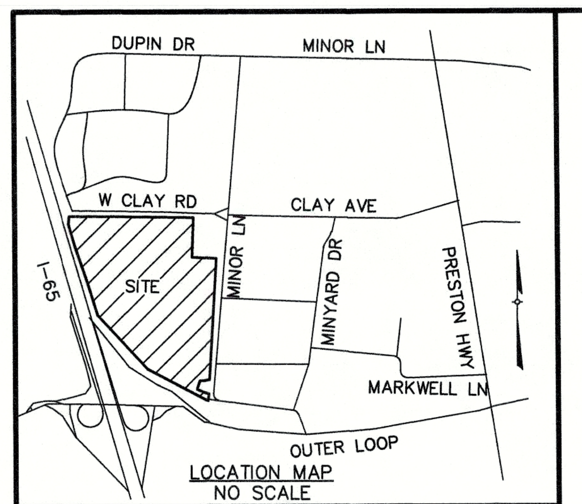


LOCATION MAP
NO SCALE

TREE CANOPY CALCULATIONS

SITE AREA: 51.71 AC (2,252,316 S.F.) (CLASS C)

EXISTING TREE CANOPY PRIOR TO SITE DISTURBANCE: 1,141,707 S.F. (50.7%)

EXISTING TREES PRESERVED: 0 (0%)

REQUIRED NEW TREE CANOPY: 563,079 S.F. (25%)

NEW TREE CANOPY TO BE PROVIDED: 563,079 S.F. (25%)

TOTAL TREE CANOPY: 563,079 S.F. (25%)

INCREASED RUNOFF CALCULATIONS

Cpre = 0.24
Cpost = 0.85
AREA = 61.37 AC
(0.85 – 0.24) X 2.8/12 X 61.37 AC = 8.73 AC–FT
8.73 AC–FT X 1.5 = 13.095 AC–FT

INCREASED IMPERVIOUS SURFACE

PRE–DEVELOPED IMPERVIOUS SURFACE = 6,513 S.F.
POST–DEVELOPED IMPERVIOUS SURFACE = 1,709,374 S.F.
NET INCREASE IN IMPERVIOUS SURFACE = 1,702,861 S.F.

GENERAL NOTES

1. (⟸) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
2. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
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. CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE AREA.
5. ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. OFF STREET LOADING AND REFUSE COLLECTION AREA SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
6. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT–OF–WAY.
7. ALL SIGNS SHALL BE IN COMPLIANCE WITH CHAPTER 8 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE AND ALL APPLICABLE ORDINANCES.
8. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT–OF–WAY.
9. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT–OF–WAY WITHOUT AN ENCROACHMENT PERMIT.
10. ANY SITE LIGHTING SHALL COMPLY WITH THE LDC.
11. ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
12. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
13. SANITARY SEWERS AVAILABLE BY LATERAL EXTENSION AND SUBJECT TO APPLICABLE FEES.
14. SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT.
15. POST DEVELOPED 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.
16. SIDEWALK HANDICAP RAMPS AT ENTRANCES TO BE LOCATED IN FRONT OF STOP BAR LOCATIONS AND PER PUBLIC WORKS STANDARDS.
17. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
18. MSD DRAINAGE BOND REQUIRED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
19. 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.
20. IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
21. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
22. INCREASED RUNOFF VOLUME AND FLOODPLAIN MITIGATION SHALL BE PROVIDED AT A 1.5:1 RATIO. THIS SHALL BE ACCOMPLISHED BY LOWERING THE PONDS ON THE ADJACENT EVANGEL SITE.
23. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
24. IN THE EVENT THAT COMMERCIAL DEVELOPMENT OCCURS ON THE PROPOSED OUT–LOTS IN EXCESS OF 60,000 S.F. AN OUTDOOR AMENITY SHALL BE PROVIDED IN ACCORDANCE WITH 5.12.2.
25. RECIPROCAL AND CROSSOVER ACCESS EASEMENT AGREEMENT IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE CREATED BETWEEN ALL PARCELS SHOWN ON THE DEVELOPMENT PLAN. RIGHTS OF ACCESS SHALL BE RETAINED FOR THE PUBLIC TO THE ARCHEOLOGICAL FEATURE ON LOT 2. THIS AGREEMENT SHALL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.
26. KDOW AND ACOE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
27. A UNIFIED SIGNAGE PLAN SHALL BE CREATED THAT SETS CONSISTENT STANDARDS FOR THE DESIGN, APPEARANCE AND LOCATION OF SIGNS WITHIN THE DEVELOPMENT.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

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 SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

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.

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 PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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.

PARKING SUMMARY (LOT 1)

PARKING REQUIRED	
MANUFACTURING/WAREHOUSE	350 EMPLOYEES
MIN. (1 SPACE/1.5 EMPLOYEES)	233 SPACES
MAX. (1 SPACE/1 EMPLOYEE)	350 SPACES
OFFICE	30,000 S.F.
MIN. (1 SPACE/350 S.F.)	86 SPACES
MAX. (1 SPACE/200 S.F.)	150 SPACES
TOTAL	
MINIMUM	319 SPACES
MAXIMUM	500 SPACES
PARKING PROVIDED	
STANDARD SPACES	484 SPACES
HANDICAP SPACES	11 SPACES
TOTAL PROVIDED	495 SPACES

PARKING SUMMARY (LOT 6)

PARKING REQUIRED	
RESTAURANT	9,446 S.F.
MIN. (1 SPACE/125 S.F.)	76 SPACES
MAX. (1 SPACE/50 S.F.)	189 SPACES
PARKING PROVIDED	
STANDARD SPACES	176 SPACES
HANDICAP SPACES	5 SPACES
TOTAL PROVIDED	181 SPACES

FLOOD NOTE

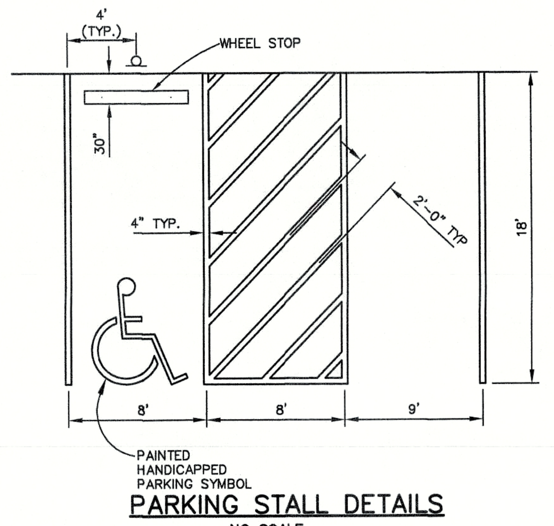
FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0093E.

PROJECT SUMMARY (LOT 1)

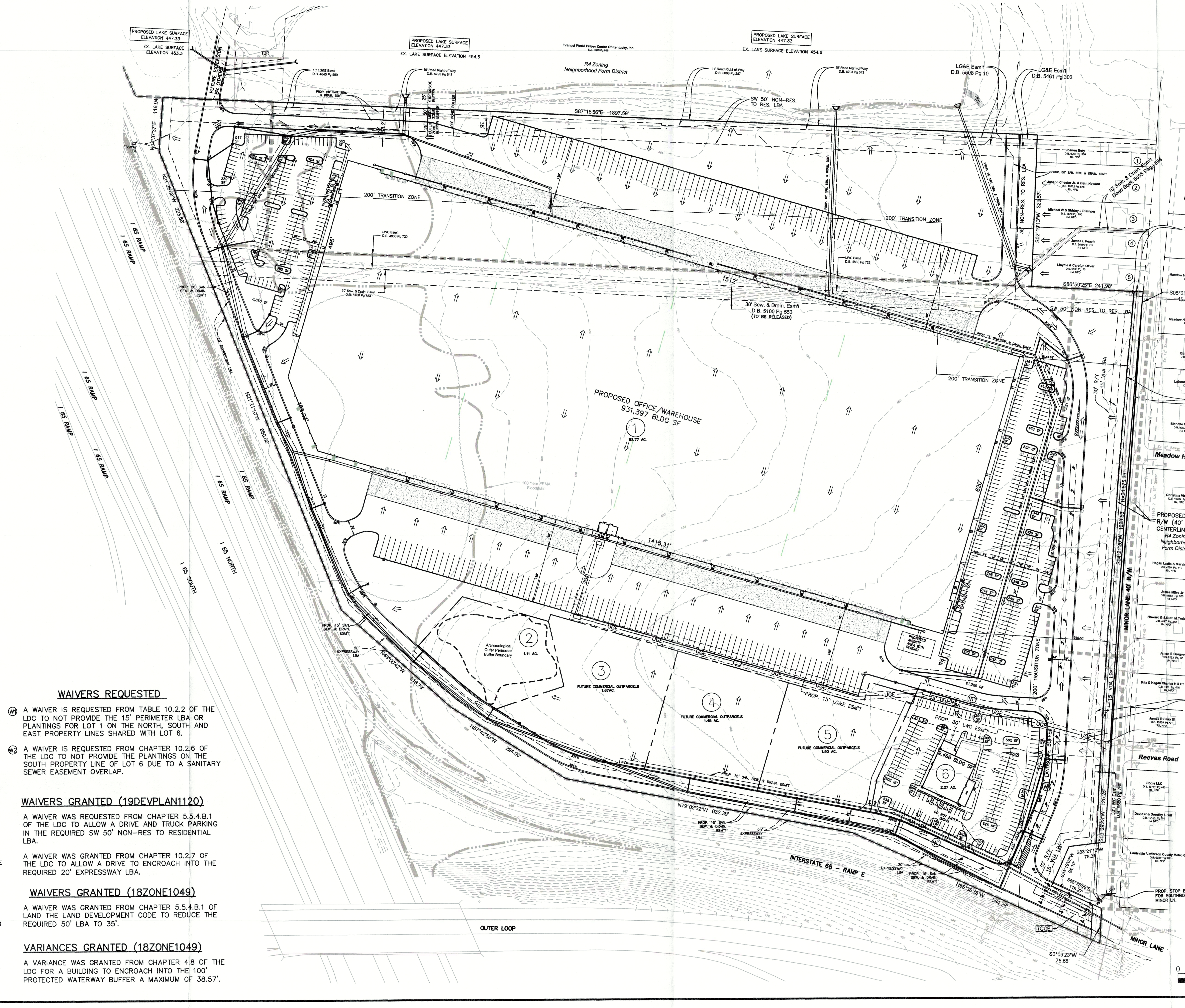
EXISTING ZONE	PEC
EXISTING FORM DISTRICT	SW
EXISTING USE	VACANT
PROPOSED USE	MANUFACTURING/WAREHOUSE
LOT 1 AREA	52.77 AC. (2,298,679 S.F.)
FLOOR AREA RATIO	0.40
PROPOSED OFFICE SQ. FT.	30,000 S.F.
PROPOSED WAREHOUSE SQ. FT.	901,397 S.F.
TOTAL PROPOSED BUILDING SQ. FT.	931,397 S.F.
VUA (PARKING LOT)	313,615 S.F.
ILA REQUIRED (7.5%)	22,750 S.F.
ILA PROVIDED	45,220 S.F.
MAX BUILDING HEIGHT	50'
MAX BUILDING HEIGHT (IN TRANSITION ZONE)	45'
OUTDOOR AMENITY AREA	3,000 S.F.

PROJECT SUMMARY (LOT 6)

EXISTING ZONE	PEC
EXISTING FORM DISTRICT	SW
EXISTING USE	VACANT
PROPOSED USE	RESTAURANT
LOT 6 AREA	2.27 AC. (98,692 S.F.)
FLOOR AREA RATIO	0.095
PROPOSED RESTAURANT SQ. FT.	9,446 S.F.
VUA (PARKING LOT)	62,480 S.F.
ILA REQUIRED (7.5%)	4,686 S.F.
ILA PROVIDED	5,144 S.F.
MAX BUILDING HEIGHT	50'
MAX BUILDING HEIGHT (IN TRANSITION ZONE)	45'



PARKING STALL DETAILS
NO SCALE



LEGEND

- = EX. FIRE HYDRANT
- = EX. UTILITY POLE
- –498– = EX. CONTOUR
- –ohe– = EX. OVERHEAD ELECTRIC
- D = PROPOSED DUMPSTER
- TBR = TO BE REMOVED
- = PROPOSED HEADWALL
- = PROPOSED YARD DRAIN
- = PROPOSED CATCH BASIN
- = PROPOSED PARKING COUNT
- TGCE = PROPOSED CONSTRUCTION ENTRANCE
- SF = PROPOSED SILT FENCE
- = EXISTING ZONING LINE
- = PROPOSED ZONING LINE
- = LIMITS OF ILA
- ⟸ = FLOW ARROW

WAIVERS REQUESTED

W1 A WAIVER IS REQUESTED FROM TABLE 10.2.2 OF THE LDC TO NOT PROVIDE THE 15' PERIMETER LBA OR PLANTINGS FOR LOT 1 ON THE NORTH, SOUTH AND EAST PROPERTY LINES SHARED WITH LOT 6.

W2 A WAIVER IS REQUESTED FROM CHAPTER 10.2.6 OF THE LDC TO NOT PROVIDE THE PLANTINGS ON THE SOUTH PROPERTY LINE OF LOT 6 DUE TO A SANITARY SEWER EASEMENT OVERLAP.

WAIVERS GRANTED (19DEVPLAN1120)

A WAIVER WAS REQUESTED FROM CHAPTER 5.5.4.B.1 OF THE LDC TO ALLOW A DRIVE AND TRUCK PARKING IN THE REQUIRED SW 50' NON–RES TO RESIDENTIAL LBA.

A WAIVER WAS GRANTED FROM CHAPTER 10.2.7 OF THE LDC TO ALLOW A DRIVE TO ENCROACH INTO THE REQUIRED 20' EXPRESSWAY LBA.

WAIVERS GRANTED (18ZONE1049)

A WAIVER WAS GRANTED FROM CHAPTER 5.5.4.B.1 OF LAND THE LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED 50' LBA TO 35'.

VARIANCES GRANTED (18ZONE1049)

A VARIANCE WAS GRANTED FROM CHAPTER 4.8 OF THE LDC FOR A BUILDING TO ENCROACH INTO THE 100' PROTECTED WATERWAY BUFFER A MAXIMUM OF 38.57'.

CASE # 20–DDP–0019
RELATED CASE(S) # 19DEVPLAN1120; 18ZONE1049, 9–5–99, #9–104–83 & 10–4–99, 19–DDP–0048

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

OF

LOGISTICS AIRPARK

5540 MINOR LANE
LOUISVILLE, KY 40219

FOR

OWNER:
LAGRANGE LLC & NICKLIES EXCHANGE LLC
6060 DUTCHMANS LN STE 110,
LOUISVILLE, KY 40205
D.B. 11089, Pg. 672
T.B. 641, LOT 4

DEVELOPER:
NICKLIES DEVELOPMENT
6060 DUTCHMANS LANE, SUITE 110
LOUISVILLE, KENTUCKY 40205

0 50' 100' 200'
GRAPHIC SCALE

WM #5296

18016devB.dwg

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

LOGISTICS AIRPARK

DATE: 1/30/20
DRAWN BY: D.L.E.
CHECKED BY: D.L.E.
SCALE: 1"=100' (HORZ)
SCALE: N/A (VERT)

REVISIONS
A AGENCY CMNTS 5/5/20
B
C
D
E
F
G
H
I
J

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

JOB NUMBER 18016

1 OF 1

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PLANNING & DESIGN SERVICES

20-DDP-0019