

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 PLEASURE RIDGE PARK 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.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.

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 LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION:
ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2,10,25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 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.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPNG (2111100054F).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

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.
- 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 DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL CUL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADII, 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.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS.

SITE DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD & SUBURBAN WORKPLACE
EXISTING ZONING	EZ-1 & R-4
PROPOSED FORM DISTRICT	SUBURBAN WORKPLACE
PROPOSED ZONING	EZ-1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	DISTRIBUTION WAREHOUSE (C2 & M1 USES ONLY)
TOTAL LAND AREA	4.863± AC./211,832± S.F.
BUILDING AREA	
OFFICE	2000 ± S.F.
DOCK/TRANSFER AREA	62,000 ± S.F.
TOTAL	64,000 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.30
PARKING REQUIRED	
MINIMUM (1 SPACE/2000 S.F.)	32 SPACES
MAXIMUM (1 SPACE/1000 S.F.)	64 SPACES
PARKING PROVIDED	
CAR PARKING	57 SPACES
(INCLUDES 5 ACCESSIBLE SPACES)	

DETENTION CALCULATIONS

2.9/12 (0.65-0.23) (4.98) = 0.49 AC-FT

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	133,440± S.F.
TOTAL	133,440± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	4.86± AC.(211,832± S.F.)
LAND USE	DISTRIBUTION WAREHOUSE
EXISTING TREE CANOPY	77,485± S.F. (36.6%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	63,550± S.F. (30%)
TOTAL TREE CANOPY PROVIDED	64,800± S.F. (30.6%)

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

LANDSCAPE DATA:

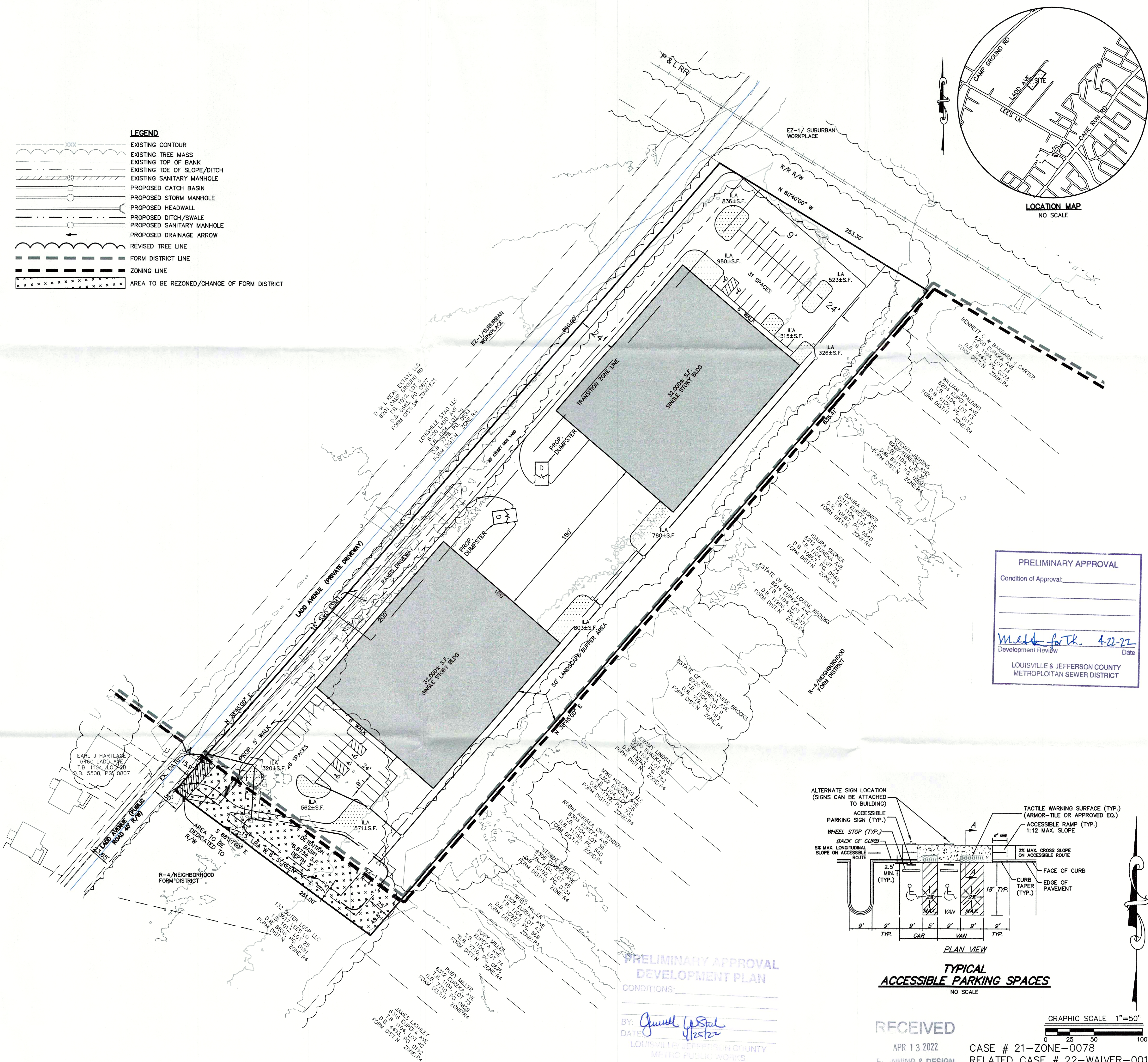
V.U.A	67,547± S.F.
I.L.A. REQUIRED (7.5% X VUA)	5,066 S.F.
I.L.A. PROVIDED	6,016± S.F.

WAIVER REQUEST

A WAIVER OF 10.2.10 OF THE LDC IS REQUESTED TO ELIMINATE THE VUA LBA BETWEEN THE VUA AND THE EXISTING DHL PRIVATE DRIVE

LEGEND

	EXISTING CONTOUR
	EXISTING TREE MASS
	EXISTING TOP OF BANK
	EXISTING TOE OF SLOPE/DITCH
	EXISTING SANITARY MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED STORM MANHOLE
	PROPOSED HEADWALL
	PROPOSED DITCH/SWALE
	PROPOSED SANITARY MANHOLE
	PROPOSED DRAINAGE ARROW
	REVISED TREE LINE
	FORM DISTRICT LINE
	ZONING LINE
	AREA TO BE REZONED/CHANGE OF FORM DISTRICT



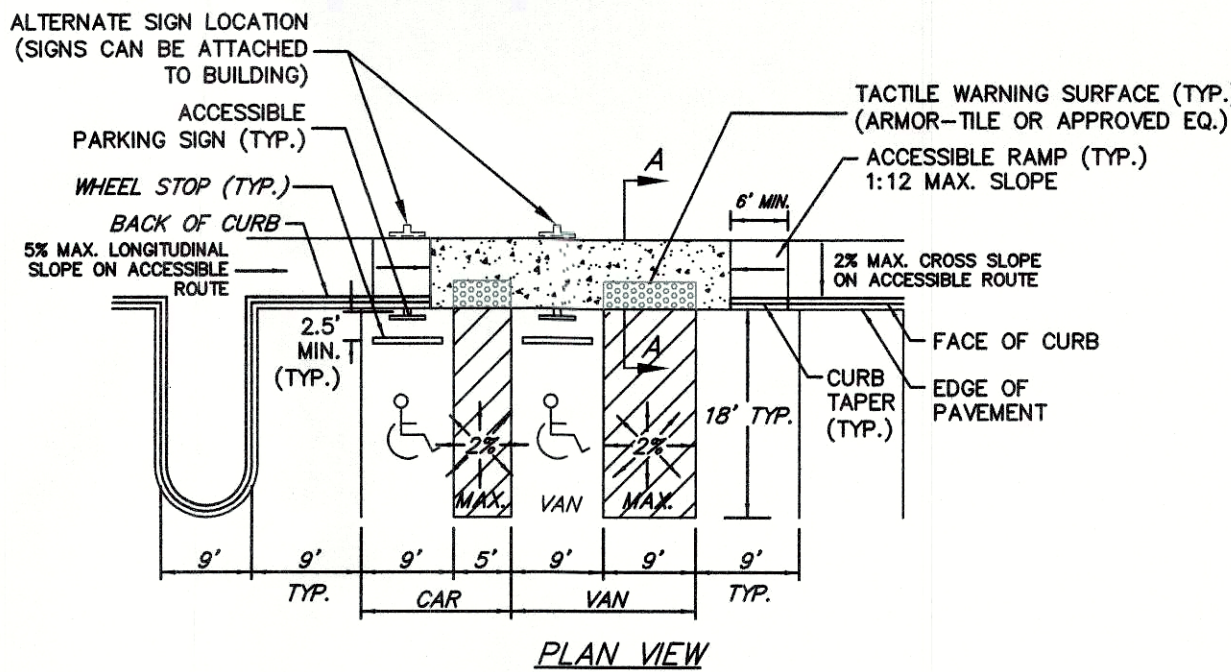
LOCATION MAP
NO SCALE

PRELIMINARY APPROVAL

Condition of Approval:

Melinda F. Th... 4-22-22
Development Review Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



TYPICAL
ACCESSIBLE PARKING SPACES
NO SCALE

GRAPHIC SCALE 1"=50'
0 25 50 100

RECEIVED

APR 13 2022
PLANNING & DESIGN
SERVICES

CASE # 21-ZONE-0078
RELATED CASE # 22-WAIVER-0017
21-ZONEPA-0012
MSD WM # 12250

DISTRICT DEVELOPMENT PLAN

LADD AVENUE

WAREHOUSE COMPLEX

6451 LADD AVENUE, LOUISVILLE, KY 40216
TAX BLOCK 1012, LOT 0011
DEED BOOK 9996, PAGE 397

OWNER

LUCC TRUST, LLC

822 S 1ST STREET

LOUISVILLE, KY 40203

DEVELOPER

CONCORD EQUITY GROUP, LLC

20 AVON MEADOW LANE

SUITE 210
AVON, CT 06001



MINDEL SCOTT

ENGINEERING & SURVEYING > PLANNING > LANDSCAPE ARCHITECTURE
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Revisions

10/25/21	PER AGENCY COMMENTS
12/06/21	PER AGENCY COMMENTS
02/28/22	PER AGENCY COMMENTS
03/21/22	PER AGENCY COMMENTS
4/11/22	PER AGENCY COMMENTS

Vertical Scale: N/A

Horizontal Scale: 1"=50'

Date: 01/26/21

Job Number: 3767

Sheet

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21-ZONE-0078