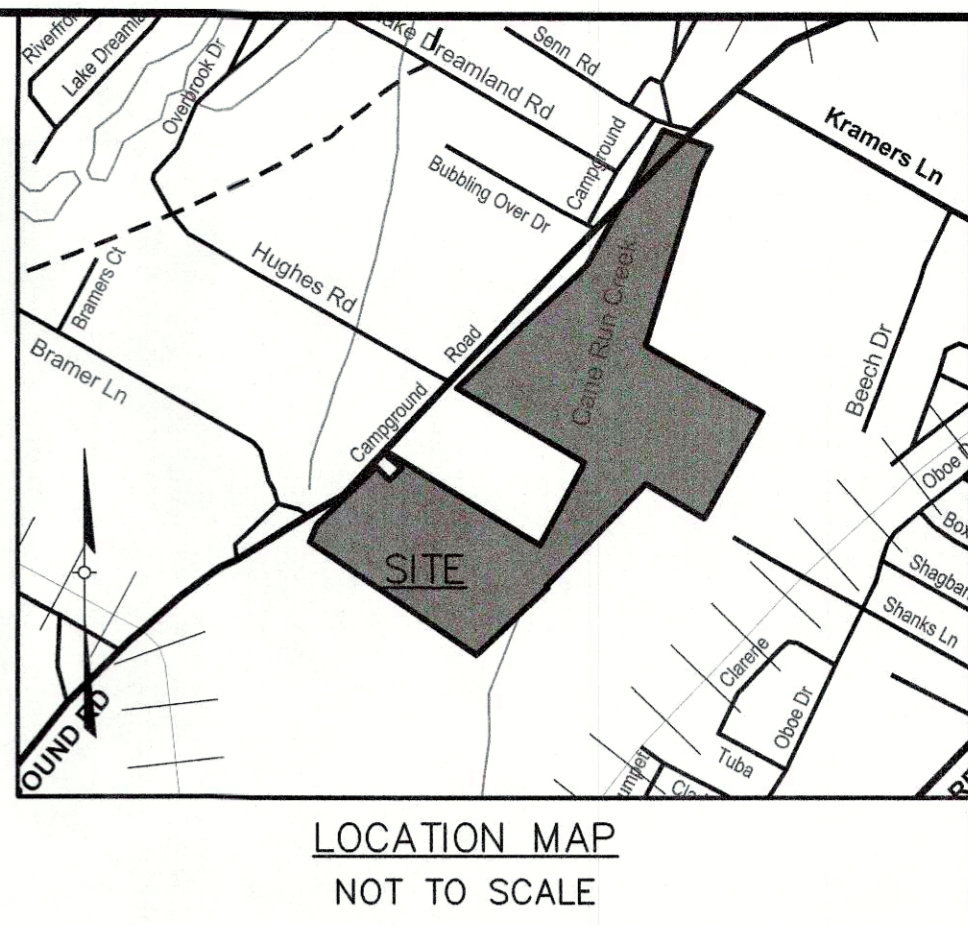


SUBURBAN WORKPLACE SETBACKS
 CAMP GROUND ROAD & SHANKS LANE = 25' BUILDING SETBACK (PARKING AND MANUEVERING IS PERMITTED)
 SIDE = NONE
 REAR = NONE UNLESS ADJACENT TO RESIDENTIAL USES & ZONING

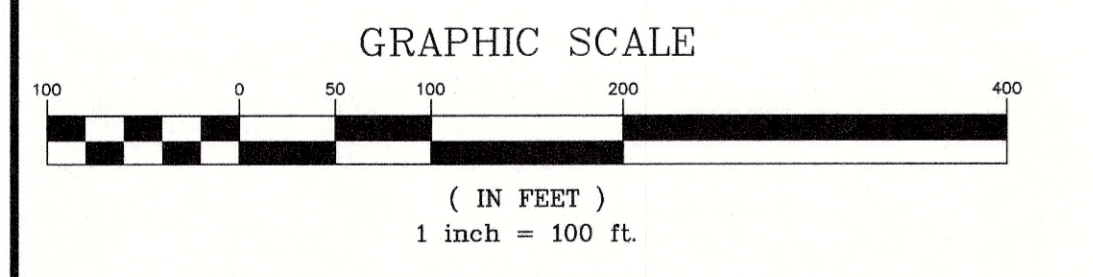


PROJECT DATA

TOTAL SITE AREA	= 77.33± Ac. (3,107,272 SF)	
EXISTING ZONING	= EZ-1	
FORM DISTRICT	= SUBURBAN WORKPLACE	
EXISTING USE	= UNDEVELOPED	
PROPOSED USE	= OFFICE/WAREHOUSE	
BUILDING HEIGHT	= 48' (50' MAX. ALLOWED)	
BUILDING AREA	= 820,200 SF (INCLUDES 80,000 SF OF OFFICE)	
F.A.R.	= 0.26 (5.0 MAX. ALLOWED)	
PARKING REQUIRED		
OFFICE (80,000 SF)	MIN.	MAX.
1 SP/400 S.F. MIN.	=	200 SP
1 SP/200 S.F. MAX.	=	400 SP
WAREHOUSE (740,000 SF)		
1 SP/2000 S.F. MIN.	=	370 SP
1 SP/1000 S.F. MAX.	=	740 SP
TOTAL PARKING REQUIRED	=	570 SP
TOTAL PARKING PROVIDED	=	710 SPACES
(16 HC SP INCLUDED)		
AMENITY AREA REQUIRED	=	8,000 SF (10% OFFICE AREA)
AMENITY AREA PROVIDED	=	8,000 SF
TOTAL VEHICULAR USE AREA	=	701,100 SF
INTERIOR LANDSCAPE AREA REQUIRED	=	52,582 SF
INTERIOR LANDSCAPE AREA PROVIDED	=	64,506 SF
EXISTING IMPERVIOUS	=	13,890 SF
PROPOSED IMPERVIOUS	=	1,538,851 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 roadways.
 - 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.
 - Benchmark and topographical information shown hereon were derived from Lojic data.
 - The employee outdoor amenity areas shall provide at a minimum one seat per 200 s.f. of amenity area and at a minimum 25% of the amenity area shall be shaded or used for landscaping as required by Section 5.12.2.A.3 of the Louisville Metro Land Development Code. Final design of the outdoor amenity areas will be shown on the approved Chapter 10 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 Lateral Extension, subject to fees and applicable charges. Existing offsite easements will be utilized. A Downstream Facilities Capacity request was approved by MSD by a letter dated July 1, 2021.
 - A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0054 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.
 - On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
 - Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1.
 - 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.
 - ACOE approval required prior to MSD construction plan approval.
 - KDOW approval required prior to MSD construction plan approval.
 - All proposed sewers shall be installed outside of the 25' MSD Vegetative Buffer. Field verification required.



DETENTION BASIN #1 CALCULATIONS	DETENTION BASIN #2 CALCULATIONS
$X = \Delta CRA/12$	$X = \Delta CRA/12$
$\Delta C = 0.70 - 0.36 = 0.34$	$\Delta C = 0.73 - 0.38 = 0.35$
A = 26.27 ACRES	A = 10.95 ACRES
R = 2.8 INCHES	R = 2.8 INCHES
$X = (0.34)(26.27)(2.8)/12 = 2.08 \text{ AC.-FT.}$	$X = (0.35)(10.95)(2.8)/12 = .89 \text{ AC.-FT.}$
REQUIRED X = 90,605 CU.FT.	REQUIRED X = 38,935 CU.FT.
PROVIDED BASIN = 148,400 SQ.FT.	PROVIDED BASIN = 39,023 SQ.FT.
TOTAL = 148,400 SQ.FT. @ APPROX. 1 FT. DEPTH	TOTAL = 39,023 SQ.FT. @ APPROX. 1 FT. DEPTH
= 148,400 CU.FT. > 90,605 CU.FT.	= 39,023 CU.FT. > 38,935 CU.FT.
DETENTION BASIN #3 CALCULATIONS	DETENTION BASIN #4 CALCULATIONS
$X = \Delta CRA/12$	$X = \Delta CRA/12$
$\Delta C = 0.70 - 0.40 = 0.30$	$\Delta C = 0.67 - 0.35 = 0.32$
A = 6.8 ACRES	A = 18.12 ACRES
R = 2.8 INCHES	R = 2.8 INCHES
$X = (0.30)(6.8)(2.8)/12 = 0.48 \text{ AC.-FT.}$	$X = (0.32)(18.12)(2.8)/12 = 1.35 \text{ AC.-FT.}$
REQUIRED X = 20,735 CU.FT.	REQUIRED X = 58,935 CU.FT.
PROVIDED BASIN = 52,900 SQ.FT.	PROVIDED BASIN = 91,400 SQ.FT.
TOTAL = 52,900 SQ.FT. @ APPROX. 1 FT. DEPTH	TOTAL = 91,400 SQ.FT. @ APPROX. 1 FT. DEPTH
= 52,900 CU.FT. > 20,735 CU.FT.	= 91,400 CU.FT. > 58,935 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	3,107,272 SF
EXISTING TREE CANOPY COVERAGE	=	21% (644,256 SF)
TOTAL TREE CANOPY AREA REQUIRED	=	35% (1,087,545 SF)
EXISTING TREE CANOPY TO BE PRESERVED	=	(AT BOTH SIDES OF THE CREEK WITHIN THE MSD VEGETATIVE BUFFER) = 5.5% (173,604 SF)

OWNER:
 EUGENE J SR & EUGENE J SCHENCK
 1011 MINOR LANE
 LOUISVILLE, KENTUCKY 40219

SITE ADDRESS:
 5013 CAMP GROUND ROAD
 5355 CAMP GROUND ROAD
 3803 SHANKS LANE
 SHANKS LANE
 TAX BLOCK 1007, LOT 0011
 TAX BLOCK 1012, LOT 0019
 TAX BLOCK 1013, LOT 0513
 TAX BLOCK 1013, LOT 0514
 D.B. 9239, PG. 0980

RECEIVED
 SEP 20 2021
 PLANNING & DESIGN SERVICES

CASE # 21-CAT3-0008

COUNCIL DISTRICT - 1
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
MUNICIPALITY - LOUISVILLE

MSD WM # 12305

REVISIONS		PROJECT DATA	
NO.	DATE	DESCRIPTION	BY
1	8/2/21	PER AGENCY COMMENTS	BB
2	8/13/21	PER AGENCY COMMENTS	TF
3	8/30/21	PER AGENCY COMMENTS	TF
4	9/13/21	PER AGENCY COMMENTS	TF
5	9/20/21	ADD M&D E-SMTS	A.P.

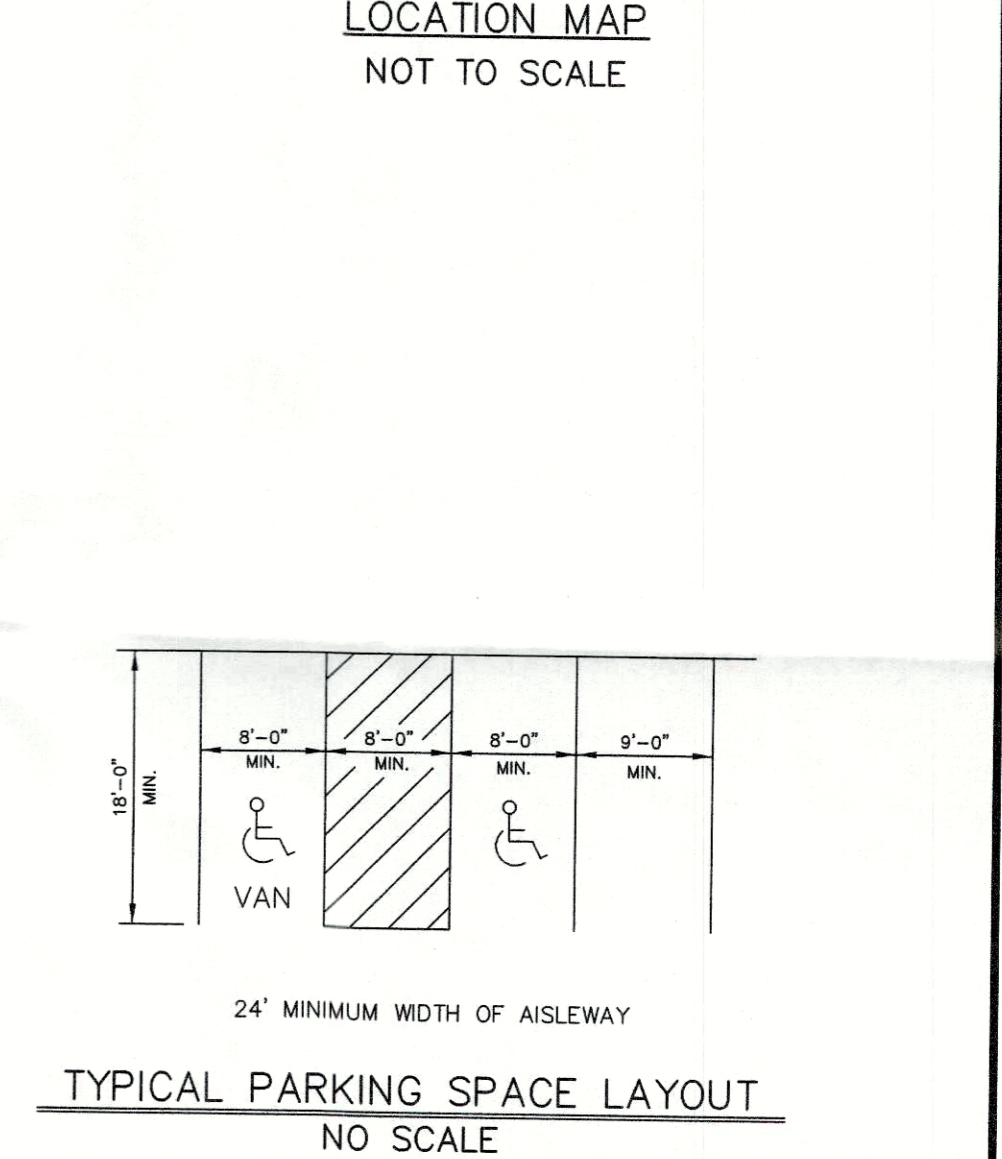
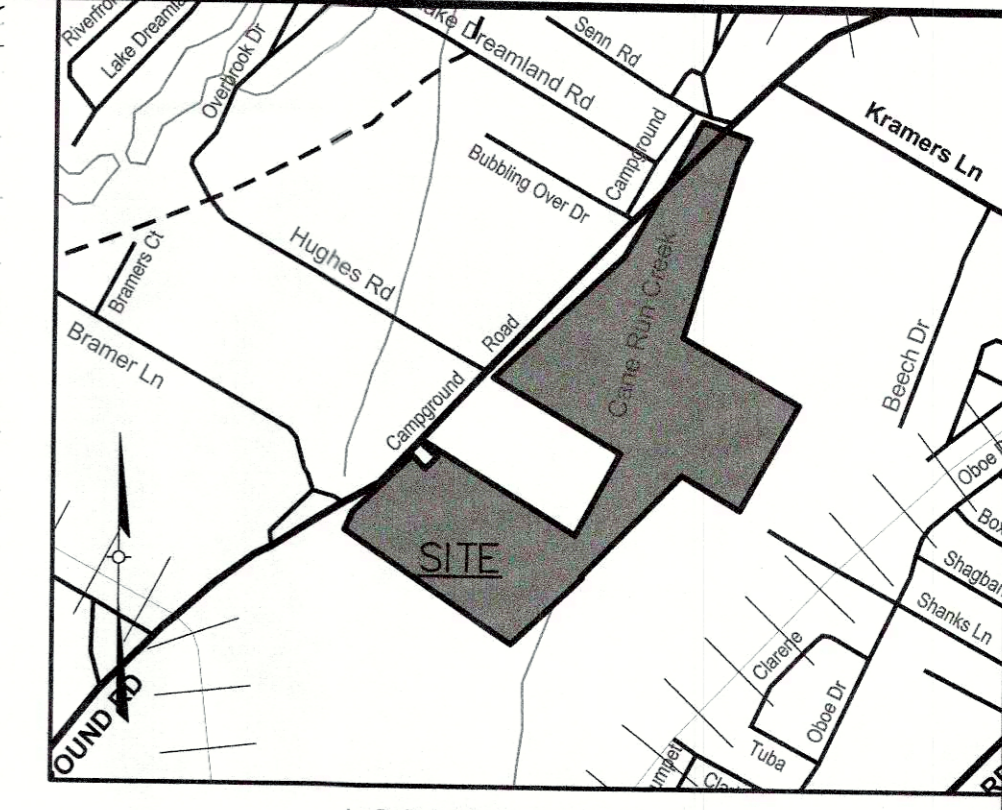
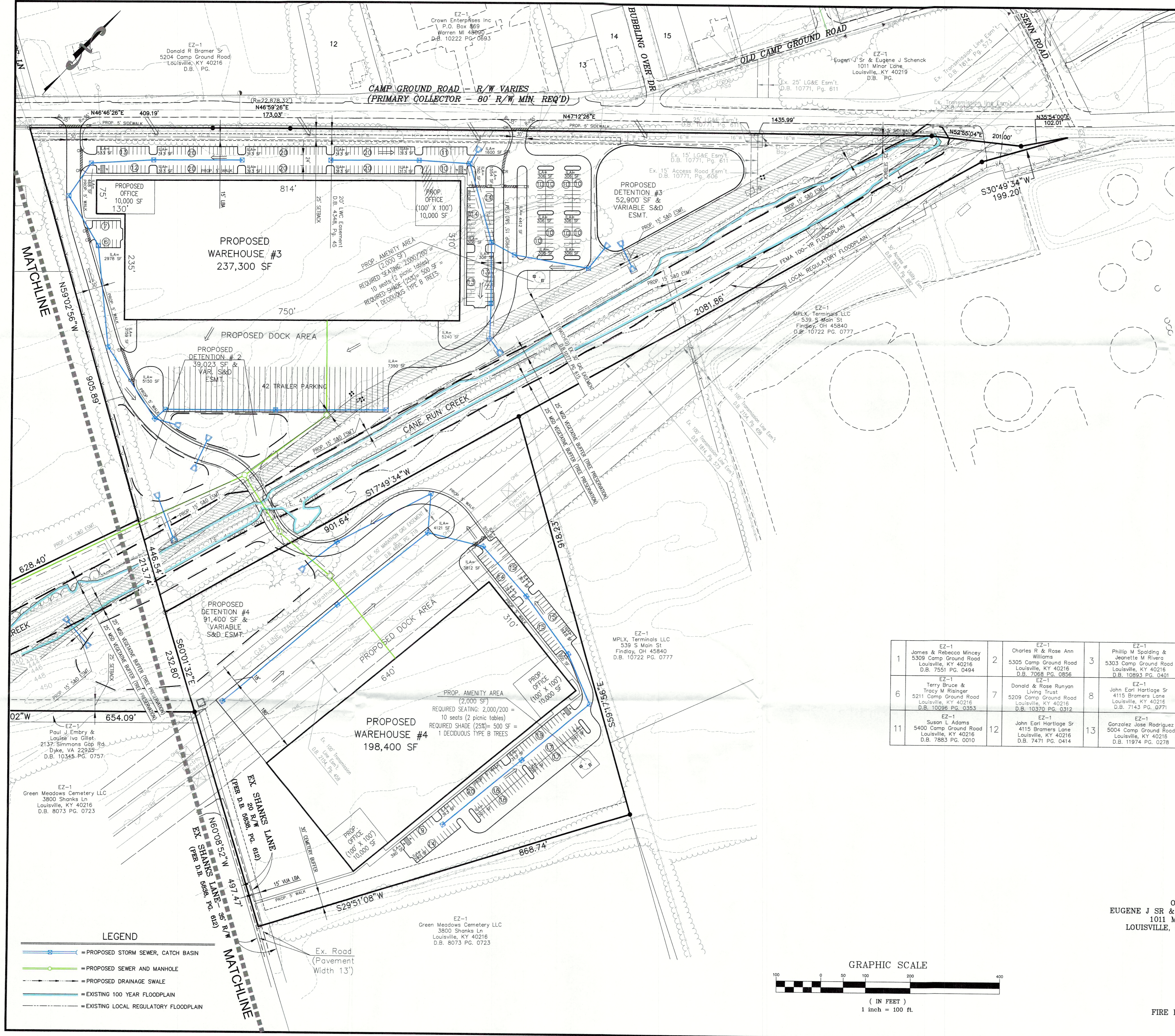
FILE NAME: 21073-DDP
 DATE: 9/20/21
 CHECKED BY: AR
 DRAWN BY: JH

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SCENARIOS • LANDSCAPE ARCHITECTURE
 605 W. HIGHWAY 60 • SUITE 200 • LOUISVILLE, KY 40204
 TEL: 502.464.2970 • FAX: 502.464.2974
 WEB SITE: WWW.LD&D-INC.COM

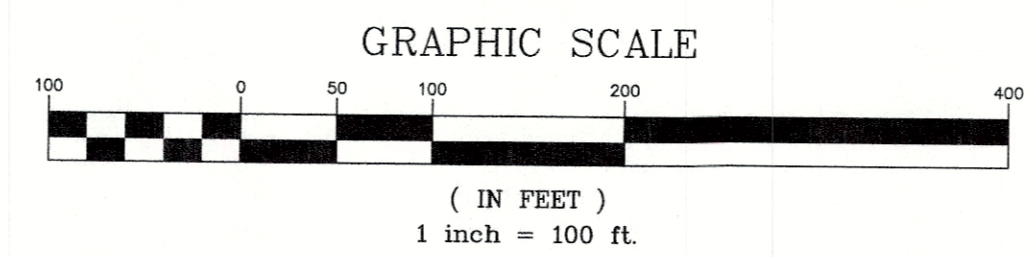
5013 CAMP GROUND ROAD
 DEVELOPER
POE. COMPANIES LLC
 1700 MARINAS EDGE WAY SUITE 715
 LOUISVILLE, KY 40206

5013 CAMP GROUND ROAD
 DEVELOPER
POE. COMPANIES LLC
 1700 MARINAS EDGE WAY SUITE 715
 LOUISVILLE, KY 40206

CATEGORY 3 PLAN
 JOB NO. 21073
 SHEET 1 OF 2



1	EZ-1 James & Rebecca Mincey 5309 Camp Ground Road Louisville, KY 40216 D.B. 7551 PG. 0494	2	EZ-1 Charles R. & Rose Ann Williams 5305 Camp Ground Road Louisville, KY 40216 D.B. 7069 PG. 0856	3	EZ-1 Phillip M. Spalding & Jeanette M. Rivers 5303 Camp Ground Road Louisville, KY 40216 D.B. 10893 PG. 0401	4	EZ-1 William M. Saling 5301 Camp Ground Road Louisville, KY 40216 D.B. 8727 PG. 0962	5	EZ-1 John E. Sr. & Shirley A. Parker 5213 Camp Ground Road Louisville, KY 40216 D.B. 6712 PG. 0687
6	EZ-1 Terry Bruce & Tracy M. Risinger 5211 Camp Ground Road Louisville, KY 40216 D.B. 10096 PG. 0353	7	EZ-1 Donald & Rose Runyan Living Trust 5209 Camp Ground Road Louisville, KY 40216 D.B. 10370 PG. 0312	8	EZ-1 John Earl Hartlage Sr 4115 Bramers Lane Louisville, KY 40216 D.B. 7143 PG. 0771	9	EZ-1 Bart & Denise Bomar 507 Goblewood Circle Louisville, KY 40245 D.B. 9878 PG. 0352	10	EZ-1 Joseph Obyrnt 5402 Camp Ground Road Louisville, KY 40216 D.B. 6963 PG. 0070
11	EZ-1 Susan L. Adams 5400 Camp Ground Road Louisville, KY 40216 D.B. 7883 PG. 0010	12	EZ-1 John Earl Hartlage Sr 4115 Bramers Lane Louisville, KY 40216 D.B. 7471 PG. 0414	13	EZ-1 Gonzalez Jose Rodriguez 5004 Camp Ground Road Louisville, KY 40216 D.B. 11874 PG. 0278	14	EZ-1 Bernice O. Filback P.O. Box 16141 Louisville, KY 40256 D.B. 9843 PG. 0482	15	EZ-1 Kevin P. Williams 4914 Camp Ground Road Louisville, KY 40216 D.B. 9079 PG. 0395



LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- EXISTING 100 YEAR FLOODPLAIN
- EXISTING LOCAL REGULATORY FLOODPLAIN

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	8/2/21	PER AGENCY COMMENTS	BB
2	8/13/21	PER AGENCY COMMENTS	BB
3	8/30/21	PER AGENCY COMMENTS	TF
4	9/13/21	PER AGENCY COMMENTS	TF
5	9/20/21	ADD MSD ESMTS	AR

PROJECT DATA
 FILE NAME: 21073-DDDP
 DATE: 5/28/21
 SCALE: AS SHOWN
 CHECKED BY: AR
 DRAWN BY: JH

ENGINEER'S SEAL
 SURVEYOR'S SEAL

LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 507 WHEATLAND AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40216
 TEL: 502-441-9514 FAX: 502-441-9514

CATEGORY 3 PLAN
5013 CAMP GROUND ROAD
 DEVELOPER
POE COMPANIES LLC
 1700 MARINAS EDGE WAY SUITE 715
 LOUISVILLE, KY 40206

OWNER:
EUGENE J SR & EUGENE J SCHENCK
 1011 MINOR LANE
 LOUISVILLE, KENTUCKY 40219

SITE ADDRESS:
 5013 CAMP GROUND ROAD
 5355 CAMP GROUND ROAD
 3803 SHANKS LANE
 SHANKS LANE
 TAX BLOCK 1007, LOT 0011
 TAX BLOCK 1012, LOT 0019
 TAX BLOCK 1013, LOT 0513
 TAX BLOCK 1013, LOT 0514
 D.B. 9239, PG. 0980

CASE # 21-CAT3-0008

COUNCIL DISTRICT - 1
 FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
 MUNICIPALITY - LOUISVILLE

MSD WM # 12305

JOB NO. 21073
 SHEET 2 OF 2

G:\Current Projects\21073\DWG\Planning\21073-DDDP-9-20-21.dwg, 9/20/2021 10:38:53 AM, Richard, 1:1