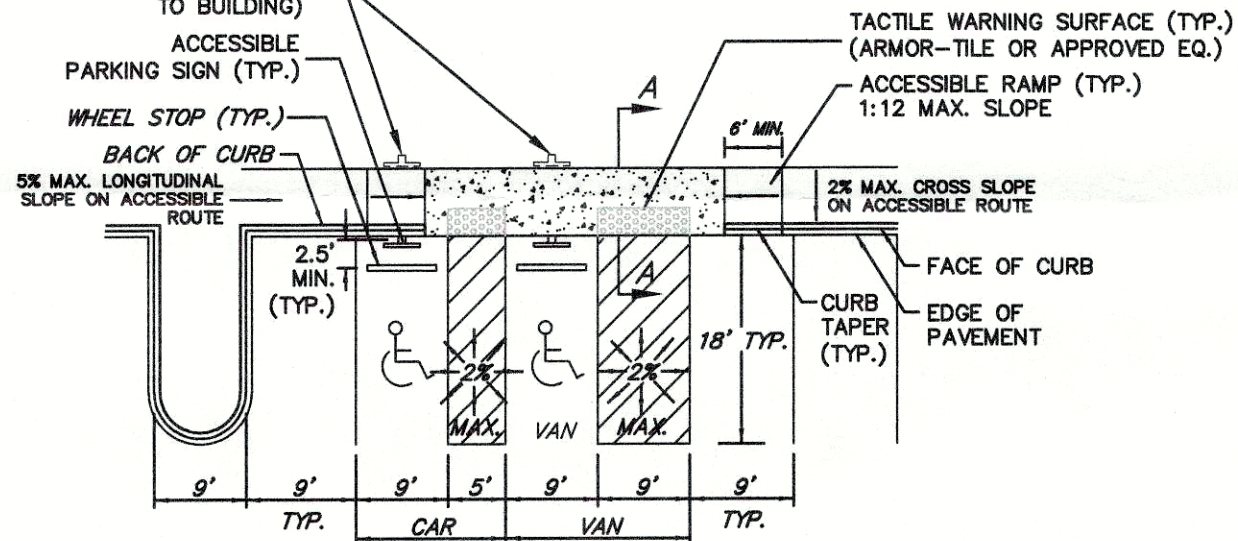


GENERAL NOTES:

- 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.
- 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.
- PROTECTION OF TREES TO BE PRESERVED:
CONSTRUCTION FENCING SHALL BE ERRECTED 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.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE FAIRDALE FIRE DISTRICT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM. PARKING AREAS SHALL COMPLY WITH 9.1.12.C OF THE LDC.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- THE SUBJECT SITE IS LOCATED OUTSIDE OF THE KARST PRONE AREA OF JEFFERSON COUNTY, AS DEFINED BY APPENDIX 41 OF THE LDC. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY IS NOT REQUIRED. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
- ENCROACHMENT AGREEMENTS WITH LG&E AND TEXAS GAS WILL BE REQUIRED TO INSTALL DRAINAGE AND SANITARY SEWERS WITHIN THEIR EXISTING EASEMENTS.
- SUBJECT PROPERTY HAS ACCESS THROUGH ADJACENT LOT 672 BY WAY OF GENERAL ACCESS EASEMENT GRANTED PER D.B. 11271 PG. 229.
- ANY SIGNAGE SHALL COMPLY WITH LDC CHAPTER 8 AND WILL ACQUIRE THE PROPER PERMITS.

ALTERNATE SIGN LOCATION
(SIGNS CAN BE ATTACHED
TO BUILDING)



PLAN VIEW

TYPICAL
ACCESSIBLE PARKING SPACES

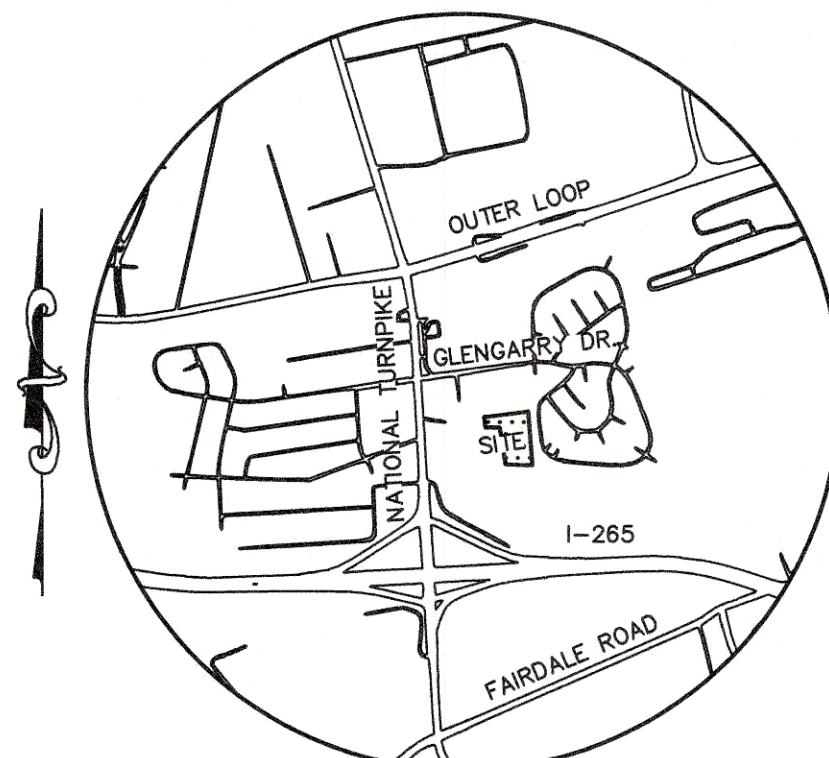
NO SCALE

MSD NOTES:

- 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.
- DRAINAGE/STORMWATER DETENTION:
FLOODPLAIN AND RUNOFF VOLUME PROVIDED OFF SITE AS DEPICTED ON THE PLAN WITHIN THE OFFSITE BASIN OF AIRTECH II (18DEVPLAN1042). DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. MSD WILL REQUIRE INCREASED RUNOFF VOLUME AND FLOODPLAIN FILL TO BE COMPENSATED AT 1:5:1.
- EROSION AND 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.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C01095).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- ACOE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. ANY JURISDICTIONAL WETLANDS SHALL BE PROPERLY MITIGATED PER ACOE REQUIREMENTS.
- LOWEST FINISHED FLOOR TO BE AT OR ABOVE 458 AND LOWEST MACHINERY TO BE AT OR ABOVE 459.

PUBLIC WORKS AND KTC NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- IF REQUIRED, RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.



LOCATION MAP
NO SCALE

LEGEND

- | | |
|----------|-----------------------------------|
| XXX | EXISTING CONTOUR |
| X | EXISTING TREE MASS |
| X | EXISTING FENCE |
| OFH | EXISTING FIRE HYDRANT |
| EX. G | EXISTING GAS W/ SIZE |
| EX. UGFO | EXISTING TELEPHONE MANHOLE |
| EX. UGFO | EXISTING UNDERGROUND FIBER OPTIC |
| EX. UGFO | EXISTING CATCH BASIN & YARD DRAIN |
| EX. UGFO | EXISTING HEADWALL |
| EX. UGFO | EXISTING TOP OF BANK |
| EX. UGFO | EXISTING TOE OF SLOPE/DITCH |
| EX. UGFO | EXISTING SANITARY MANHOLE |
| EX. UGFO | PROPOSED CATCH BASIN & YARD DRAIN |
| EX. UGFO | PROPOSED SLOPED & FLARED HEADWALL |
| EX. UGFO | PROPOSED DITCH/SWALE |
| EX. UGFO | PROPOSED SANITARY MANHOLE |
| EX. UGFO | PROPOSED DRAINAGE ARROW |

SITE DATA:

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	E21
EXISTING LAND USE	VACANT
PROPOSED LAND USE	WAREHOUSE/DISTRIBUTION
TOTAL LAND AREA	5.03± AC.
BUILDING AREA	
OFFICE	5,000 ± S.F.
WAREHOUSE	58,000 ± S.F.
TOTAL	63,000 ± S.F.
FLOOR HEIGHT (MAX. 50')	≤50
BUILDING AREA RATIO (MAX. ALLOWED 5.0)	0.29
PARKING REQUIRED	64-100
OFFICE	
MINIMUM (1 SPACE/350 S.F.)	14 SPACES
MAXIMUM (1 SPACE/200 S.F.)	25 SPACES
75 WAREHOUSE EMPLOYEES	
MINIMUM (1 SPACE/1.5 EMPLOYEES)	50 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEE)	75 SPACES
PARKING PROVIDED	
CAR PARKING	70 SPACES
(INCLUDES 3 ACCESSIBLE & 3 CARPOOL)	SPACES
BICYCLE PARKING REQUIRED	0 SPACES

LANDSCAPE DATA:

GROSS SITE AREA	218,940± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	185,910± S.F. (85%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	65,682± S.F. (30%)
TOTAL TREE CANOPY PROVIDED	65,682± S.F. (30%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	150,986± S.F.

DETENTION CALCULATIONS

2.9/12 (0.75-0.22) (5.03) = 0.64 AC-FT

BAIRD COMMERCIAL REALTY, L.L.P.
7212 BEACHLAND BEACH RD
PROSPECT, KY 40059
T.B. 1051, LOT 0462
D.B. 9988, PG. 663
SWFD/M3

BAIRD COMMERCIAL REALTY, L.L.P.
7212 BEACHLAND BEACH RD
PROSPECT, KY 40059
T.B. 1051, LOT 0462
D.B. 9988, PG. 663
SWFD/M3

EX. 10' AMERICAN TELEPHONE
AND TELEGRAPH EASEMENT
D.B. 5570, PG. 772 &
D.B. 5583, PG. 990

PAULIN PROPERTIES, LLC
262 SPRING MEADOW LN
LOUISVILLE, KY 40243
T.B. 1051, LOT 728
D.B. 9154, PG. 382
SWFD/C2

SEE GENERAL NOTE #13

AIRTECH 1000, LLC
7410 NEW LA GRANGE RD
LOUISVILLE, KY 40222
T.B. 1051, LOT 672
D.B. 11358, PG. 942
SWFD/EZ1

25' TEXAS GAS & TRANSILCON CORPORATION ESMT
D.B. 4424, PG. 88 & 94

20' TEXAS GAS & TRANSILCON CORPORATION ESMT
D.B. 5208, PG. 205

FAIRDALE, LLC
467 ERLANGER RD STE 103
ERLANGER, KY 41018
T.B. 1051, LOT 0456
D.B. 8054, PG. 382
SWFD/RS

RECEIVED
SEP 16 2019
DESIGN SERVICES

GRAPHIC SCALE 1"=40'
0 10 20 40 80

PROJECT # 19-RDDP-0044
RELATED CASE #10314, #18DEVPLAN1042
MSD WM #9803

OWNER/DEVELOPER
AIRTECH UNITED LLC
4178 ROBERTS POINT CIRCLE
SARASOTA FL 34242

REVISED DISTRICT DEVELOPMENT PLAN
AIRTECH III
980 GLENGARRY DRIVE, LOUISVILLE KY. 40118
TAX BLOCK 1051, LOT 761
(TRACT 2A OF D.B. 11271 PG. 229)
DEED BOOK 11271, PAGE 229

Revisions	
8/30/19	PER AGENCY COMMENTS
9/16/19	PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 8/12/2019
Job Number: 3362

Sheet

1

of 1