

- LEGEND:**
- ▲ MAG NAIL FOUND
  - ⊕ SITE BENCHMARK
  - ⊖ DRAINOUT
  - ⊙ DOWNSPOUT
  - ⊠ CATCH BASIN
  - ⊞ GUARD POST
  - ⊞ ELECTRIC BOX
  - ⊞ UTILITY POLE
  - ⊞ LIGHT POLE
  - ⊞ FIRE HYDRANT
  - ⊞ SOIL BORING
  - OU OVERHEAD UTILITIES
  - UE UNDERGROUND ELECTRIC
  - G UNDERGROUND GAS
  - UT UNDERGROUND TELEPHONE
  - GR GUARD RAIL
  - SS STORM SEWER
  - ASPHALT
  - CONCRETE
  - GRAVEL
  - LIMITS OF DISTURBANCE
  - DRAINAGE FLOW

**OWNER**  
BIG BOX NATIONAL TURNPIKE B. LLC  
101 W ELM STREET  
CONSHOHOCKEN, PA 19428

**DEVELOPER**  
EXETER PROPERTY GROUP  
541 INDUSTRY ROAD  
LOUISVILLE, KY 40208

**PROJECT DATA**

TOTAL SITE AREA	= 20.53 ACRES (894,269 SF)
DISTURBED AREA	= 17.22 ACRES (749,911 SF)
EXISTING ZONING	= ENTERPRISE ZONE (E21)
ZONING OF ALL ADJACENT PROPERTIES	= E21
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= INDUSTRIAL
PROPOSED USE	= INDUSTRIAL
BUILDING HEIGHT	= 30' - 0" (50' MAXIMUM ALLOWED)
EXISTING BUILDING AREA	= 203,805 S.F.
PROPOSED BUILDING AREA FOOTPRINT	= 340,308 S.F.
TOTAL FLOOR AREA	= 340,308 S.F.
F.A.R.	= 0.38 (0.50 MAXIMUM ALLOWED)
PERCENT INCREASE OFFICE SPACE	= 167%
	= 12,000 S.F.

**BUILDING SETBACKS:**  
FRONT: 25 FT  
REAR: 0 FT  
SIDE: 0 FT

**ADDITIONAL PARKING REQUIRED**  
MINIMUM PARKING REQUIRED = 171 SPACES  
1 SPACE PER 600 S.F. OF GROSS FLOOR AREA = 141 SPACES  
MAXIMUM PARKING ALLOWED = 681 SPACES  
1 SPACE PER 500 S.F. OF GROSS FLOOR AREA

**PARKING PROVIDED**  
EXISTING PARKING = 36 SPACES  
PROPOSED PARKING = 141 SPACES  
TOTAL PARKING PROVIDED = 177 SPACES

**EXISTING IMPERVIOUS** = 11.80 AC. (514,155 SF)  
**PROPOSED IMPERVIOUS** = 16.31 AC. (38% INCREASE)  
**TOTAL SITE DISTURBANCE** = 749,911 S.F.  
**BICYCLE PARKING REQUIRED:** = 2 OR 1 PER 50 EMPLOYEES  
**BICYCLE PARKING PROVIDED:** = 2 SPACES

**DETENTION PROVIDED = 158,000 CF. UNDERGROUND STORAGE**

**LANDSCAPE BUILDING INCREASE** = 67%  
**NEW V.I.A.** = 52,493 S.F.  
**REQUIRED I.L.A.** = (52,493 X 7.5%) = 3,937 S.F.  
**I.L.A. PROVIDED** = 3,937 S.F.

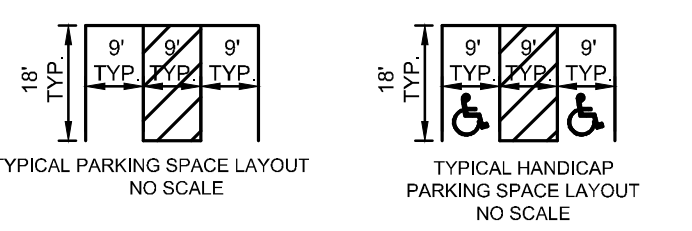
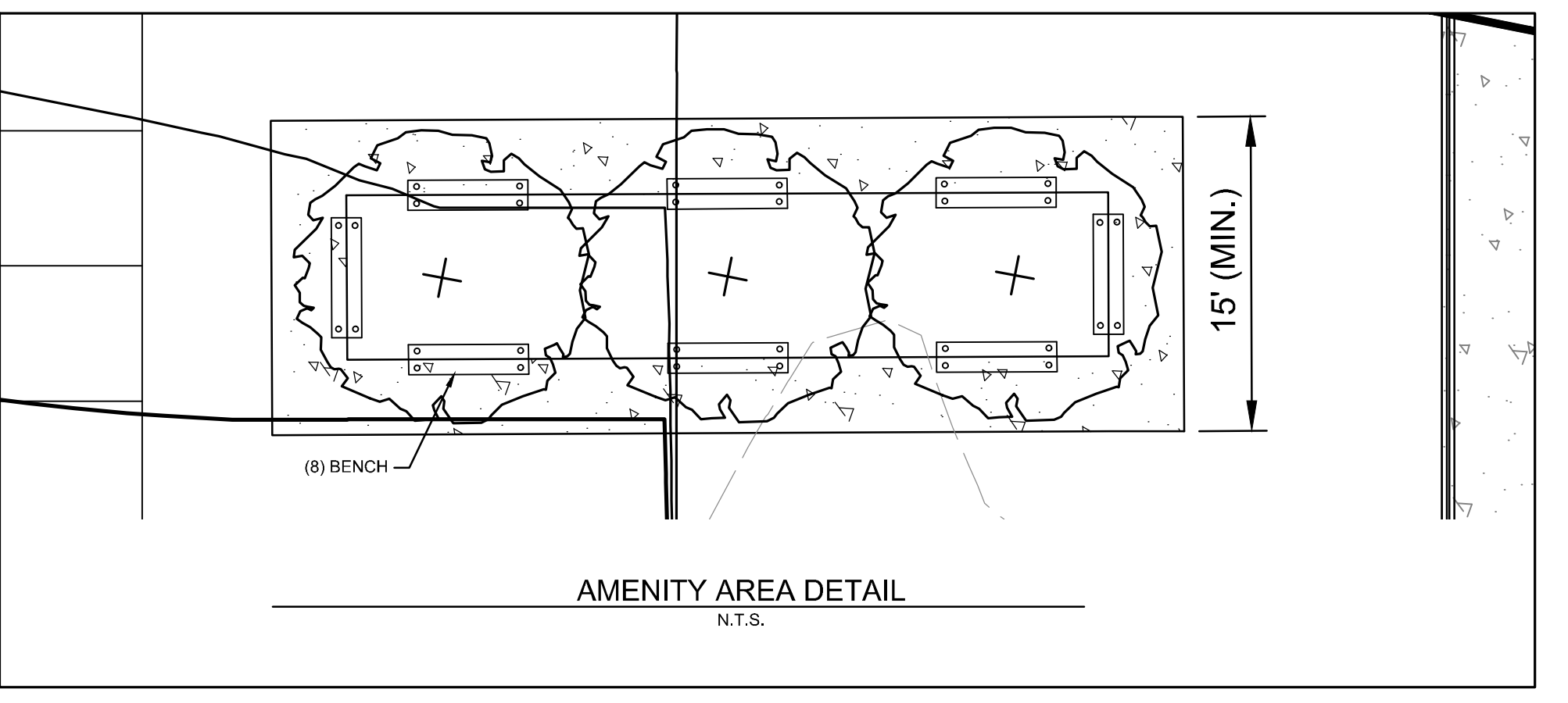
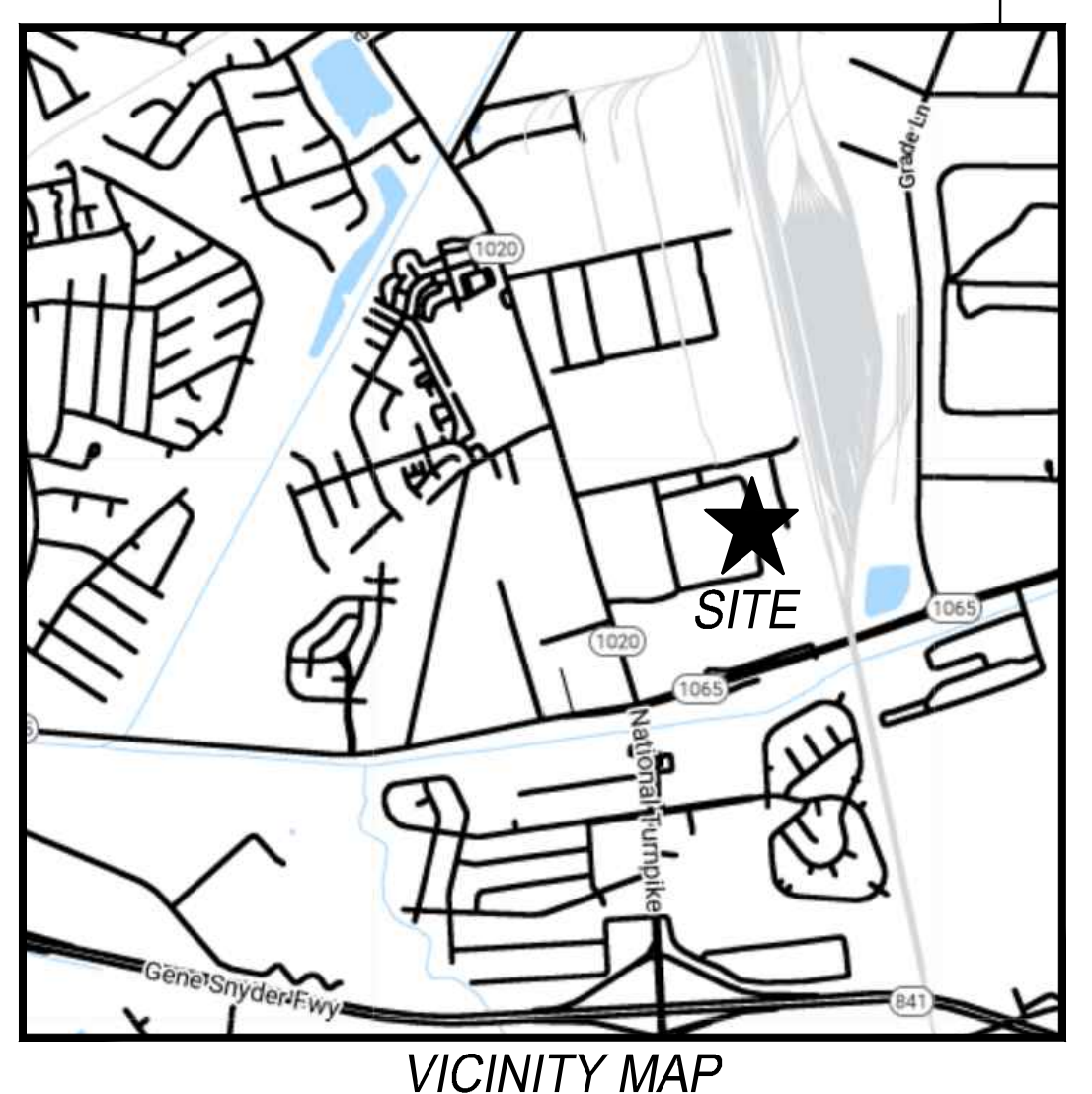
**TREE CANOPY CALCULATION:**  
TOTAL SITE AREA: 894,269 S.F.  
EXISTING TREE CANOPY AREA: 37,229 S.F. (4%)  
TOTAL TREE CANOPY REQUIRED: 268,281 S.F. (30%)  
EXISTING TREE CANOPY TO BE PRESERVED: 3,893 S.F. (0.4%) X 2 = 7,786 S.F.  
PROPOSED TREE CANOPY TO BE PLANTED: 260,495 S.F.

**MSD NOTES**

- SITE IS SERVED BY DERRICK GUTHRIE WOTC.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- LOWEST FINISHED FLOOR TO BE AT OR ABOVE 459.3' AND LOWEST MACHINERY TO BE AT OR ABOVE 459.3'.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSWATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- A TELLER INSPECTION, FLUSH AND CLEANING WILL BE REQUIRED PRIOR TO MSD ACCEPTING THROUGH DRAINAGE PIPE EASEMENT. MAINTENANCE ON EXISTING PIPE MAY BE REQUIRED TO BRING IT TO MSD SPECIFICATIONS.
- KNOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION OF AN APPROVAL.
- MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO ISSUE OF ANY BUILDING PERMITS.
- ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE MITIGATED ON SITE AT A RATIO OF 1.5 TO 1.
- INCREASED RUNOFF VOLUME SHALL BE PROVIDED BELOW THE FLOODPLAIN ELEVATION ON SITE AT A RATIO OF 1.5 TO 1. VOLUME TO BE CALCULATED BY THE REGIONAL FACILITY FEE CALCULATION.
- ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.

**PDS NOTES**

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



**NOTE:**  
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE KENTUCKY UTILITY PROTECTION SERVICE AT 811 OR 1-800-382-5544 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

SEAL:

NO. DATE DESCRIPTION

**ARCO NATIONAL TURNPIKE**  
8201 NATIONAL TURNPIKE  
LOUISVILLE, KY  
TAX BLOCK: 1046 LOT: 0035  
TAX BLOCK: 1046 LOT: 0087

PROJECT NO: 201163.000  
DATE: 03-26-21  
SCALE:  
0 40 80 160

SHEET NAME:  
**DEVELOPMENT PLAN**  
SHEET NO:  
**C000**

