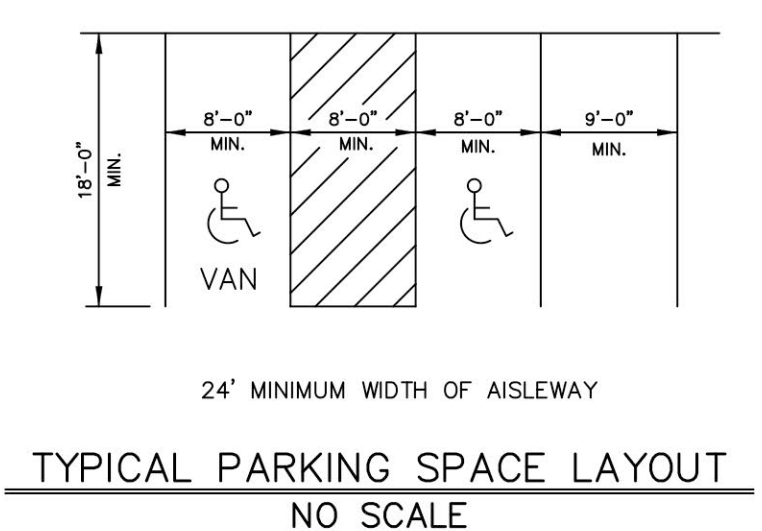


LEGEND

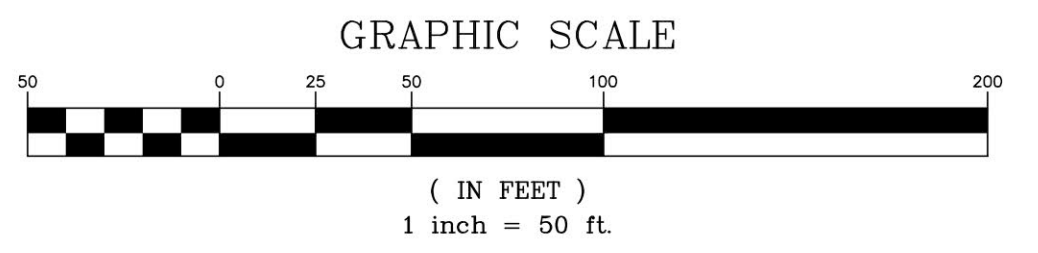
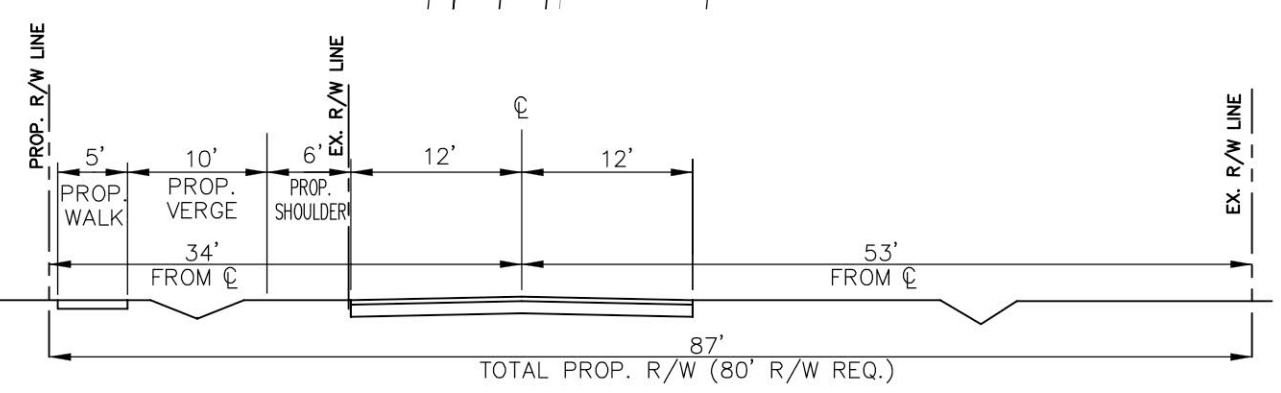
- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED DRAINAGE SWALE
- = EX. CONTOUR
- = PROPOSED CONTOUR
- = UTILITY POLE
- = FIRE HYDRANT
- = CATCH BASIN
- = 8"FS = UNDERGROUND FIRE SERVICE LINE
- = 8"W = UNDERGROUND WATER LINE
- = C = UNDERGROUND GAS LINE
- = OHE = OVERHEAD ELECTRIC LINE



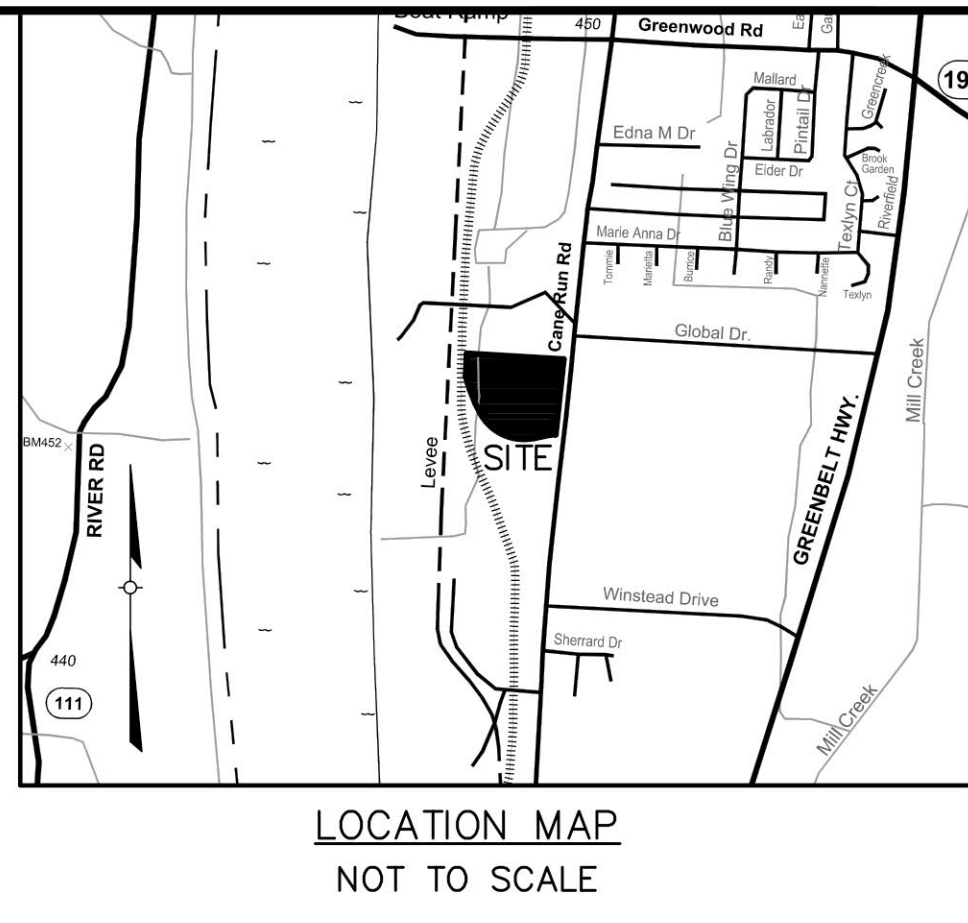
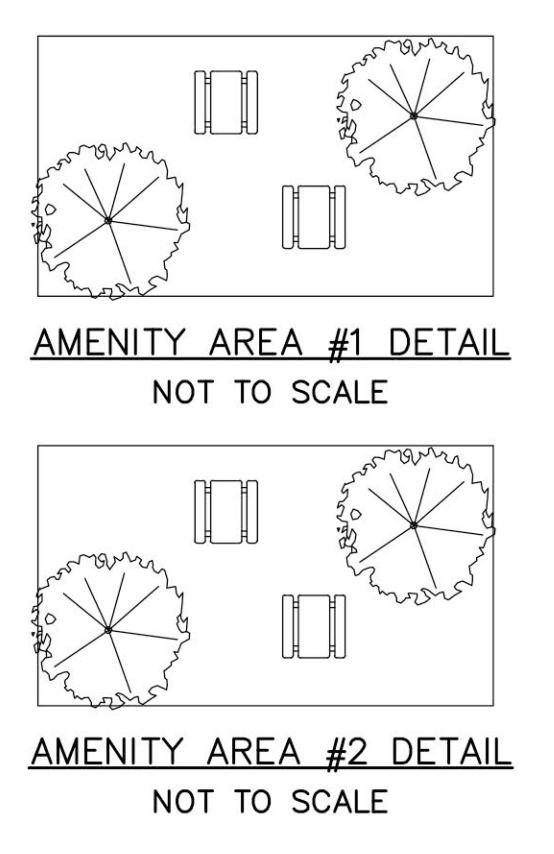
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	559,523 S.F.
EXISTING TREE CANOPY AREA	=	26% (144,733 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	=	*25% (139,881 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	*25% (139,881 S.F.)

*WHITE ROOFS SHALL BE UTILIZED ON THE PROPOSED BUILDING



WAIVER REQUESTED:
1. A waiver is being requested from Section 5.6.1.B.1.a of the Land Development Code to have less than 60% animating features along the front ground floor building facade.



PROJECT DATA

TOTAL SITE AREA	=	12.84± Ac. (559,523 SF)
EXISTING ZONING	=	M-3
FORM DISTRICT	=	SUBURBAN WORKPLACE
EXISTING USE	=	VACANT
PROPOSED USE	=	OFFICE / WAREHOUSE
BUILDING HEIGHT	=	45' MAX. ALLOWED
BUILDING AREA	=	157,080 SF
WAREHOUSE	=	157,080 SF
OFFICE	=	7,200 SF
TOTAL BUILDING AREA	=	164,280 SF
F.A.R.	=	0.29 (4.0 MAX ALLOWED)

PARKING REQUIRED

WAREHOUSE	=	MIN.	MAX.
1 SP/2,000 SF MIN. (157,080 SF)	=	79 SP	
1 SP/1,000 SF MAX. (157,080 SF)	=		157 SP
OFFICE	=		
1 SP/400 S.F. MIN. (7,200 SF)	=	18 SP	
1 SP/200 S.F. MAX. (7,200 SF)	=		36 SP
TOTAL PARKING REQUIRED	=	97 SP	193 SP
TOTAL PARKING PROVIDED	=	143 SPACES	
		(5 HC SP INCLUDED)	
CAR POOL SPACES REQUIRED/PROVIDED	=	5 SPACES	
BIKE PARKING REQUIRED/PROVIDED	=	2 LONG TERM	

TOTAL VEHICULAR USE AREA = 215,150 SF
INTERIOR LANDSCAPE AREA REQUIRED = 16,137 SF (7.5% VJA)
INTERIOR LANDSCAPE AREA PROVIDED = 17,460 SF (8.1% VJA)

EXISTING IMPERVIOUS = 0 SF
PROPOSED IMPERVIOUS = 384,870 SF

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - No increase in drainage run off to state roads.
 - There shall be no commercial signs in the right-of-way.
 - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
 - Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
 - Street trees shall be provided per the Louisville Metro Land Development Code Section 10.2.8. Final location and type to be shown on the approved Landscape Plan.
 - The outdoor space shall include seating at a rate of not less than 1 seat per 200 square feet of outdoor amenity. To enhance usability, at least 25% of the open space shall be shaded or used for landscaping. The final design and plantings shall be shown on the approved Landscape Plan.

- MSD NOTES:**
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
 - Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0087 F dated February 26, 2021.
 - Drainage pattern depicted by arrows (→) is for conceptual purposes.
 - If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
 - Site is subject to MSD Regional Facilities Fee.
 - All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
 - 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.
 - Railroad approval required prior to MSD construction plan approval.
 - Jurisdictional features identified on this plan are based on Lojic data. Final jurisdictional determination to be provided at construction plan stage. Any impacts to defined jurisdictional features on-site requires Army Corps of Engineers approval.
 - All existing storm sewers represented on this plan are approximate and shall be field verified at the time of construction plans.

OWNER:
LOUISVILLE & JEFFERSON COUNTY RIVERP

SITE ADDRESS:
8300 CANE RUN RD
TAX BLOCK 3078, LOT 115

COUNCIL DISTRICT - 12
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
MUNICIPALITY - LOUISVILLE

WM #7798/22 1124

REVISIONS

NO.	DATE	DESCRIPTION
1	10/4/21	PER AGENCY COMMENTS
2	10/25/21	PER AGENCY COMMENTS

PROJECT DATA
 FILE NAME: 21095-000P
 DATE: 8-5-21
 CHECKED BY: DT

SCALE: AS SHOWN
 DRAWN BY: TF

PROJECT DATA
 FILE NAME: 21095-000P
 DATE: 8-5-21
 CHECKED BY: DT

SCALE: AS SHOWN
 DRAWN BY: TF

LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SERVICES - LANDSCAPE ARCHITECTURE
 505 WASHINGTON BLVD. SUITE 200
 LOUISVILLE, KY 40258
 TEL: 502.442.4200 FAX: 502.442.4201
 WEB SITE: WWW.LD&D-KY.COM

HUNTINGTON INDUSTRY CANE RUN RD
 OWNER/DEVELOPER
HUNTINGTON INDUSTRIAL PARTNERS
 309 E PACES FERRY RD STE 400
 ATLANTA, GA

JOB NO. 21095
SHEET 1 OF 1