area compensation will be added as needed to make up for the LDC. A final landscape plan will be approved by Planning and Design before construction begins.
 - All electrical services will be underground and be connected to existing services at Air Commerce Drive. Electrical services will be detailed at the time of construction documents.
 - The Louisville Renaissance Zone Commission will review this plan after their comments. Conditions and restrictions after this plan has been approved by the City of Louisville.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: [Signature]
DATE: 7-27-17
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

SW/EZ-1 [Stamp]
SW/EZ-1 [Stamp]
SW/EZ-1 [Stamp]

- EROSION PREVENTION & SEDIMENT CONTROL PLAN**
- 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 EPSC PLAN MUST BE SUBMITTED TO AND APPROVED BY THE CHOCTAW FIRE DISTRICT OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
 - DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL BE SEEDED AND STABILIZED.
 - ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL ONTO THE ROADWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SILT TRUCK.
 - ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-2.
 - WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SLOPE PROTECTION SHALL BE MAINTAINED UNTIL THE SLOPE HAS BEEN SEEDED, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
 - SEDIMENTATION ENCOUNTERED DURING TRENCHING, CONSTRUCTION, UNLOADING, TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

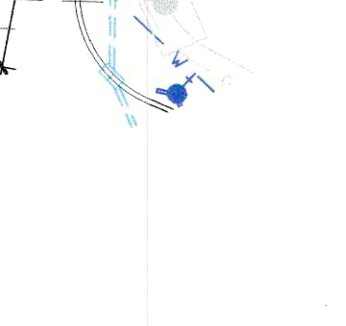
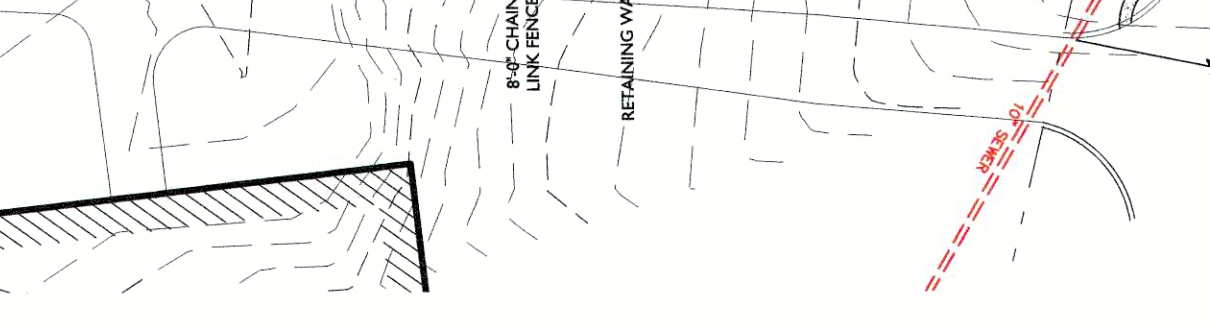
- STORMWATER CALCULATION**
- AREA = 482.3 AC
 - COEFFICIENT OF PERMEABILITY = 0.15
 - $C_{rain} = 0.28$
 - $C_{temp} = 0.81$ (100% AC FERVOLUS) / 38.20 AC (PHERVOLUS)
 - $AE = 0.38$
 - $AE = (0.38 \times 482.3) \times 0.15 = 34.78$ AC-FT
 - $AE = (34.78 \times 0.28) \times 0.81 = 7.82$ AC-FT
 - FOR POND CREEK, USE OF THE DERIVED UNLOADED MUST BE MITIGATED AT A RATIO OF 1:5.1**
 - $(7.82 \text{ AC-FT}) / 1.5 = 4.89$ AC-FT
- SANITARY SEWER NOTES**
- DOWNSTREAM FACILITIES CAPACITY REQUEST TO BE APPROVED BY MSD.
 - SANITARY SEWER CONNECTION, AS SHOWN ON THIS PLAN, WILL BE SERVED BY A 6" GRAVITY LINE CONNECTING TO EXISTING STUBS AT AIR COMMERCE DRIVE. PENDING MSD APPROVAL.
 - TREATMENT FACILITY.
 - MIN. WASTEWATER FLOW ESTIMATION BASED UPON ACREAGE: 48.21 AC @ 1.000 GPD/ACRE = 48,210 GPD MIN. REQUESTED CAPACITY (REQUEST)
 - SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW PFC SUBJECT TO FEES & ANY APPLICABLE CHARGES.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 9 OF THE UCMCO.

- STORMWATER NOTES**
- DRAINAGE DIRECTION INDICATED BY ARROWS IS FOR CONCEPTUAL PURPOSES. FINAL DESIGN AND CONCEPTUAL PIPING AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE AND BE APPROVED BY MSD.
 - ALL SITE DRAINAGE WILL BE DIRECTED TO WATER QUALITY MANAGEMENT BASIN BEFORE IT OUTLETS INTO THE DITCH BORDERS. THE SOUTHERN DITCH AT THE END OF THE DETENTION BASIN AND WILL BE APPROVED DURING THE CONSTRUCTION DOCUMENTS PHASE.
 - AN ANALYSIS OF THE OFF-SITE DOWNSTREAM DRAINAGE SYSTEM TO THE SOUTHERN DITCH WILL BE REQUIRED IN ORDER TO VERIFY ON-SITE DRAINAGE REQUIREMENTS.
 - AN MSD DRAINAGE BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
 - ALL PROPOSED STRUCTURES, PIPES, DITCH CROSSINGS, DETENTION BASINS AND BMPs WILL CONFORM TO MSD'S DESIGN REQUIREMENTS AND WILL BE APPROVED DURING THE CONSTRUCTION DOCUMENT PHASE. PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - THIS SITE WILL BE PROVIDING 48 AC-FT OF DETENTION ON SITE AS PART OF THE CONSTRUCTION DOCUMENT PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - ON-SITE DETENTION WILL BE PROVIDED. POST DEVELOPMENT PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, & 100-YEAR STORM OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
 - DEVELOPMENT WILL PROVIDE OFF SITE COMPENSATION AT A RATIO OF 1:5.1 IN THE LOUISVILLE RENAISSANCE ZONE CORPORATION BUSINESS PARK.

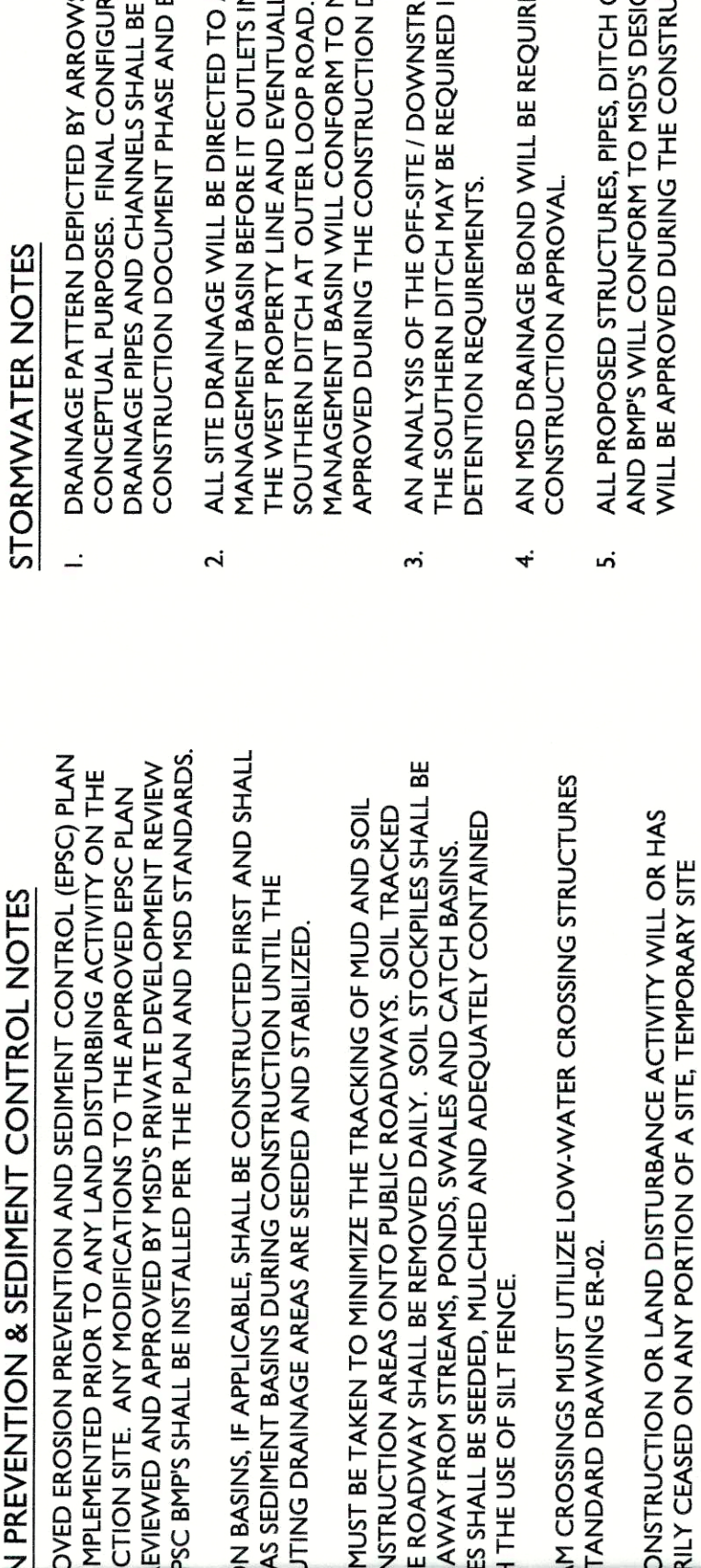
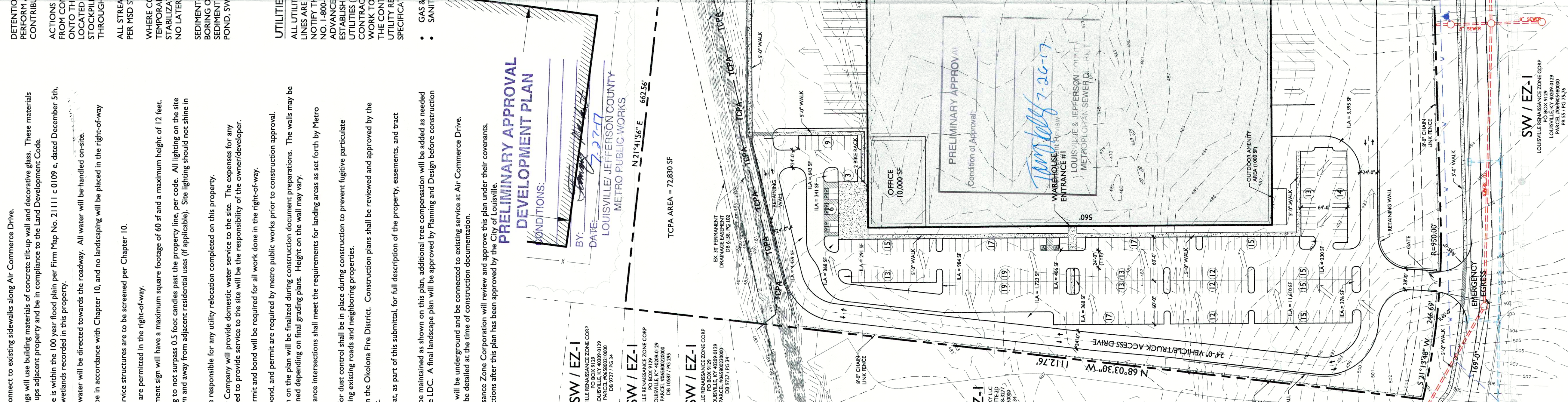
- UTILITIES NOTE**
- ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL VERIFY ALL UTILITIES TO BE MAINTAINED OR REMOVED. THE CONTRACTOR SHALL ADVISE THE LOCAL UTILITY COMPANIES OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION SO EXISTING BELOW GROUND UTILITIES CAN BE IDENTIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL SPECIFICATIONS AND SPECIAL PROVISIONS.
- GAS & ELECTRIC. LG&E
 - SANITARY: MSD
 - WATER. LOUISVILLE WATER CO.
 - STORM. DIVERTED TO SOUTHERN DITCH

PROPOSED WAREHOUSE & OFFICE

828,800 SF



- SW/EZ-1**
- LOUISVILLE RENAISSANCE ZONE CORP. PARCEL # 0015015000
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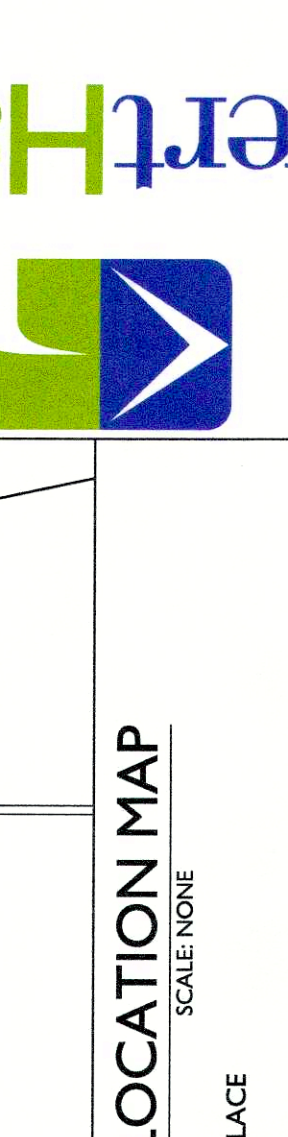
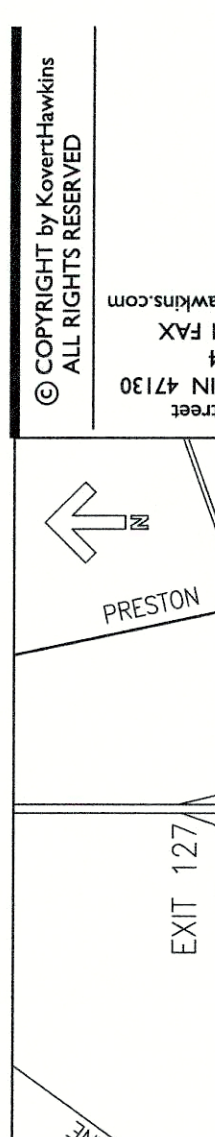


- PROJECT DATA**
- FORM DISTRICT: SCALE NONE
- = E2-1 (TRACT 7)
 - = WAREHOUSE & OFFICE
 - = 48.21 ACRES (1,000,000 SF) TOTAL
- CASE NUMBER: = 170DEVP/AN/113
- TAX BLOCK/LOT #: = TB 3898. LOT 01
- BUILDING INFORMATION**
- WAREHOUSE SPACE = 808,800 SF
- OFFICE SPACE = 20,000 SF
- GROSS FLOOR AREA = 828,800 SF
- HEIGHT = 27 FT
- = 2,000 SF

- PARKING REQUIREMENTS**
- WAREHOUSE**
- = EMPLOYEES = 700
 - = SQUARE PER 15 EMPLOYEE = 47 SPACES
 - = 1 SPACE PER 1 EMPLOYEE = 700 SPACES
- OFFICE**
- = SQUARE FOOTAGE = 20,000 SQUARE FEET
 - = SQUARE PER 50 SF = 40 SPACES
 - = 1 SPACE PER 200 SF = 100 SPACES
- PARKING PROVIDED:**
- = 700 SPACES
 - = 48 SPACES
 - = 16 SPACES
 - = 789 SPACES
 - = TOTAL (MIN = 524; MAX = 800)

- BICYCLE PARKING REQUIREMENTS**
- WAREHOUSE**
- = UNIT OF CALCULATION = 700 EMPLOYEES
 - = SHORT-TERM PARKING = 2 OR 1 PER 50 EMPLOYEES
 - = LONG-TERM PARKING = 14 SPACES
- OFFICE**
- = UNIT OF CALCULATION = 20,000 GFA
 - = SHORT-TERM PARKING = 2, OR 1 PER 50,000 SF GFA
 - = LONG-TERM PARKING = 2 SPACES
- PARKING PROVIDED:**
- = LONG-TERM = 0 SPACES
 - = SHORT-TERM = 4 SPACES*
 - = TOTAL
- *See Water Request Note

- REVIEW PRINT**
- NOT FOR CONSTRUCTION
- DATE: 06/15/2017
- PROJECT NO.: 171601
- CHECKED BY: HQ
- DRAWN BY: HQ
- DATE: 06/15/2017



KOVERTHAWKINS architects

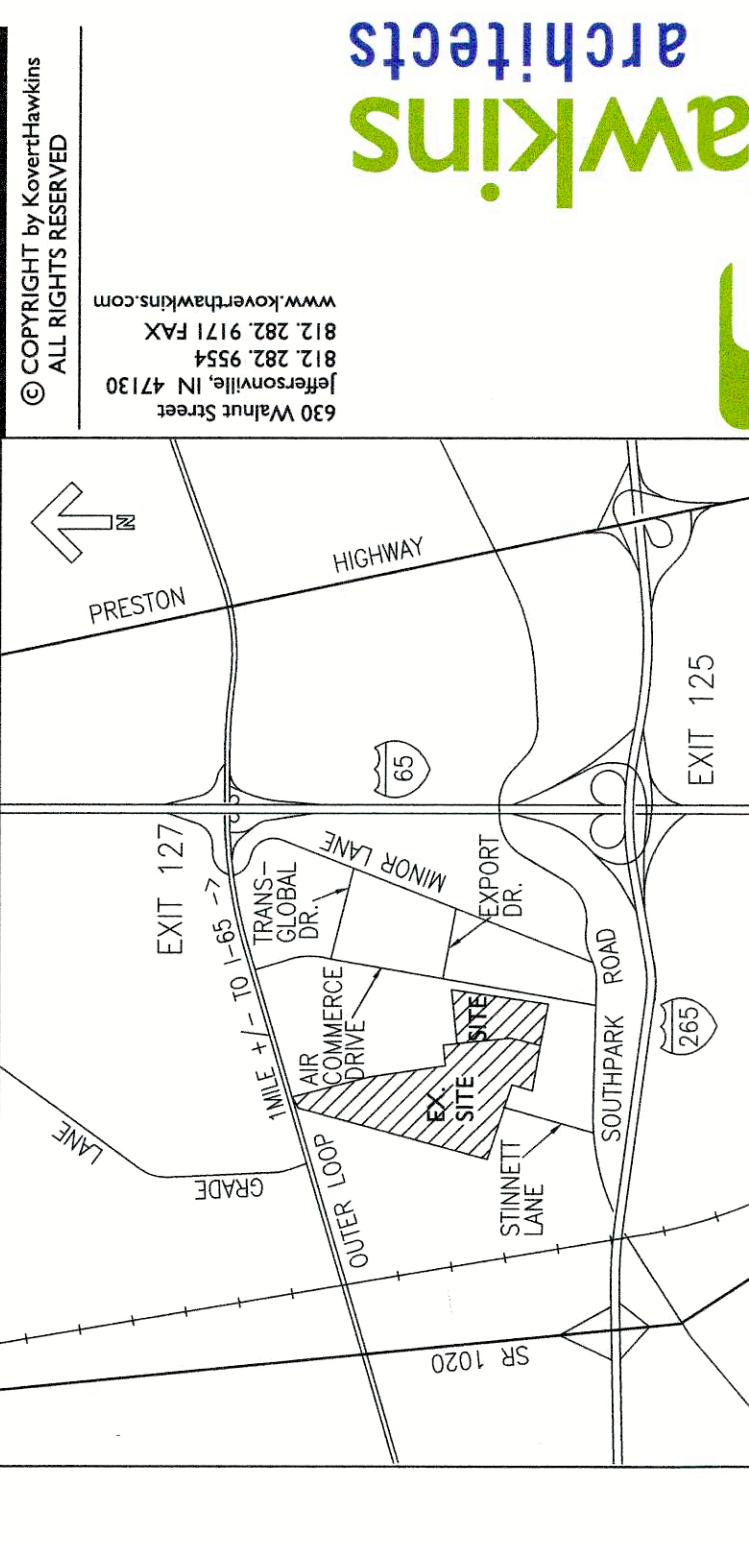
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THE DOCUMENT DESCRIBES SUBJECT MATTER...
FOR ANY PURPOSES, THE USER ASSUMES ALL...
PROPERTY RIGHTS, WHETHER OR NOT...
PERMITTED BY THE WRITER.

- Legend**
- EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND POWERLINE
 - PROPOSED TREE CANOPY PRES. AREA
 - PROPOSED TORM
 - EXISTING SANITARY
 - PROPOSED 8" FENCE
- NEW DEVELOPER: UPS Supply Chain Solutions
NEW BUILDING ADDRESS: 8100 Air Commerce Drive
NEW BUILDING ADDRESS: 55 Gemlike Parkway, NE
NEW BUILDING ADDRESS: Alpharetta, GA 30005
NEW BUILDING ADDRESS: (Parcel ID 39980010000)



Plan North
Site Development Plan
full size plot scale: 1"=80'-0"

SUB/WM#10716

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