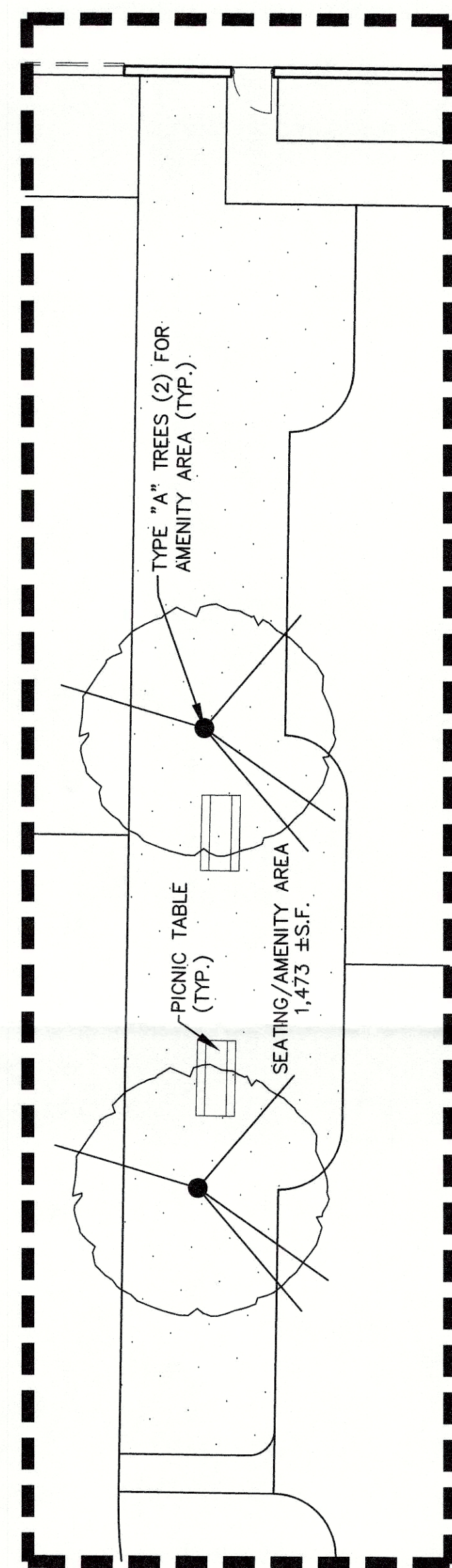


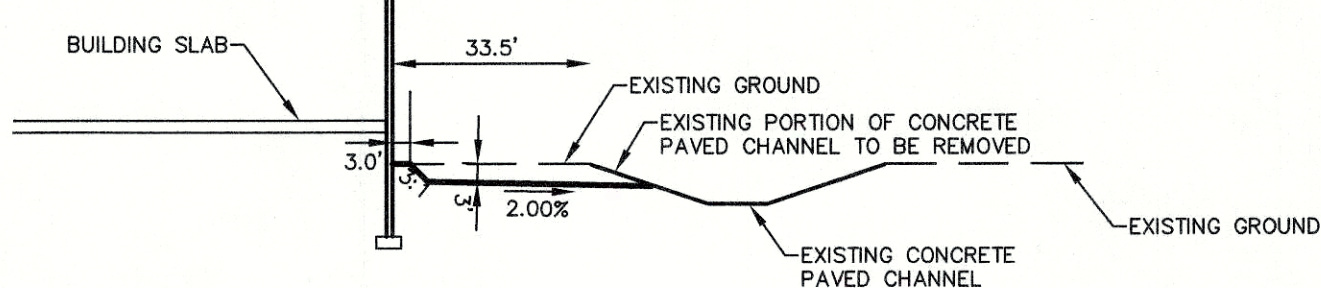
TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE

545
LOU2501, LLC
2501 EXPORT DRIVE
T.B. 649 LOT: 545
D.B. 10591 PG. 356

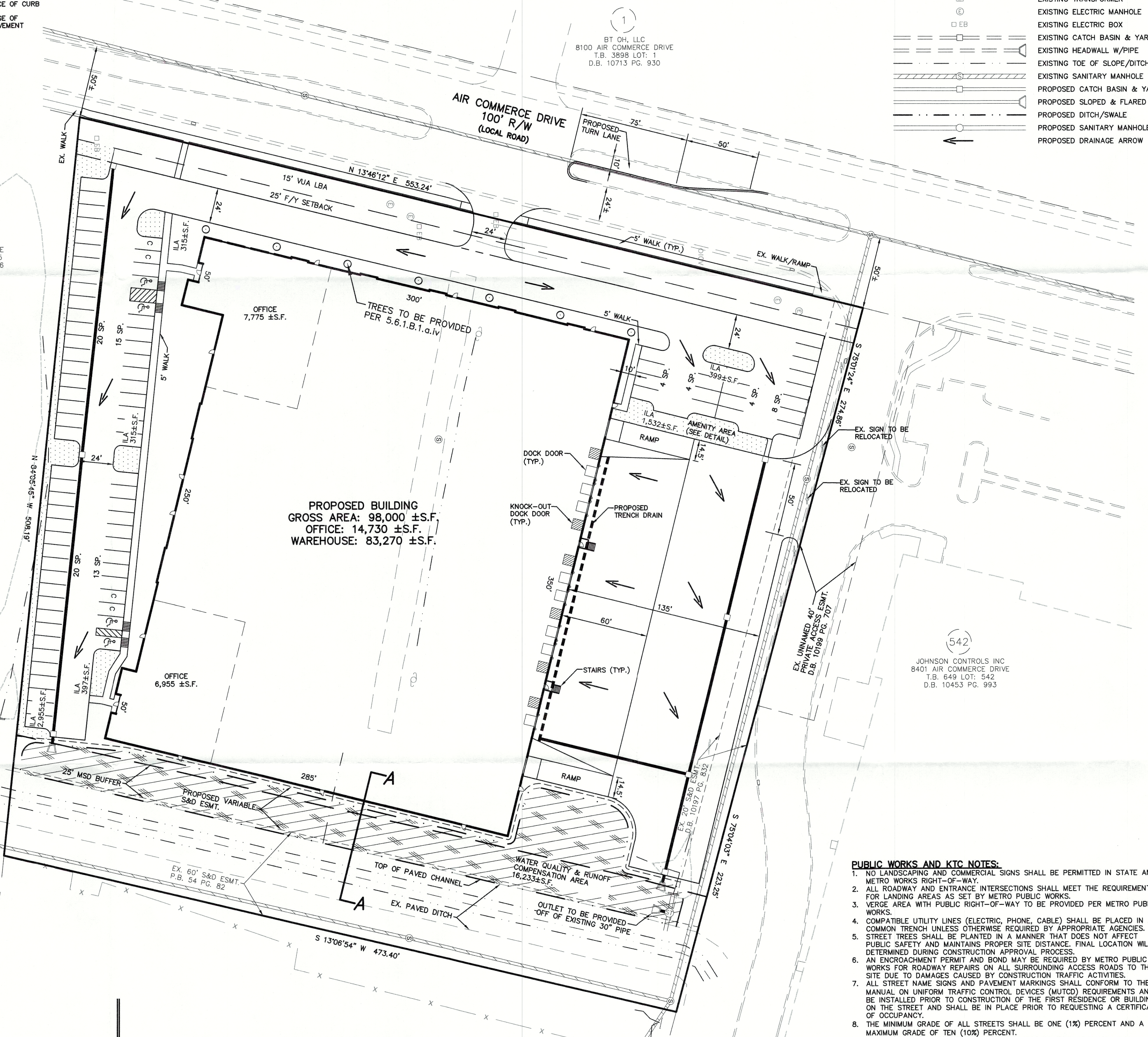


AMENITY AREA DETAIL
SCALE 1"=10'

BENCHMARKS
NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOGIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.
SOURCE BENCHMARK BT23-02 NAVD 1988 ELEV. 459.81
FROM THE INTERSECTION OF INTERSTATE 65 AND OUTER LOOP FOLLOW OUTER LOOP WEST TO THE EXIT FOR MINORS LANE SOUTH ON THE RIGHT OR NORTH SIDE OF OUTER LOOP PROCEED 0.38 MILES TO THE INTERSECTION OF MINOR LANE EXIT AND THE OUTER LOOP. CROSS OUTER LOOP & PROCEED 0.6 MILES TO SHADESWOOD AVENUE. STATION IS ON THE LEFT OR EAST SIDE OF MINORS LANE LOCATED 44.0' EAST OF THE CENTERLINE OF MINORS LANE, 22.0' EAST OF TELEPHONE MANHOLE AND 4.6' NORTH OF THE NORTH LINE EDGE OF PAVEMENT.



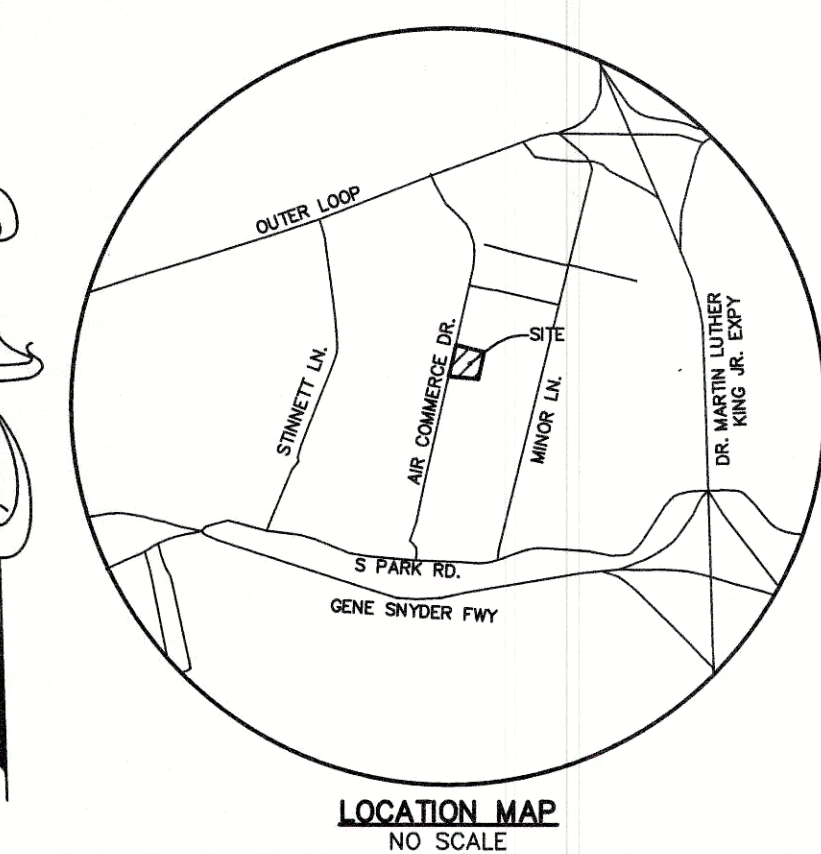
CROSS SECTION A-A
NO SCALE



PROPOSED BUILDING
GROSS AREA: 98,000 ±S.F.
OFFICE: 14,730 ±S.F.
WAREHOUSE: 83,270 ±S.F.

LEGEND

XXX	EXISTING CONTOUR
X	EXISTING STREET SIGN
X	EXISTING FENCE
OH	EXISTING FIRE HYDRANT
OHV	EXISTING IRRIGATION CONTROL VALVE
OHU	EXISTING OVERHEAD UTILITIES
OP	EXISTING UTILITY POLE
OT	EXISTING TRANSFORMER
EM	EXISTING ELECTRIC MANHOLE
EB	EXISTING ELECTRIC BOX
YD	EXISTING CATCH BASIN & YARD DRAIN W/PIPE
HW	EXISTING HEADWALL W/PIPE
SD	EXISTING TOE OF SLOPE/DITCH
SM	EXISTING SANITARY MANHOLE W/PIPE
CB	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
FL	PROPOSED SLOPED & FLARED HEADWALL W/PIPE
SI	PROPOSED SITCH/SWALE
DM	PROPOSED SANITARY MANHOLE W/PIPE
DA	PROPOSED DRAINAGE ARROW



SITE DATA:

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	EZ7
EXISTING LAND USE	VACANT
PROPOSED LAND USE	OFFICE WAREHOUSE
TOTAL LAND AREA	5.90± AC.
BUILDING AREA	14,730 ± S.F.
DOCK/TRANSFER AREA	83,270 ± S.F.
TOTAL	98,000 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.38
BUILDING HEIGHT (MAX ALLOWED 50')	44'±
PARKING REQUIRED	79-241 SPACES
OFFICE	37 SPACES
MINIMUM (1 SPACE/400 S.F.)	74 SPACES
MAXIMUM (1 SPACE/200 S.F.)	42 SPACES
WAREHOUSE FLOOR AREA	167 SPACES
MINIMUM (1 SPACE/2,000 S.F.)	88 SPACES
MAXIMUM (1 SPACE/500 S.F.)	0 SPACES
PARKING PROVIDED	0 SPACES
CAR PARKING	88 SPACES
(INCLUDES 4 ACCESSIBLE & 4 CARPOOL SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES
SHORT TERM	0 SPACES
LONG TERM (PROVIDED INSIDE BUILDING)	2 SPACES

LANDSCAPE DATA:

V.I.A.	
LOADING/MANEUVERING & STORAGE	37,085± S.F.
EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	38,359± S.F.
TOTAL V.I.A.	75,444± S.F.
I.L.A. REQUIRED (7.5% X V.I.A.)	5,658± S.F.
I.L.A. PROVIDED	5,913± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	257,068± S.F.
CLASS C	0± S.F. (0%)
EXISTING TREE CANOPY	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	77,120± S.F. (30%)
TOTAL TREE CANOPY PROVIDED	77,120± 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.

DEFINITION CALCULATIONS
2.9/12 (.85-.30) (5.90) (1.5 COMPENSATION) = 1.18 AC-FT

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 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 OKOLONA FIRE DISTRICT.
- SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
- 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 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.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.

MSD NOTES:

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER/SANITARY SEWER WILL CONNECT TO THE MORRIS FORMAN WASTEWATER TREATMENT PLANT BY PROPERTY SERVICE CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION/INCREASED RUNOFF VOLUME TO BE PROVIDED ON-SITE BELOW THE FLOODPLAIN ELEVATION IN LIEU OF ON-SITE DETENTION. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT. DETENTION FOR 2, 10, 25, AND 100 YEAR STORAGE DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY.
- INCREASED RUNOFF VOLUME CALCULATED BY THE REGIONAL FACILITY FEE SHALL BE PROVIDED ON-SITE AT A RATIO OF 1.5 TO 1 BELOW THE FLOODPLAIN ELEVATION. DUE TO RODNEY DITCH BEING A PAVED DITCH IT WILL BE PERMITTED TO PROVIDE VOLUME WITHIN THE 25' BUFFER AREA. THE 25' BUFFER AREA SHALL BE REPLANTED WITH NATIVE MATERIAL TO ENHANCE THE STREAM SIDE BUFFER. A LUMP SHALL BE SUBMITTED TO ACE AND A NATIVE PLANTING PLAN SHALL BE APPROVED BY MSD PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 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.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111C0010E 2111C0093E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL USA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- IF THE SITE HAS THRU-DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
 - 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.
 - STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
 - 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.
 - ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
 - THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL ROADWAY PAVEMENT WIDTHS, RADI, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
 - TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
 - 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.

SITE DISTURBANCE/IMPERVIOUS AREA:

TOTAL SITE DISTURBANCE	5.27± AC.
EXISTING IMPERVIOUS AREA	23,104± S.F.
PROPOSED IMPERVIOUS AREA	180,311± S.F.
NET IMPERVIOUS AREA	167,207± S.F.

CASE # 21-CAT3-0001
RELATED CASE #18DEVPLAN1204
MSD WM # 11896

GRAPHIC SCALE 1"=40'

MINDEL SCOTT
ENGINEERING & SURVEYING & PLANNING & LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd., Louisville, KY 40219
502-485-1500 • MindelScott.com

DEVELOPER
SUMMIT CONSTRUCTION, LLC
4852 CRITTENDEN DRIVE
LOUISVILLE, KY 40209

OWNER
ASHBY PROPERTIES II, LLC
1403 TRUCKERS BOULEVARD
JEFFERSONVILLE, IN 47130

CATEGORY 3 PLAN
AIR COMMERCE DRIVE
OFFICE WAREHOUSE
8501 AIR COMMERCE DRIVE
LOUISVILLE, KY. 40219
TAX BLOCK 649, LOT 544
DEED BOOK 11209, PAGE 85

Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 1/4/2021
Job Number: 3766
Sheet

1
of 1