SABAK, WILSON & LINGO, INC

ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS

THE HENRY CLAY 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202 (502) 584 – 6271

NO.	REVISION	DATE
1	REVISED PER AGENCY COMMENTS	07/17/20
2	REVISED PER AGENCY COMMENTS	09/03/20
3	REVISED PER AGENCY COMMENTS	09/10/20

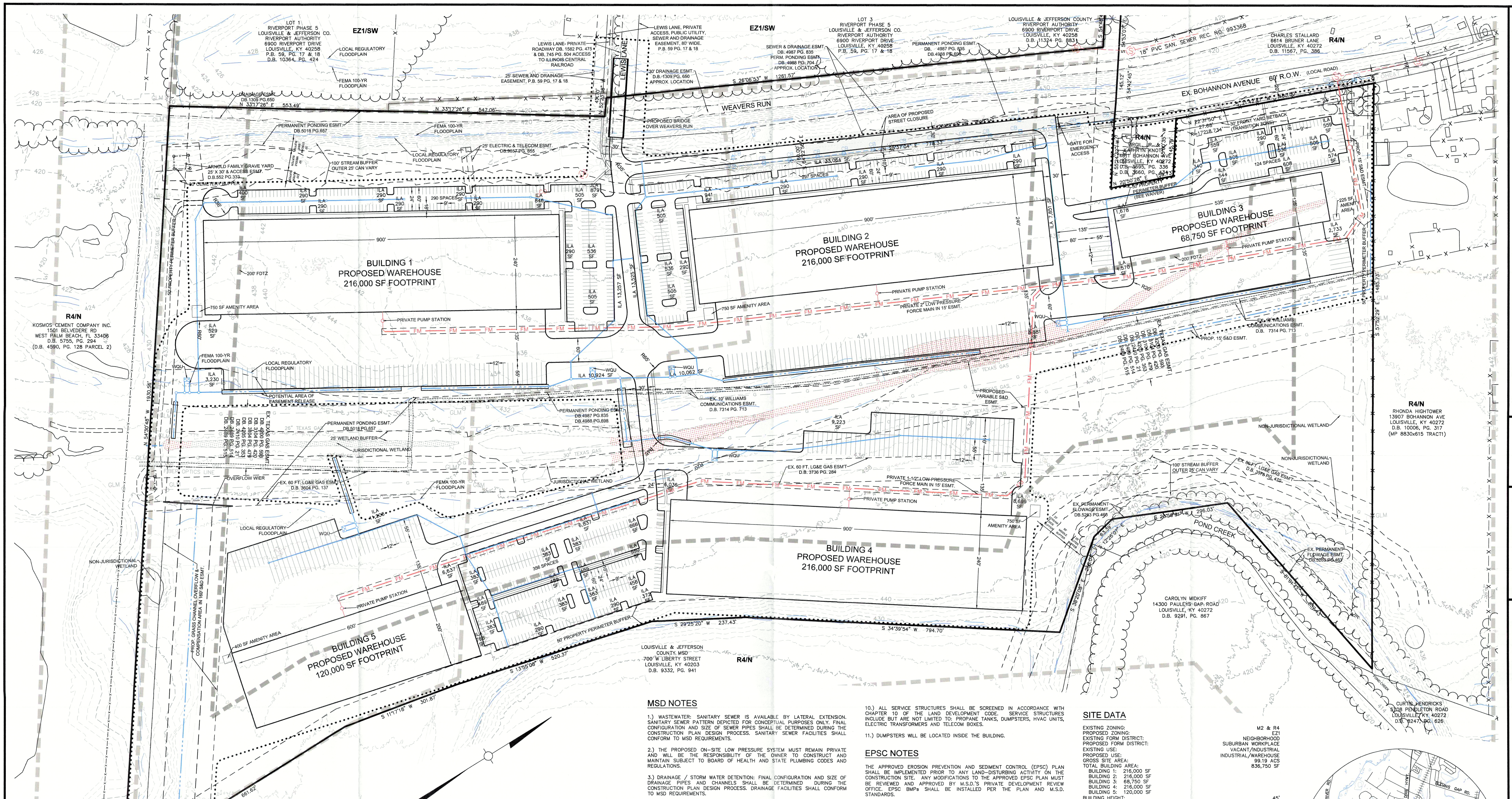
SHEET TITLE: DETAILED DEVELOPMENT PLAN

PROJECT TITLE: BOHANNON PROPERTY
13915, 14201, & 15012 BOHANNON AVE
TAX BLOCK 1059, LOTS 37, 39, 58, 612 & 613

DEVELOPER: LDG DEVELOPMENT LLC
1469 SOUTH 4TH ST., LOUISVILLE, KY 40208

JOB NO.: 3192
SCALE: 1"=100'
DATE: 06/17/20
DRAWING NO: DDP
SHEET 1 OF 1

20-ZONE-0069



MSD NOTES

1.) WASTEWATER: SANITARY SEWER IS AVAILABLE BY LATERAL EXTENSION. SANITARY SEWER PATTERN DEPICTED FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.

2.) THE PROPOSED ON-SITE LOW PRESSURE SYSTEM MUST REMAIN PRIVATE AND WILL BE THE RESPONSIBILITY OF THE OWNER TO CONSTRUCT AND MAINTAIN SUBJECT TO BOARD OF HEALTH AND STATE PLUMBING CODES AND REGULATIONS.

3.) DRAINAGE / STORM WATER DETENTION: 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.

4.) 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.

5.) 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 BMPS.

6.) THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0136 E, DECEMBER 5, 2006)

7.) 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.

8.) MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

9.) IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

10.) KDOW AND USACE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PAN APPROVAL.

11.) ONSITE RUNOFF VOLUME COMPENSATION WILL BE PROVIDED. ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1.

GENERAL NOTES

1.) THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.

2.) SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.

3.) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

4.) ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.

5.) ALL PARKING AREAS, INCLUDING ISLANDS SHALL BE OUTLINED WITH MIN. 6" HT. & W. CONCRETE CURB UNLESS NOTED OTHERWISE.

6.) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.

7.) ALL SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE LDC.

8.) CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

9.) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

10.) ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.

11.) DUMPSTERS WILL BE LOCATED INSIDE THE BUILDING.

EPSC 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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. 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. SOILS 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 FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. 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 PRACTICABLE, BUT NOT 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.

EPSC CONCEPT PLAN

- INSTALL SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
- EXISTING TEMPORARY SEDIMENT BASIN SHALL BE CHECKED & MAINTAINED THROUGHOUT PROJECT.
- BEGIN SITEWORK GRADING AND STORM SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- REMOVE TEMPORARY SEDIMENT BASIN & STABILIZE SITE.
- REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

UTILITY NOTES

1) ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 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 WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

2) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

IMPERVIOUS AREA CALCULATIONS

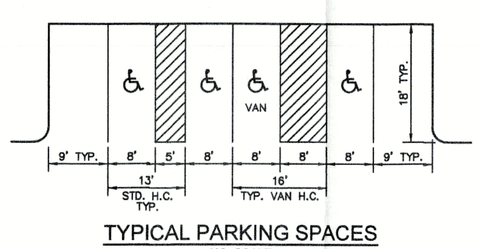
SITE AREA:	4,320,611 SF (99.19 ACS)
EXISTING IMPERVIOUS AREA:	900,237 SF (20.67 ACS)
PROPOSED IMPERVIOUS AREA:	2,104,416 SF (48.31 ACS)
DIFFERENCE:	+1,204,179 SF (27.64 ACS)

ADDITIONAL REQUESTS

1. VARIANCE TO ENCROACH INTO 100' STREAM BUFFER FOR WEAVERS RUN.
2. WAIVER TO ENCROACH INTO THE PROPERTY PERIMETER LANDSCAPE BUFFER ADJACENT TO THE KNOTT PROPERTY.

LEGEND

- EX. STORM SEWER
- PROP. STORM SEWER
- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- PROP. FORCE MAIN
- EX. PROPERTY LINE TO BE REMOVED
- EX. GAS LINE
- EX. OVERHEAD UTILITY LINE
- EX. UTILITY POLE
- EX. WATER LINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- LIMITS OF DISTURBANCE
- EX. ZONING BOUNDARY
- EX. FORM DISTRICT BOUNDARY
- PROP. FLOW ARROW
- JURISDICTIONAL WETLAND
- IMPACTED WETLAND
- AREA OF STREET CLOSURE



TYPICAL PARKING SPACES
NO SCALE

GRAPHIC SCALE 0 50 100 200

SITE DATA

EXISTING ZONING:	M2 & R4
PROPOSED ZONING:	EZ1
EXISTING FORM DISTRICT:	NEIGHBORHOOD
PROPOSED FORM DISTRICT:	SUBURBAN WORKPLACE
EXISTING USE:	VACANT/INDUSTRIAL
PROPOSED USE:	INDUSTRIAL/WAREHOUSE
GROSS SITE AREA:	99.19 ACS
TOTAL BUILDING AREA:	836,750 SF
BUILDING 1:	216,000 SF
BUILDING 2:	216,000 SF
BUILDING 3:	68,750 SF
BUILDING 4:	216,000 SF
BUILDING 5:	120,000 SF
BUILDING HEIGHT:	45'
FAR:	0.20

PARKING CALCULATIONS

MIN PARKING REQUIRED: 1/1.5 EMPLOYEES ON 1ST & 2ND SHIFT
MAX PARKING ALLOWED: 1/EMPLOYEE ON 1ST & 2ND SHIFT

	ESTIMATED EMPLOYEES	MIN. REQUIRED	MAX. ALLOWED	PARKING PROVIDED
BUILDING 1:	350	233	350	290 SPACES
BUILDING 2:	350	233	350	297 SPACES
BUILDING 3:	150	100	150	124 SPACES
BUILDING 4:	350	233	350	233 SPACES
BUILDING 5:	180	120	180	123 SPACES

*WE ARE REQUESTING FLEXIBILITY IN PARKING PROVIDED DUE TO THE VARIABILITY IN FUTURE TENANT NEEDS. FINAL PARKING PROVIDED AT THE TIME OF CONSTRUCTION WILL FALL WITHIN THE MIN/MAX REQUIREMENTS OF LDC CHAPTER 9.

BICYCLE PARKING

SHORT TERM PARKING REQUIRED: NONE
LONG TERM: 2 OR 1/50 EMPLOYEES

	ESTIMATED EMPLOYEES	SPACES REQUIRED	SPACES PROVIDED
BUILDING 1:	350	7	7
BUILDING 2:	350	7	7
BUILDING 3:	150	3	3
BUILDING 4:	350	7	7
BUILDING 5:	180	4	4

(LONG TERM BIKE PARKING WILL BE LOCATED INSIDE THE BUILDING.)

ILA CALCULATIONS

	VUA AREA	7.5% ILA REQUIRED	ILA PROVIDED
BUILDING 1:	281,734 SF	21,130 SF	33,887 SF
BUILDING 2:	314,181 SF	23,564 SF	62,258 SF
BUILDING 3:	153,390 SF	11,504 SF	14,001 SF
BUILDING 4:	247,271 SF	18,545 SF	35,929 SF
BUILDING 5:	178,493 SF	13,387 SF	19,863 SF

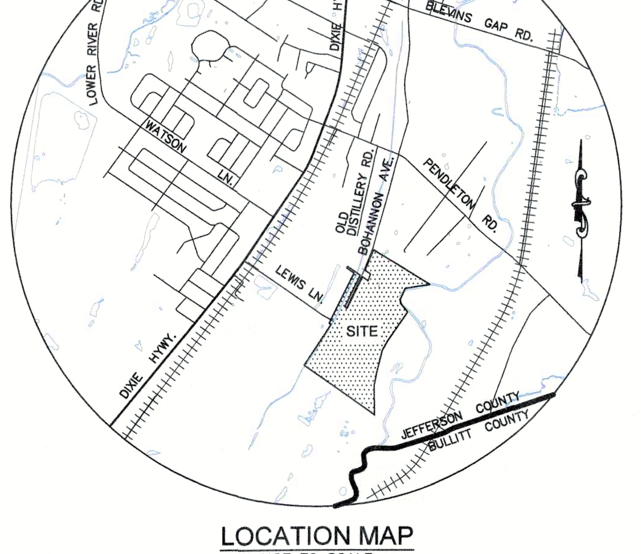
TREE CANOPY CALCULATIONS

GROSS SITE AREA:	4,320,611 SF
EXISTING TREE CANOPY:	< 50%
EXISTING TREE CANOPY TO BE PRESERVED:	0 SF (0%)
ADDITIONAL TREE CANOPY REQUIRED*:	1,080,153 SF (25%)

* TAKING INTO ACCOUNT 5% REDUCTION GREEN TECHNOLOGY.

AMENITY AREA

	OFFICE AREA	10% AMENITY REQUIRED	AMENITY PROVIDED
BUILDING 1:	6,500 SF	650 SF	750 SF
BUILDING 2:	6,500 SF	650 SF	750 SF
BUILDING 3:	2,000 SF	200 SF	225 SF
BUILDING 4:	3,500 SF	350 SF	400 SF
BUILDING 5:	6,500 SF	650 SF	750 SF



LOCATION MAP
NOT TO SCALE

LOT REQUIREMENTS

	STANDARD EZ-1
MIN. LOT AREA	NONE
MIN. LOT WIDTH	NONE
FRONT YARD*	25'
STREET SIDE YARD*	25'
REAR YARD	NONE
BUILDING HEIGHT**	50'+

* 30' IN TRANSITION ZONE
** 45' IN TRANSITION ZONE

RECEIVED
SEP 1 4 2020
PLANNING & DESIGN SERVICES

CASE # 20-ZONE-0069
RELATED CASE # 20-ZONEPA-0040
WM # 8625

OWNER/DEVELOPER
LDG LAND HOLDINGS, LLC
1469 S. 4TH STREET, LOUISVILLE, KY 40208
DEED BOOK 11595, PAGE 452