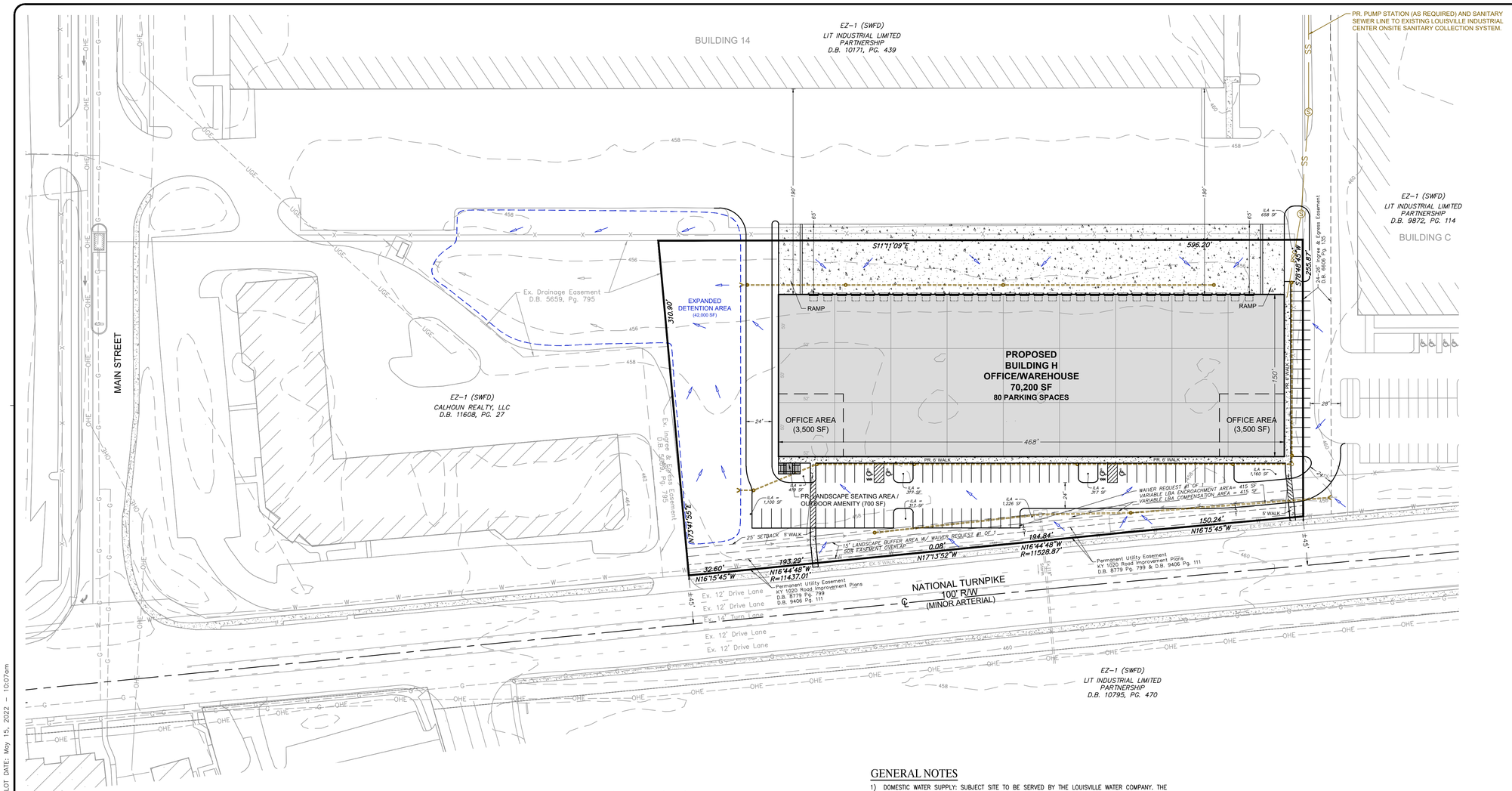
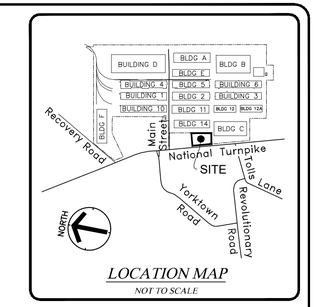




LOCATION MAP
NOT TO SCALE

NORTH

50' 0 50' 100'
GRAPHIC SCALE

LEGEND

- EX. TREE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. SIGN
- EX. PROPERTY LINE
- EX. FENCE
- EX. WATER LINE
- EX. GAS LINE
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND ELECTRIC
- EX. SWALE
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. CONCRETE
- EX. EDGE OF PAVEMENT
- PR. STORM SEWER w/ EPSC ROCK CHCK
- PR. SANITARY SEWER (PRIVATE)
- PR. PROPERTY SERVICE CONNECTION
- PR. SWALE
- PR. CONCRETE
- PR. EDGE OF PAVEMENT
- PR. FENCE
- PR. SILT FENCE
- PR. FIRE HYDRANT
- PR. LIGHT POLE
- PR. SIGN
- LIMITS OF PROPOSED BUILDING

WAIVER REQUEST

1) A WAIVER IS REQUESTED FROM CHAPTER 10, PART 2, SECTION 10.2.10 – TABLE 10.2.6 OF THE LAND DEVELOPMENT CODE TO WAIVE THE REQUIRED 15' VEHICLE USE AREA – LANDSCAPE BUFFER AREA (VUA-LBA) AND ALLOW THE REQUIRED VUA-LBA TO BE SHOWN WITH A 50% EASEMENT OVERLAP PER LDC SECTION 10.2.4.B – EXCEPTION 3 AND ALLOW A SMALL PORTION OF THE REQUIRED VUA-LBA TO BE VARIABLE PER LDC SECTION 10.2.4.C – EXCEPTION 10. PLANTING REQUIREMENTS (TREES AND SHRUBS) WILL BE INSTALLED ALONG THE ENTIRE FRONTAGE AS REQUIRED BY CODE.

IMPERVIOUS AREA

PRE_____ N/A
POST_____ 144,490 SF

DETENTION CALCULATIONS

X = △CRA/12
△C = 0.95–0.30=0.65
A = 165,750 S.F.
R = 2.8 INCHES
X = (0.65)(165,750)(2.8)/12=25,139 CUBIC–FEET
REQUIRED X = 37,709 (25,139 CU.FT. + 50% AS REQ. BY MSD)
BASIN AREA = 15,100 S.F.
TOTAL: 15,100 S.F. @ APPROX. 2.5 FT. DEPTH
=37,750 CU.FT.

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 FAIRDALE FIRE DISTRICT.
3) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ABUTTING RESIDENTIAL AREAS.
4) ALL DUMPSTER PADS, 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.

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 LANES AS REQUIRED BY MPW.
2) EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
3) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4) ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
5) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT–OF–WAY.
6) CONSTRUCTION PLANS, BOND, AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
4) WHEEL STOPS OR CURBS ARE REQUIRED FOR ALL PARKING SPACES DIRECTLY AGAINST BUILDINGS.

MSD NOTES

1) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY PSC CONNECTION TO EXISTING PRIVATE ONSITE SYSTEM AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK 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) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0091E & 21111C0092E REV. DECEMBER 5, 2006).
5) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
6) ONSITE DETENTION WILL BE PROVIDED, EVALUATION OF THE EXISTING BASIN REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. POST–DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE–DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100–YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. PRE–DEVELOPED FLOW RATE SHALL BE CALCULATED AT THE EXISTING BASIN OUTLET LOCATED AT THE REAR OF 7707 NATIONAL TURNPIKE BY USING THE WATERSHED CURRENTLY GOING INTO THE BASIN AND USING A PRE–DEVELOPED CURVE NUMBER.
7) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
6) MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
7) MSD RUN–OFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF x 1.5.

OWNER

LIT INDUSTRIAL LIMITED PARTNERSHIP
1717 McKinney Avenue, Suite 1900
Dallas, TX 75202

SITE DATA

7777 NATIONAL TURNPIKE
LOUISVILLE, KY 40214
D.B. 7119, PG. 369
TAX BLOCK 1046, LOT 83

SITE AREA_____ ±3.79 ACRES
FORM DISTRICT_____ SUBURBAN WORKPLACE
EX. ZONING_____ EZ–1
EX. LAND USE_____ VACANT
PR. LAND USE_____ OFFICE WAREHOUSE
BUILDING_____ 70,200 SF
FLOOR AREA RATIO (5.0 MAX.)___ 0.43

PARKING SUMMARY

OFFICE AREA = 7,000 SF
MIN. PARKING REQUIRED (1 SPACE/400 SF)_____ 18 SPACES
MAX. PARKING PERMITTED (1 SPACE/150 SF)_____ 47 SPACES

INDUSTRIAL WAREHOUSE = 55,200 SF (PRIMARY GOODS STORAGE OR HANDLING)
MIN. PARKING REQUIRED (1 SPACE/10,000 SF)_____ 6 SPACES
MAX. PARKING PERMITTED (1 SPACE/500 SF)_____ 110 SPACES

TOTAL MINIMUM PARKING REQUIRED_____ 24 SPACES
TOTAL MAXIMUM PARKING PERMITTED_____ 157 SPACES
TOTAL PARKING PROVIDED_____ 80 SPACES
(INCLUDING 4 ADA SPACES)

BICYCLE SUMMARY

INDUSTRIAL WAREHOUSE
PARKING REQ. (MIN. 3 SPACES OR 10% OF REQ. PARKING)_____ 3 SPACES
PARKING PROVIDED_____ 3 SPACES
NOTE: LONG TERM PARKING MAY BE PROVIDED INDOORS.

SETBACK DATA

MIN. FRONT YARD_____ 25'
SIDE YARD_____ NONE
REAR YARD_____ NONE
MAX. BUILDING HEIGHT___ 50'
PR. BUILDING HEIGHT____ 1 STORY

TREE CANOPY CALCULATIONS

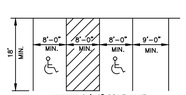
TOTAL SITE AREA_____ 165,092 SF (3.79 Ac.)
TOTAL TREE CANOPY REQUIRED (SEE NOTE BELOW)_____ 41,273 SF (25%)
EXISTING TREE CANOPY TO BE PRESERVED_____ NONE
TOTAL TREE CANOPY TO BE PLANTED_____ 41,273 SF (25%)
NOTE: 5% REDUCTION FOR COOL ROOF HEAT ISLAND REDUCING TECHNOLOGY USED ON NEW BUILDING.

LANDSCAPE DATA

PROPOSED V.U.A._____ 56,512 SF
I.L.A. REQUIRED (7.5%)_____ 4,238 SF
I.L.A. PROVIDED (9.3%)_____ 5,514 SF

OUTDOOR AMENITIES

AREA REQUIRED (10% OF OFFICE SF)_____ 700 SF
AREA PROVIDED (LANDSCAPING, WALKWAYS & SEATING AREAS)____ 700 SF



NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.

TYPICAL PARKING SPACE LAYOUT

NOT TO SCALE

The New Look For Digging Safely in Kentucky
Kentucky 811
Call 811 Before You Dig

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	Detailed by
4	5/15/2022	VUA–LBA WAIVER REQUEST #1 OF 1	JDC
3	4/18/2022	REMOVE RIGHT–IN ENTRANCE	JDC
2	2/18/2022	AGENCY REVIEW COMMENTS (1ST REVIEW)	JDC
1	1/27/2021	AGENCY REVIEW COMMENTS (1ST REVIEW 20–CAT2–0016)	JDC

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 SEEDED, 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.

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.

CASE# 22–CAT2–0004 | WM# 4632

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(502) 562–1413 Fax
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Unit 204
Jeffersonville, IN 47130
(812) 280–8201
(812) 280–8281 Fax

CLARION PARTNERS
NAIFortis Group

PROJECT:
CATEGORY 2B DEVELOPMENT PLAN
FOR
LOUISVILLE INDUSTRIAL CENTER
BUILDING H
7777 NATIONAL TURNPIKE
LOUISVILLE, KY 40214

JOB NO:	20009
HORIZ. SCALE:	1"=50'
VERT SCALE:	N/A
DESIGNED BY:	JDC
DETAILED BY:	JDC
CHECKED BY:	SWH
DATE:	JANUARY 27, 2022

SHEET
C06

X:\AA-Projects-2020\20009 - LIC - Bldg H\Preliminary\20009 - C06 - LIC Building H - Development Plan.dwg PLOT DATE: May 15, 2022 - 10:07am