

GENERAL NOTES

- 1.) WASTEWATER: SANITARY SEWER IS AVAILABLE BY CONNECTION TO DEREK OUTHRE WASTEWATER TREATMENT PLANT, SUBJECT TO FEES. 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.) 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.
- 3.) 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.
- 4.) THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT. CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE OKOLONA FIRE DISTRICT. A STATEMENT ON THE ADEQUACY OF ACCESS TO THE PROPERTIES SHALL BE OBTAINED FROM THE FIRE DISTRICT.
- 5.) SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- 6.) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 7.) INCREASED RUNOFF VOLUME COMPENSATION WILL BE PROVIDED IN THE EXISTING COMPENSATION AREA TO THE NORTH OF THE SITE ALONG SOUTHERN DITCH WITHIN THIS WATERSHED AT A RATIO 1.5:1.
- 8.) ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
- 9.) ALL PARKING ISLANDS SHALL BE OUTLINED WITH CONCRETE MEDIAN CURB UNLESS NOTED OTHERWISE.
- 10.) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- 11.) THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0093 E, DECEMBER 5, 2006)
- 12.) CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 13.) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 14.) APPROVAL FROM THE DIVISION OF WATER REQUIRED.
- 15.) THE LOWEST FINISHED FLOOR AND ALL ELECTRICAL AND MECHANICAL SERVING THE STRUCTURE TO BE VERIFIED AT OR ABOVE ELEVATION 495.
- 16.) THIS SITE IS LOCATED WITHIN THE JEFFERSON COUNTY FLOODPLAIN ORDINANCE REVIEW ZONE AND AN MSD FLOODPLAIN PERMIT WILL BE REQUIRED.
- 17.) 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.
- 18.) ALL SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE LDC.
- 19.) ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED AT A RATIO OF 1.5:1.
- 20.) IF SITE HAS THRU DRAINAGE AND EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- 21.) MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 22.) LOMAR WILL BE REQUIRED AS A RESULT OF THIS PROJECT. PROCESS SHALL BEGIN PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 23.) ACOE APPROVAL REQUIRED TO RELOCATE THE EXISTING BLUE LINE INTERMITTENT STREAM PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 24.) REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS WITH SCREENING WHICH MAY BE ACCOMPLISHED THROUGH USE OF A FENCE WITH LANDSCAPING THAT AT MATURITY WILL EQUAL THE HEIGHT OF THE FENCE, OR A WALL CONSTRUCTED OF THE SAME BUILDING MATERIAL AS PRINCIPAL STRUCTURE.
- 25.) RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

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.

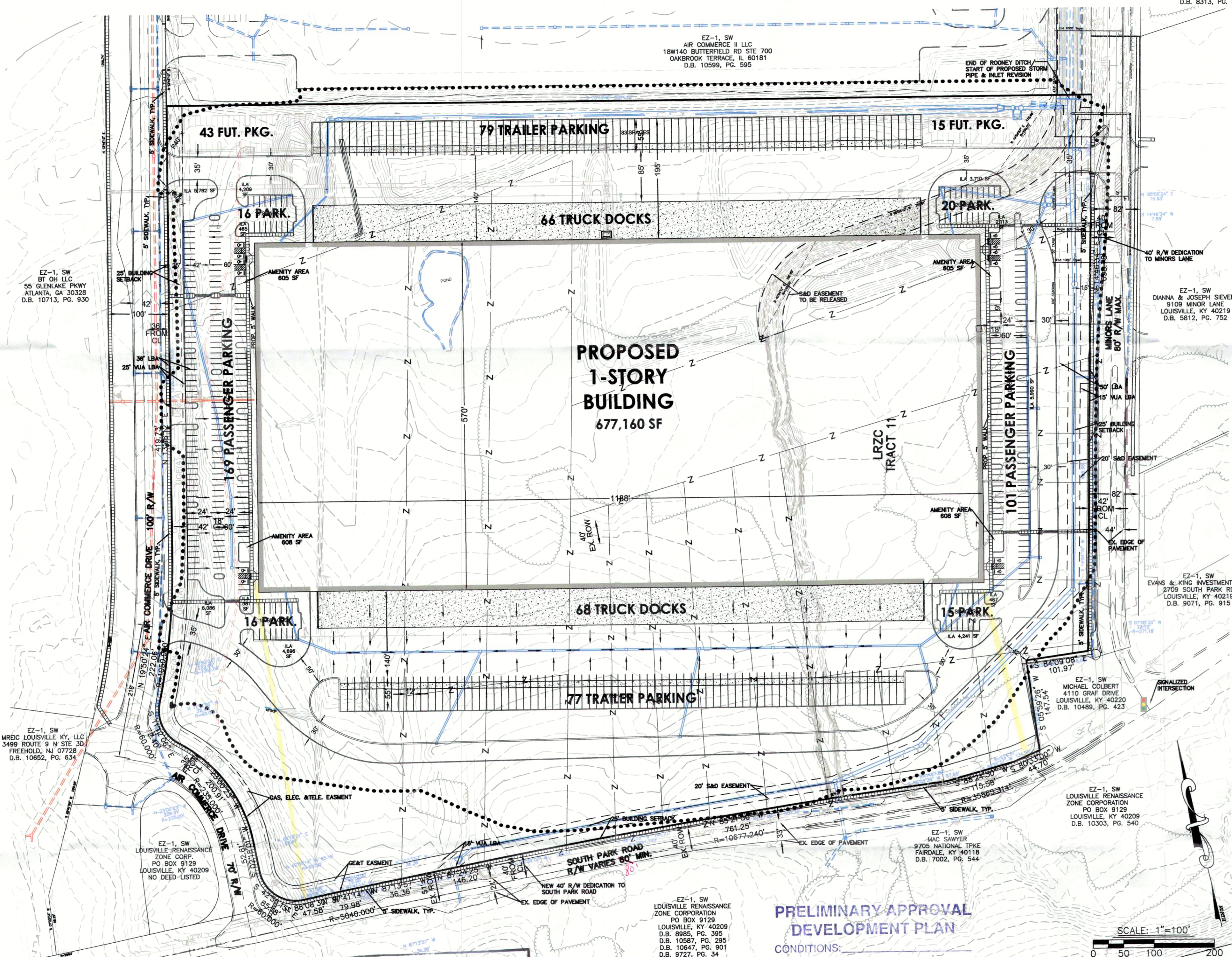
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

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 (U.P.C.) (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.



LOCATION MAP NOT TO SCALE

SITE DATA

EXISTING ZONING:	EZ-1
FORM DISTRICT:	SUBURBAN WORKPLACE
EXISTING USE:	VACANT
PROPOSED USE:	WAREHOUSE
GROSS SITE AREA:	1,767,321 SF / 40.6 ACS
BUILDING AREA/GROSS FLOOR AREA:	677,160 SF
BUILDING HEIGHT:	50' (1 STORY)
FAR:	.38

AMENITY AREA

LDC SECTION 5.12.2 (16AMEND1003- 4/27/17)	
PROPOSED OFFICE AREA:	12,960 SF
REQUIRED AMENITY AREA (10%):	1,296 SF
AMENITY AREA PROVIDED:	2,426 SF

PARKING CALCULATIONS

MIN. EMPLOYEES (COMBINED 1ST & 2ND SHIFT):	200
MAX. EMPLOYEES (COMBINED 1ST & 2ND SHIFT):	400
MIN PARKING REQUIRED: (1/1.5 EMPLOYEES ON 1ST & 2ND SHIFT)	134 SPACES
MAX PARKING ALLOWED: (1/EMPLOYEE ON 1ST & 2ND SHIFT)	400 SPACES
PARKING PROVIDED: (INCLUDING 12 H.C. SPACES & 5 CARPOOL SPACES.)	337 SPACES*
BICYCLE PARKING REQUIRED: (SHORT TERM = 2 SPACES) (LONG TERM = 8 SPACES**)	10 SPACES
BICYCLE PARKING PROVIDED:	10 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.

** LONG TERM BIKE PARKING WILL BE LOCATED INSIDE THE BUILDING.

ILA CALCULATIONS

PASSENGER VUA AREA:	125,527 SF
ILA REQUIRED (7.5%):	9,415 SF
ILA PROVIDED:	41,981 SF
TREES REQUIRED:	32 TREES
LOADING AREA VUA: (NO ILA REQUIRED PER LDC 10.2.12.)	470,899 SF

TREE CANOPY CALCULATIONS

GROSS SITE AREA:	1,767,321 SF / 40.6 ACS
EXISTING TREE CANOPY:	428,617 SF (24%)
EXISTING TREE CANOPY TO BE PRESERVED:	0 SF (0%)
ADDITIONAL TREE CANOPY REQUIRED:	353,464 SF (20%)
TREE CANOPY PROVIDED:	354,000 SF (20%)
63 - 3" CAL. TYPE 'A' STREET TREES @ 1200 SF EA. =	75,600 SF
145 - 3" CAL. TYPE 'A' TREES @ 960 SF EA. =	139,200 SF
145 - 9' HT. TYPE 'A' TREES @ 960 SF EA. =	139,200 SF

WAIVER REQUEST

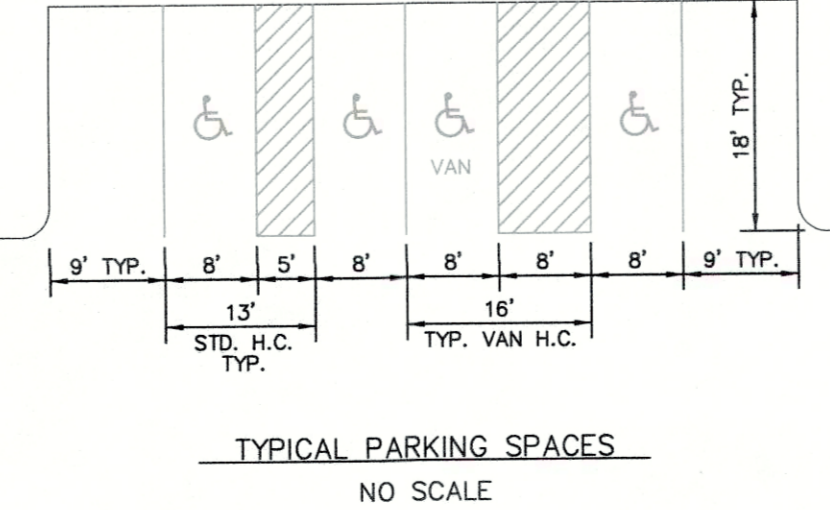
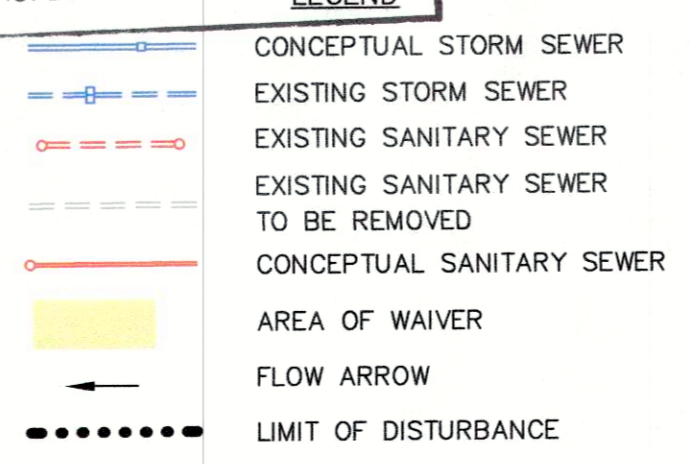
1. WAIVER OF LDC 5.9.2.A.1.b.i TO NOT PROVIDE THE PEDESTRIAN CONNECTION TO SOUTH PARK ROAD TO THE BUILDING ENTRANCE DUE TO THE LOADING AREA LOCATION AND LARGE SPACE OF UNDISTURBED LAND IN THAT AREA. (PEDESTRIAN CONNECTIONS TO ALL OTHER RIGHTS-OF-WAY ARE PROVIDED.)

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: *Tommy Mack*
 DATE: 5-24-17
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
 Condition of Approval:
Tommy Kelly 5-24-17
 Development Review Date

NOTE: THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS DEVELOPMENT REQUIRE A 25'-36" LANDSCAPE BUFFER ALONG AIR COMMERCE DRIVE AND A 50' LANDSCAPE BUFFER ALONG MINORS LANE. THE LAND DEVELOPMENT CODE ONLY REQUIRES A 15' VUA LANDSCAPE BUFFER. THEREFORE ONLY 7.5' OF LANDSCAPE BUFFER IS REQUIRED TO REMAIN OUTSIDE OF THE EASEMENT.



LOT REQUIREMENTS

	STANDARD	EZ-1
MIN. LOT AREA	NONE	NONE
MIN. LOT WIDTH	NONE	NONE
FRONT YARD	25'	25'
STREET SIDE YARD	25'	25'
REAR YARD	NONE	NONE

FREESTANDING SIGN TABLE

TENANT	AREA	HEIGHT
1 TENANT	60 SF	12'
2-3 TENANTS	80 SF	14'
4+ TENANTS	100 SF	16'

NOTE: 2 FREESTANDING SIGNS ARE ALLOWED ON EACH ROAD FRONTAGE. TOTAL SQUARE FOOTAGE OF THE SIGNS ON EACH FRONTAGE COMBINED SHALL NOT EXCEED THE AREA LISTED IN THE ABOVE TABLE.

RECEIVED
 MAY 11 2017
 PLANNING & DESIGN SERVICES
 CASE # 17DEVPLAN1049
 WM # 11628
 T.B. 649, LOT 548 (MULTIPLE PARCELS-SEE APPLICATION FOR PARCEL IDS & DEED)
 OWNER: AIR COMMERCE II LLC, 12550 LAKE STATION PL, LOUISVILLE, KY 40299, D.B. 8313, PG. 336
 DEVELOPER: MOLTO PROPERTIES, LLC, 18W140 BUTTERFIELD ROAD STE 750, OAK TERRACE, IL 60181

SABAK, WILSON & LINGO, INC
 ENGINEERS, ARCHITECTS & PLANNERS
 LANDSCAPE ARCHITECTS
 THE HENRY CLAY BUILDING, 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202 (502) 584-8271

CATEGORY 3 DEVELOPMENT PLAN
RENAISSANCE SOUTH BUSINESS PARK- TRACT 11
 2501 SOUTH PARK RD, LOUISVILLE, KY 40219
 DEVELOPER: MOLTO PROPERTIES, LLC

SHEET TITLE: PROJECT TITLE: DEVELOPER:
 JOB NO. 2504-VER3
 SCALE: 1"=100'
 DATE: 04/03/17
 DRAWING NO: 1
 SHEET 1 OF 1