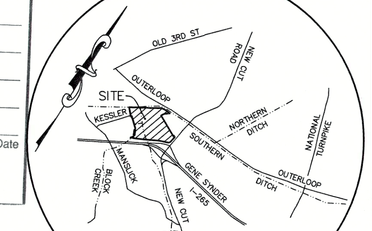
PRELIMINARY APPROVAL
Condition of Approval:

Development Review — Date 8/12/15
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



LOCATION MAP
NO SCALE

BENCHMARKS

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOJIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.

SOURCE BENCHMARK STA 054–2004 NAVD 1988 ELEV. 479.53

FROM INTERSTATE 265 AND NATIONAL TURNPIKE, TRAVEL NORTH ON NATIONAL TURNPIKE FOR APPROXIMATELY .62 MILES TO NATIONAL TURNPIKE AND OUTERLOOP ROAD, THEN WEST ON OUTER LOOP FOR APPROXIMATELY 2.5 MILES TO THIRD STREET ROAD. THE MONUMENT IS LOCATED ±45' NORTHEAST OF A ONE STORY BLOCK BUILDING, ±20' NORTH OF THE NORTH EDGE OF THIRD STREET ROAD AND ±15' SOUTH OF A PAVED PARKING LOT.

BM # 167 NAVD 1988 ELEV. 453.99
NAIL IN UTILITY POLE WITH NO. 41911–83498 LOCATED 6'± NORTH OF BACK OF CURB OF OUTER LOOP, 265' ± EAST OF THE ENTRANCE TO WAL–MART.

BM # 394 NAVD 1988 ELEV. 456.62
SQUARE CUT IN TOP OF CURB WEST SIDE OF NEW CUT ROAD, 467'± NORTH OF THE NORTHERN MOST PROPERTY CORNER OF SITE ON NEW CUT ROAD.

BM # 404 NAVD 1988 ELEV. 459.43
MINE SPIKE IN UTILITY POLE LOCATED 25'± WEST OF BACK OF CURB OF NEW CUT ROAD, 215'± SOUTH OF NORTHERN MOST PROPERTY CORNER OF SITE ALONG NEW CUT ROAD.

BM # 1524 NAVD 1988 ELEV. 454.91
SQUARE CUT IN SOUTH–EAST CORNER OF HEADWALL LOCATED 26'± NORTH OF RAMP 7 OF INTERSTATE 265, 285'± SOUTHWEST OF NEW CUT ROAD.

FLOODPLAIN NOTE

A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN ZONE AE, WHICH ARE AREAS DETERMINED TO BE INSIDE OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FEMA) PANEL NO. 21111C0090–E DATED DECEMBER 5, 2006, 21111C0091–E DATED DECEMBER 5, 2006, 21111C0107–E DATED DECEMBER 5, 2006 AND 21111C0108–E DATED DECEMBER 5, 2006

THE BOUNDARY LINES SHOWN HEREON WERE PROVIDED FOR BY BTM ENGINEERING, INC., DATED 11/15/05, SIGNED/STAMPED BY JOHN THOMAS, PLS 3259, AND DRAWING NUMBER 050223BND1.

ALL UTILITIES SHOWN HEREON WERE DERIVED FROM UTILITY MAPPING AND FIELD OBSERVATIONS.

THE CONTOURS SHOWN HEREON WERE DERIVED FROM A COMBINATION OF LOJIC AND FIELD OBSERVATIONS.

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. TREE PRESERVATION:
   A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED:
   CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES–PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. THE DEVELOPMENT LIES IN THE FAIRDALE FIRE DISTRICT.
5. SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN 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 AND 8, RESPECTIVELY OF THE LDC.
6. ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
7. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
8. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
9. ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED.
10. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
11. IF COMPATIBLE UTILITIES ARE USED THEY SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
12. LONG–TERM BICYCLE PARKING SHALL BE PROVIDED INSIDE EACH BLDG.

MSD NOTES:

1. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE DEREK GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE / RUNOFF COMPENSATION:
   STORM WATER RUNOFF FOR THE PROPOSED DEVELOPMENT WILL BE MITIGATED USING ON–SITE VOLUME COMPENSATION FOR BOTH THE INCREASED RUNOFF AND FLOODPLAIN FILL IN ACCORDANCE WITH MSD REQUIREMENTS. COMPENSATORY EXCAVATION WILL BE PERFORMED ONSITE IN SIDE–SADDLE EXCAVATION ALONG BEE LICK CREEK AND SOUTHERN DITCH, AND ON A PORTION OF THE DEVELOPER'S ADJOINING TRACT ACROSS BEE LICK CREEK. FLOOD PLAIN AND RUNOFF COMPENSATION SHALL BE PROVIDED AT A RATIO OF 1.5:1.
3. EROSION & 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.
   DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
4. ALL FLOODPLAIN COMPENSATION WILL BE DONE ONSITE AT A 1.5:1 RATIO.
5. ALL RUNOFF VOLUME COMPENSATION WILL BE DONE ONSITE AT A 1.5:1 RATIO.
6. A GEOTECH REPORT ADDRESSING FILLING OF PONDS/LAKES MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
7. KDOW AND USACE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
8. LOCAL FLOODPLAIN TO BE DEVELOPED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
9. PROPOSED PARKING AREAS BELOW FLOODPLAIN TO HAVE SIGNS PER FLOODPLAIN ORDINANCE.

WATER QUALITY NOTES:

1. 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 MANAGEMENT PRACTICES.

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
2. RIGHT–OF–WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4. KYTC PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK WITHIN THE RIGHT–OF–WAY.
5. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%.
6. CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
7. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
8. ALL SIDEWALK RAMPS SHALL CONFORM TO THE A.D.A DESIGN GUIDELINES; SEE KYTC SIDEWALK DETAIL FOR ALL RAMPS AND DETECTABLE WARNINGS CONSTRUCTED IN PUBLIC RIGHT–OF–WAY.
9. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
10. A MINOR PLAT SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
11. APPLICANT SHALL PROVIDE A VEHICULAR CONNECTION TO THE ADJACENT NON–RESIDENTIALLY ZONED PROPERTIES WITHIN THE AREA LABELED ON THE APPROVED PLAN AS "ACCESS EASEMENT FOR FUTURE CONNECTION TO ADJACENT PROPERTY" AT SUCH TIME AS THE ADJACENT PROPERTY IS PROPOSED FOR DEVELOPMENT/REDEVELOPMENT REQUIRING PLANNING COMMISSION OR TRANSPORTATION APPROVAL. THE EXACT LOCATION OF THE VEHICULAR CONNECTION SHALL BE DETERMINED BY THE PLANNING COMMISSION OR TRANSPORTATION WITH INPUT FROM THE AFFECTED PROPERTY OWNERS DURING THE PRELIMINARY PLANNING STAGE OF THE DEVELOPMENT/REDEVELOPMENT OF THE ADJACENT PROPERTY. AT THE TIME OF CONSTRUCTION ON THE ADJACENT PROPERTY, THE APPLICANT SHALL BE REQUIRED TO CONSTRUCT ALL PORTIONS OF THE VEHICULAR CONNECTION THAT EXIST ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPROVED PLAN. THE APPLICANT SHALL PROVIDE AN ACCESS AND CROSSOVER EASEMENT/AGREEMENT IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO THE DIVISION OF PLANNING AND DESIGN SERVICES. TRANSMITTAL OF ADJACENT PROPERTY APPROVED PLANS TO THE OFFICE RESPONSIBLE FOR PERMIT ISSUANCE WILL OCCUR ONLY AFTER RECEIPT OF SAID INSTRUMENT. FAILURE OF THE APPLICANT TO COMPLY WITH THESE REQUIREMENT SHALL RESULT IN THE DEVELOPMENT BEING OUT OF COMPLIANCE WITH THE APPROVED PLAN, AND THEREFORE SUBMIT TO APPROPRIATE ENFORCEMENT ACTION.

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING TREE
- EXISTING FENCE
- EXISTING MAILBOX
- EXISTING GUARDRAIL
- EXISTING STREET SIGN
- EXISTING GAS VALVE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING TRANSFORMER
- EXISTING ELECTRIC SPLICE BOX
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING CATCH BASIN W/ PIPE
- EXISTING STORM MANHOLE W/ PIPE
- EXISTING HEADWALL W/ PIPE
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED DITCH
- PROPOSED STORM SEWER W/ PIPE
- PROPOSED SANITARY SEWER W/ PIPE
- EXISTING WETLANDS
- FLOW ARROWS
- BOUNDARY Z–LINE
- STREAM BUFFER
- FEMA FLOODLIMIT
- FEMA FLOODWAY
- LOCAL FLOODPLAIN
- LIMITS OF DISTURBANCE
- LIMITS OF FLOODPLAIN COMPENSATION
- REQUIRED YARD
- TEMPORARY SEDIMENT BASIN

PROJECT DATA:

TOTAL LAND AREA	67.59± AC.
EXISTING FORM DISTRICT	REGIONAL CENTER
PROPOSED FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	C–2, R–4, & M–2
PROPOSED ZONING	CM
EXISTING LAND USE	VACANT GOLF COURSE
PROPOSED LAND USE	WAREHOUSE

LOT 1

C–2 AREA	7.09± AC.
R–4 AREA	0.13± AC.
EXISTING ZONING	C–2, R–4
PROPOSED ZONING	C–2
EXISTING USE	VACANT
PROPOSED USE	VACANT

LOT 2 DATA:

AREA	31.90± AC.
EXISTING ZONING	C–2, R–4
PROPOSED ZONING	CM
PROPOSED USE	WAREHOUSE W/OFFICES
BUILDING AREA	450,000 S.F.
BUILDING HT./NO. OF STORIES	MAX. HT. 45'/1 STY.
FLOOR AREA RATIO	0.36
PARKING	
WAREHOUSE EMPLOYEES	326
MIN. 1/1.5 EMPL. – MAX. 1/EMPL.	217–326 SPACES
OFFICE	5,000 S.F.
MIN. 1/350 S.F. – MAX. 1/200 S.F.	14–25 SPACES
PROVIDED	351 SPACES
(INCLUDES 8 ACCESSIBLE, 7 LONG–TERM BICYCLE & 18 CARPOOL SPACES)	

LANDSCAPE DATA:

V.U.A.	
LOADING/MANEUVERING & STORAGE	169,717± S.F.
EMPLOYEE/VISITOR PARKING	108,377± S.F.
TOTAL V.U.A.	278,094± S.F.
I.L.A. REQUIRED* (7.5% X VUA)	8,054± S.F.
I.L.A. PROVIDED	10,494± S.F.

* NIC LOADING/MANEUVERING AND STORAGE AREAS

TREE CANOPY DATA:

GROSS LOT AREA	1,389,564± S.F.	
TREE CANOPY CATEGORY	CLASS C	
EXISTING TREE CANOPY	226,978± S.F.	(16.3%)
TREE CANOPY TO BE PRESERVED	204,922± S.F.	(14.7%)
TREE CANOPY TO BE PLANTED	20,160± S.F.	(1.4%)
TOTAL TREE CANOPY PROVIDED	225,082± S.F.	(16.1%)

LOT 3 DATA:

AREA	36.96± AC.
EXISTING ZONING	C–2, M–2, & R–4
PROPOSED ZONING	CM
PROPOSED USE	WAREHOUSE W/OFFICES
BUILDING AREA	330,000 S.F.
BUILDING HT./NO. OF STORIES	MAX. HT. 45'/1 STY
FLOOR AREA RATIO	0.23
PARKING	
WAREHOUSE EMPLOYEES	189
MIN. 1/1.5 EMPL. – MAX. 1/EMPL.	126–189 SPACES
OFFICE	5,000 S.F.
MIN. 1/350 – MAX. 1/200	14–25 SPACES
PROVIDED *	214 SPACES
(INCLUDES 7 ACCESSIBLE, 5 LONG–TERM BICYCLE & 11 CARPOOL SPACES)	

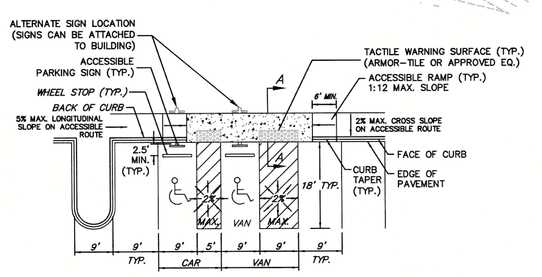
LANDSCAPE DATA:

V.U.A.	
LOADING/MANEUVERING & STORAGE	263,733± S.F.
EMPLOYEE/VISITOR PARKING	164,869± S.F.
TOTAL V.U.A.	428,602± S.F.
I.L.A. REQUIRED* (7.5% X VUA)	12,365± S.F.
I.L.A. PROVIDED	12,830± S.F.

* NIC LOADING/MANEUVERING AND STORAGE AREAS

TREE CANOPY DATA:

GROSS LOT AREA	1,609,978± S.F.	
TREE CANOPY CATEGORY	CLASS C	
EXISTING TREE CANOPY	304,856± S.F.	(18.9%)
TREE CANOPY TO BE PRESERVED	236,746± S.F.	(14.7%)
TREE CANOPY TO BE PLANTED	30,240± S.F.	(1.8%)
TOTAL TREE CANOPY PROVIDED	266,986± S.F.	(16.5%)



PLAN VIEW

TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE

ESPC NOTE:

WATER QUALITY/FLOODPLAIN COMPENSATION AREAS SHALL BE USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION.

DETENTION CALCULATIONS

2.9/12 (0.85–0.35) (67.58 ACRES) = 8.16 AC.FT. X 1.5 = 12.24 AC.FT. X 1.5 = 18.36 AC.FT.

IMPERVIOUS SITE DATA:

EXISTING IMPERVIOUS AREA	= 162,256± S.F.
PROPOSED IMPERVIOUS AREA	= 1,576,788± S.F.
TOTAL SITE AREA	= 99.26± AC.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

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 REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

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.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW–WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER–02.

SEDIMENT–LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

WAIVER REQUESTS:

A WAIVER OF SECTION 5.8.1 OF THE LDC TO OMIT THE SIDEWALK ALONG THE OUTER LOOP AND A PORTION OF THE NEW CUT ROAD SIDEWALK BETWEEN THE ENTRANCE TO THE SITE AND THE I–265 RAMP.

A WAIVER OF SECTION 10.2.10 OF THE LAND DEVELOPMENT CODE TO OMIT THE V.U.A. LANDSCAPE BUFFER BETWEEN THE PARKING LOT AND THE PRIVATE ACCESS EASEMENT ON LOT 2.

A WAIVER OF SECTION 5.12.2 OF THE LAND DEVELOPMENT CODE TO NOT PROVIDE AN AMENITY AREA EQUAL TO 10% OF THE TOTAL BUILDING FOOTPRINT BUT TO PROVIDE AN AMENITY AREA EQUAL TO 10% OF THE OFFICE SQ. FT.

GRAPHIC SCALE 1"=100'
0 50 100 200

CASE # 15ZONE1029
MSD WM # 11202

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: [signature] DATE: 8-12-15
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

RECEIVED
AUG 10 2015
PLANNING & DESIGN SERVICES

DRAWN: jmr JOHN MAR DDTED:

Mindel, Scott & Associates, Inc.
Planning · Engineering · Surveying · Landscape Architecture
Utility Consulting · Property Management
5151 Jefferson Boulevard, Louisville, KY 40219
Phone (502) 459-0808 Fax (502) 459-0028 e-mail: mail@mindelscott.com

OWNER/DEVELOPER
MSRSF INVESTMENTS, LLC
SETTLERS POINT BUSINESS PARK, LLC.
471 W. MAIN STREET, SUITE 203
LOUISVILLE, KY. 40202
(502) 584–3912

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
NEW CUT CENTER
6112 AND 6120 NEW CUT ROAD, 8301 KESSLER AVE.
FAIRDALE, KY 40118
TAX BLOCK: 1050 LOTS 1203, 1204, & 1205
P.B. 53 PG. 29

Revisions	
7/10/15	REVISIONS PER PRE–APP. MTG.
8/3/15	REVISIONS PER AGENCY COMMENTS
8/7/15	REVISIONS PER CLIENT

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 7/13/15
Job Number: 2848

Sheet 1 of 1

15ZONE1029