

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 ERECTED 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 DRAIN 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 OKOLONA FIRE DISTRICT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRES TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, 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.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS PER 5.5.2.B.2 OF THE LDC.
- OUTDOOR STORAGE SHALL BE SCREENED FROM VIEW OF STREETS AND RESIDENTIALLY ZONED PROPERTIES PER CHAPTER 8 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
- ALL NEW AND EXISTING SIDEWALKS SHALL EITHER BE BUILT OR BROUGHT UP TO MEET CURRENT A.D.A. STANDARDS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES, ON 3/27/17 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
- PROPOSED LOT 3 OF TAX BLOCK: 634 LOT 203 IS TO BE SWAPPED FOR A PORTION OF TAX BLOCK 634 LOT: 26, AS SHOWN ON PLAN, TO BE COORDINATED BETWEEN THE ROMAN CATHOLIC BISHOP OF LOUISVILLE AND DEVELOPER. A MINOR PLAT TO CONSOLIDATE PROPOSED LOT 3 AS SHOWN SHALL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- OUTDOOR STORAGE SHALL BE SCREENED FROM VIEW PER 4.4.8 OF THE LDC.
- FENCES SHARING COMMON LINES WITH RESIDENTIAL REAR OR SIDE YARDS SHALL NOT EXCEED 8' AND SHALL BE CONSTRUCTED OF A SOLID MATERIAL.

MSD NOTES

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE WEST COUNTY WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FREE SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FIN, CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 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 MAP (211110007E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF DRAINAGE MANAGEMENT PRACTICES.
- KDOW AND ADOE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- FLOODPLAIN AND INCREASED RUNOFF VOLUME SHALL BE COMPENSATED ONSITE AT A RATIO OF 1.5:1.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- LOWEST MINIMUM OPENINGS SHALL BE 1' ABOVE THE REVISED FLOODPLAIN. ELEVATIONS MAY VARY FROM BUILDING TO BUILDING.

PUBLIC WORKS AND KTC NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED ACROSS THE FRONTAGE OF THIS TRACT TO MEET THE CURRENT METRO LAND DEVELOPMENT CODE, TO BE DETERMINED BY LOUISVILLE METRO TRANSPORTATION PLANNING AND PUBLIC WORKS DEPARTMENTS.
- 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.
- 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.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE CONSTRUCTION PLANS, BOND AND PERMIT.
- IF DURING CONSTRUCTION PLANNING, SIDEWALKS ALONG SHEPHERDSVILLE ROAD ARE FOUND TO BE WITHIN THE PROPOSED SITE AND NOT IN PUBLIC RIGHT-OF-WAY A SIDEWALK EASEMENT WILL BE REQUIRED.

STORMWATER POLLUTION PREVENTION PLAN NOTE:

THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP BMP'S (BEST MANAGEMENT PRACTICES) 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.

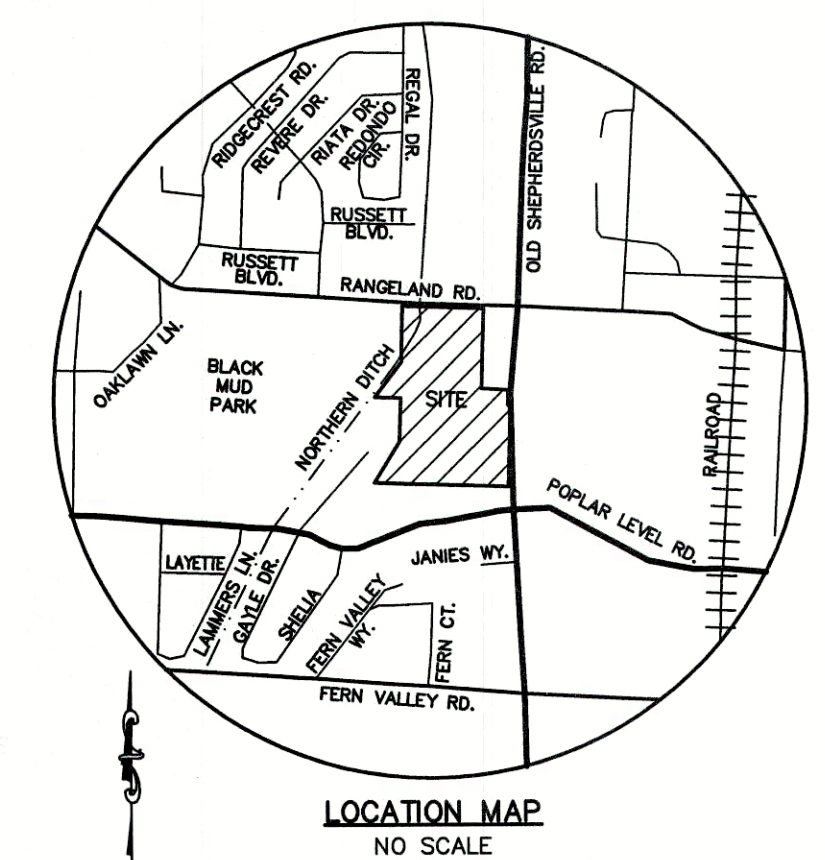
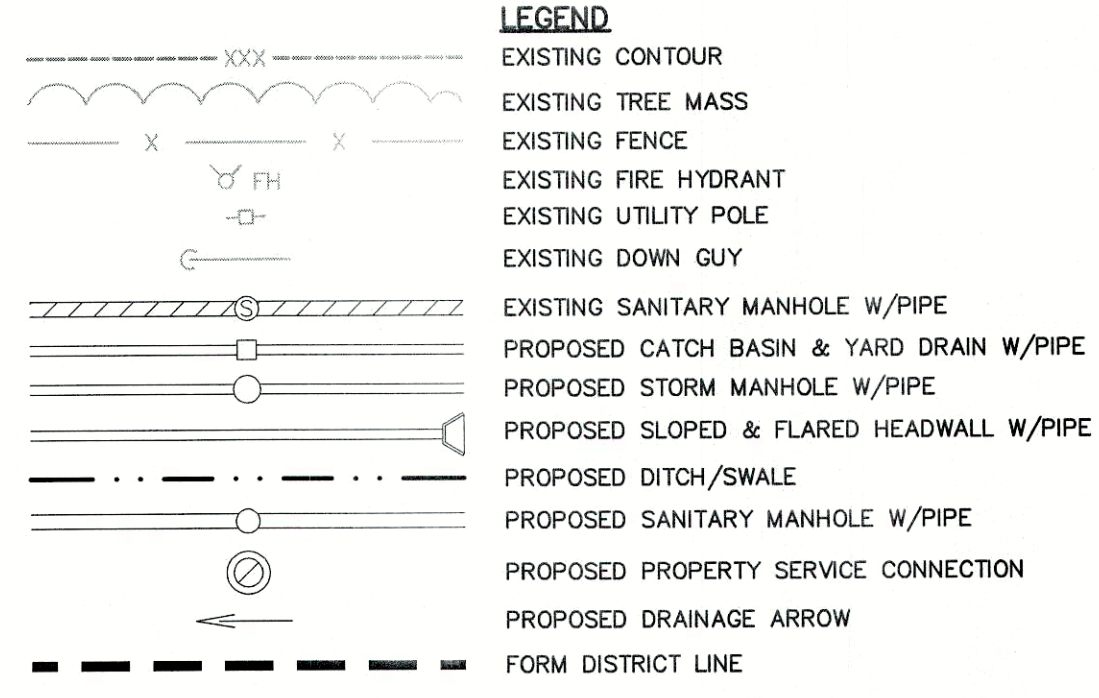
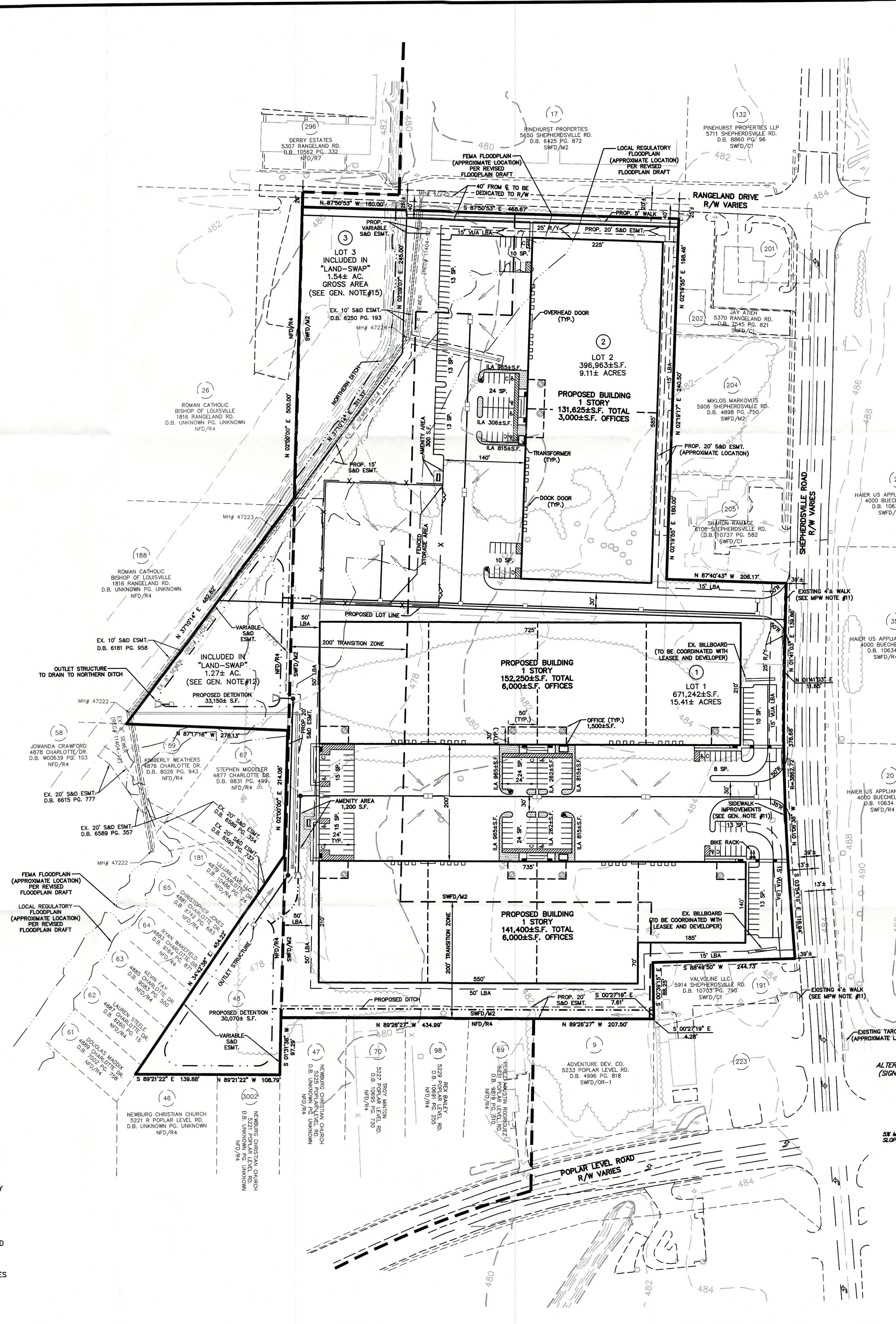
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-03.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICES PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.



OVERALL SITE DATA:

EXISTING FORM DISTRICT	M2 & R4	SUBURBAN WORKPLACE & NEIGHBORHOOD
EXISTING ZONING	VACANT	EXISTING LAND USE
PROPOSED LAND USE	OFFICE/WAREHOUSE	TOTAL LAND AREA
		26.06± AC.

LOT 1 SITE DATA:

GROSS LAND AREA	15.41± AC.
BUILDING AREA	12,000 ± S.F.
OFFICE	281,650 ± S.F.
WAREHOUSE	293,650 ± S.F.
TOTAL	40'±
BUILDING HEIGHT (MAX. 50' & 45' IN TRANSITION ZONE)	40'±
FLOOR AREA RATIO (MAX. ALLOWED 2.0)	0.44
OFFICE	MINIMUM (1 SPACE/350 S.F.) 34 SPACES
	MAXIMUM (1 SPACE/200 S.F.) 60 SPACES
70 WAREHOUSE EMPLOYEES	
	MINIMUM (1 SPACE/1.5 EMPLOYEES) 47 SPACES
	MAXIMUM (1 SPACE/1 EMPLOYEE) 70 SPACES
TOTAL REQUIRED	81-130 SPACES
PARKING PROVIDED	
CAR PARKING	122 SPACES
(INCLUDES 6 ACCESSIBLE & 6 CARPOOL SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	4 SPACES
SHORT TERM	2 SPACES
LONG TERM PROVIDED IN BUILDING	2 SPACES

LOT 2 SITE DATA:

GROSS LAND AREA	9.11± AC.
NET LAND AREA	8.96± AC.
BUILDING AREA	3,000 ± S.F.
OFFICE	123,625 ± S.F.
TOTAL	131,625 ± S.F.
BUILDING HEIGHT (MAX. 50')	40'±
FLOOR AREA RATIO (MAX. ALLOWED 2.0)	0.33
PARKING REQUIRED	
OFFICE	MINIMUM (1 SPACE/350 S.F.) 9 SPACES
	MAXIMUM (1 SPACE/200 S.F.) 15 SPACES
70 WAREHOUSE EMPLOYEES	
	MINIMUM (1 SPACE/1.5 EMPLOYEES) 47 SPACES
	MAXIMUM (1 SPACE/1 EMPLOYEE) 70 SPACES
TOTAL REQUIRED	56-85
PARKING PROVIDED	
CAR PARKING	83 SPACES
(INCLUDES 4 ACCESSIBLE & 4 CARPOOL SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES
SHORT TERM	0 SPACES
LONG TERM PROVIDED IN BUILDING	2 SPACES

OVERALL TREE CANOPY DATA:

GROSS SITE AREA	1,068,205± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	492,808± S.F. (46%)
TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TREE CANOPY TO BE PLANTED	267,051± S.F. (25%)
TREE CANOPY REQUIRED	267,051± S.F. (25%)
TOTAL TREE CANOPY PROVIDED	267,051± S.F. (25%)

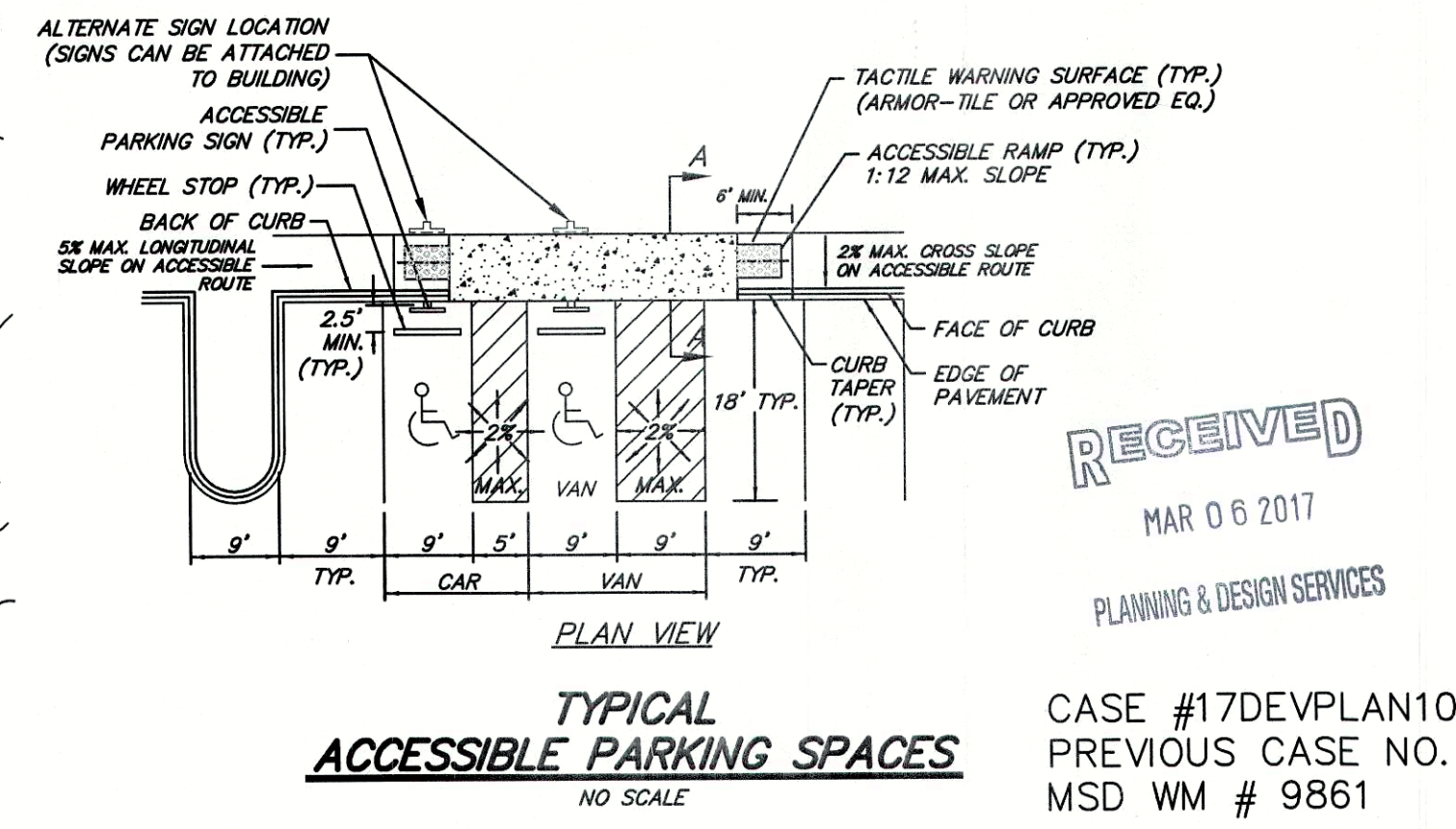
*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

OVERALL LANDSCAPE DATA:

V.I.A.	228,028± S.F.
LOADING/MANEUVERING & STORAGE	68,830± S.F.
EMPLOYEE VISITOR PARKING & ENTRANCE DRIVE	296,858± S.F.
TOTAL V.I.A.	516,516± S.F.
I.L.A. REQUIRED* (7.5%/5% X VUA)	5,162 S.F.
I.L.A. PROVIDED	5,340± S.F.
*N.I.C. LOADING/MANEUVERING & STORAGE AREAS	

DETENTION CALCULATIONS
2.9/12 (85-30) (26.61') X 1.5 = 5.31 AC-FT
*AREA TO INCLUDE AND COMPENSATE FOR OFFSITE LOTS 9 & 204

WAIVER REQUEST
1. A WAIVER OF 5.12.2.A.1 OF THE LDC IS REQUESTED TO REDUCE THE SIZE OF THE AMENITY AREA AND ALLOWING IT TO BE CALCULATED BASED ON 10% OF THE OFFICE AREA.



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LOUISVILLE, KY. 40222

OWNER
ADVENTURE DEVELOPMENT CO.
10101 FALLING TREE WAY
LOUISVILLE, KY. 40223

DETAILED DISTRICT DEVELOPMENT PLAN
POPLAR LOGISTICS
5906, 5912, 5912 1/2 SHEPHERDSVILLE ROAD, 1816,
5360 & 5217 RAGELAND ROAD,
TAX BLOCK 634, LOTS 8, 183, 48 188 & 205
D.B. 4898, PG. 750, D.B. 4852, PG. 5, D.B. 3881,
PG. 485 & D.B. W006003 PG. 894

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 1/9/17
Job Number: 2716
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CASE #17DEVPLAN1002
PREVIOUS CASE NO. 10831
MSD WM # 9861