

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request has been submitted to MSD, on 7/22/2019.
- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0110E dated December 5, 2006. Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- Increased run-off volume x 1.5 shall be provided below floodplain elevation in lieu of on-site detention.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1; approximately 52,000 c.y. of fill proposed in flood plain.
- Floodplain shall be remediated for the proposed conditions prior to MSD construction plan approval. Additional modifications or volume compensation may be required.
- An MSD Floodplain Permit is required prior to

- A MSD drainage bond is required prior to construction plan approval.
- Lowest finished floor and machinery to be determined prior to MSD construction plan approval.
- Army Corp of Engineers and Kentucky Division of Water approval required prior to MSD construction plan approval.
- FEMA Flood Elevation: Varies between 468 and 461 along Mud Creek, Local Regulatory Flood Elevation: Varies between 467 to 461 along Mud Creek.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual Requirements.
- The site is located in an area of potential hydric soils per the Louisville Metro Comprehensive Plan, Cornerstone 2020's Core Graphic 5: Environmental Constraints. The developer is required to obtain all necessary Federal, State, and Louisville Metro approvals, permitting, etc. prior to construction plan approvals. Prior to MSD Construction plan approval, MSD will review the Site Grading and Drainage Plan to insure the development will not create ponding on the adjacent property.

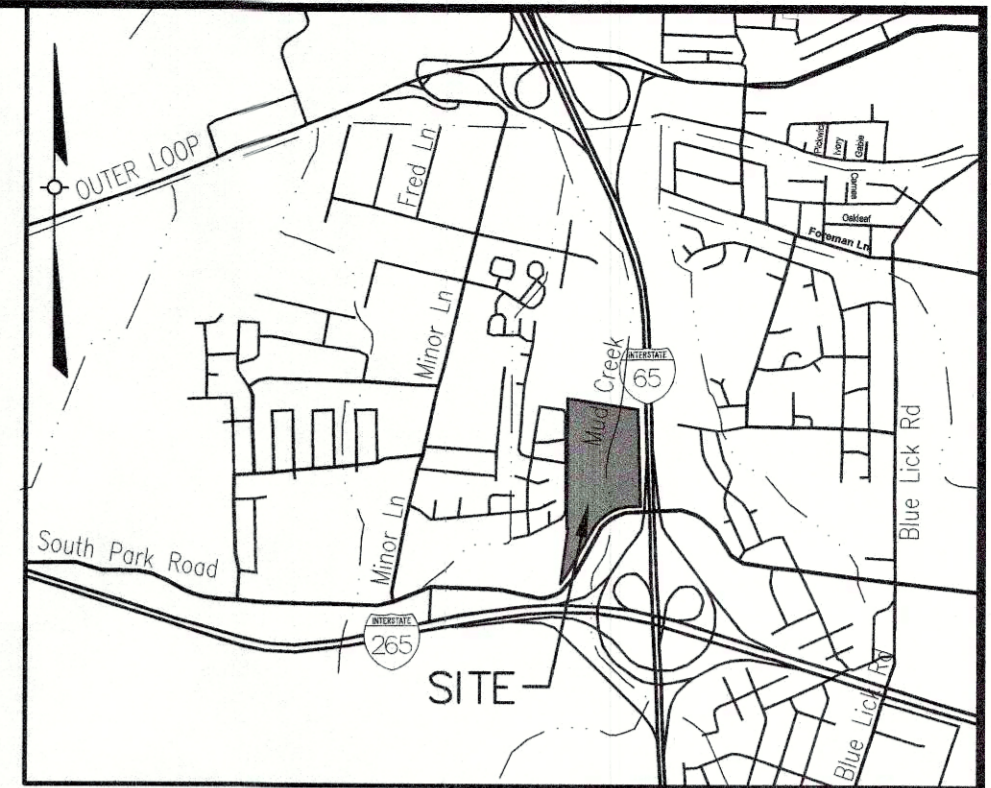
GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- State Highway encroachment permit will be required for any work in the state right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Lighting shall be compliant with the General Compatibility Standards Section 4.1.3 of the Louisville Metro Land Development Code.
- Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place

- during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Property Boundary from deeds, topographic information from Infrarworks, all other site information from LOJIC mapping or aerial photography and does not constitute a survey.
- Interior Landscape Areas (ILA) used for compliance with Metro Land Development Code, Chapter 10, shall be no less than 290 s.f. in area and no less than 8' in either dimension. Smaller ILAs are allowed, but will not count towards ILA requirements. ILAs shall be provided at intervals of no more than twenty (20) parking spaces.
- A Karst survey was performed on 9-5-2019 by Sarah Beth Sammons, RLA and no Karst features were observed. A geotechnical report will be obtained prior to construction plan approval.
- Screening of the loading area so it is not visible from South Park Road shall be provided by evergreen shrubs 8 ft. tall at maturity and 5 ft. tall at planting. The plantings shall be compliant with Louisville Land Development Code Section 5.5.2.B.2 and shall be shown on the Chapter 10 Landscape Plan.

PROJECT DATA

TOTAL SITE AREA	= 43.4± ACRES (1,890,504 S.F.)
EXISTING ZONING	= C-2
PROPOSED ZONING	= E2-1
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= OFFICE WAREHOUSE
BUILDING HEIGHT	= ONE STORY (50' MAXIMUM ALLOWED)
BUILDING AREA	= 296,000 S.F.
FAR 296,000/1,890,504 = 0.17	(5.0 MAXIMUM ALLOWED)
PARKING REQUIRED	MIN. MAX.
WAREHOUSE (350 EMP.)	
1SP./1.5EMP.:1SP./1EMP.	= 233 SPACES 350 SPACES
OFFICE (10,000 S.F.)	
1SP./350S.F.:1SP./200S.F.	= 29 SPACES 50 SPACES
TOTAL PARKING REQUIRED	= 362 SPACES 400 SPACES
TOTAL PARKING PROVIDED	= 380 SPACES (8 ACCESSIBLE SPACES INCL.)
VEHICULAR USE AREA	= 148,355 S.F.
LOADING/UNLOADING AREA	= 275,652 S.F.
INTERIOR L'SCAPE AREA REQ.	= VUA X 7.5% (11,127 S.F.)
INTERIOR L'SCAPE AREA PROV.	= 11,405 S.F.
AMENITY AREA REQUIRED	= 1,000 S.F. (10% OFFICE SPACE)
AMENITY AREA PROVIDED	= 6,000 S.F.
SEATING REQ./PROV.	= 30/32 SEATS
EXISTING IMPERVIOUS	= 0 S.F.
PROPOSED IMPERVIOUS	= 721,438 S.F.



LOCATION MAP NOT TO SCALE

NO.	DATE	DESCRIPTION	BY
1	10/25/19	AGENCY COMMENTS	SBS
2	11/19/19	REDUCED SITE TO UTICA PROPERTY	ARRH
3	1/6/20	AGENCY COMMENTS	ARRH
4	1/27/20	AGENCY COMMENTS	ARRH
5	2/6/20	REVISED PER AGENCY COMMENTS	JH

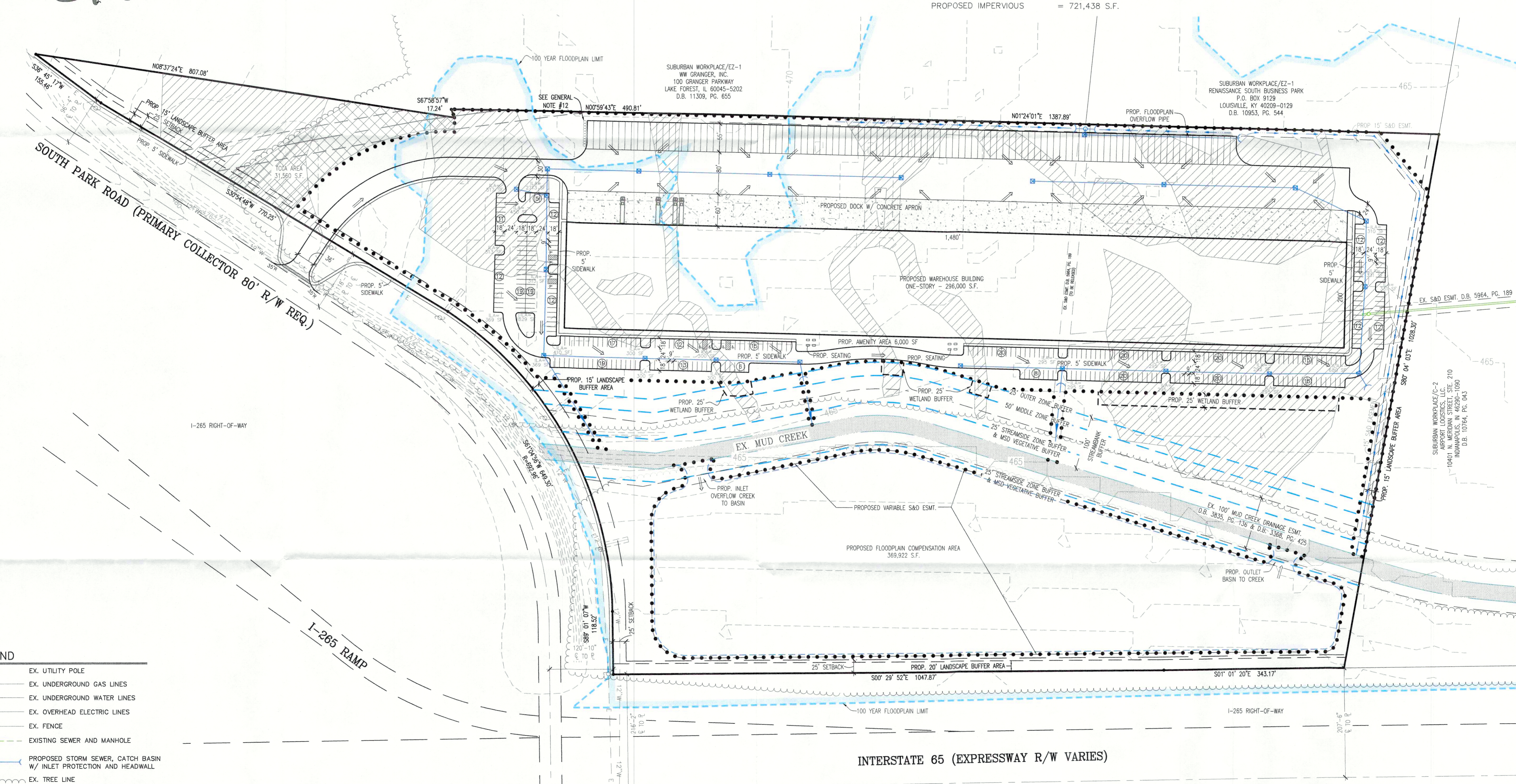
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DATE: 11-19-19	CHECKED BY: KY/AB	DRAWN BY: RRH

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LD&D
LAND DESIGN & DEVELOPMENT, INC.
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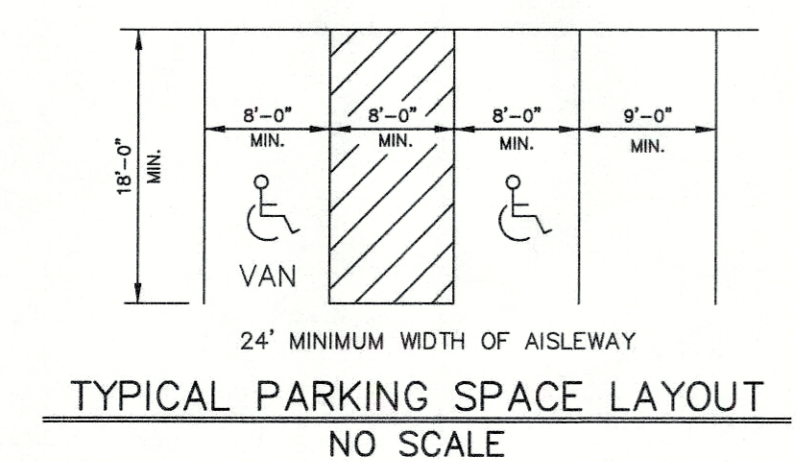
3105 R + 3308 SOUTH PARK ROAD
 DETAILED DISTRICT DEVELOPMENT PLAN
 OWNER/DEVELOPER
UTICA PROPERTIES
 2509 PLANTSIDE DRIVE
 LOUISVILLE, KY 40299

JOB NO. **17168**
 SHEET **1** OF **1**



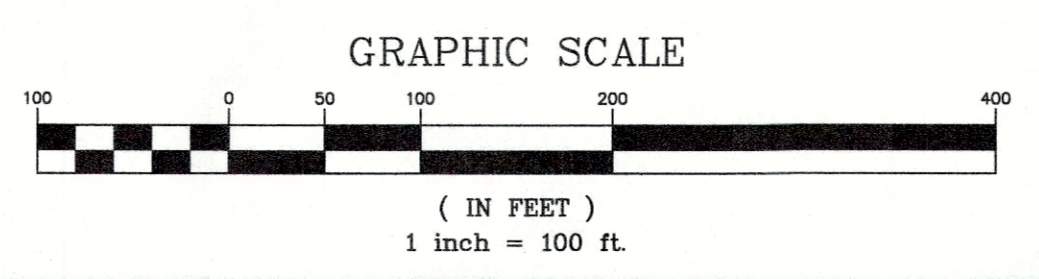
LEGEND

(Symbol)	EX. UTILITY POLE
(Symbol)	EX. UNDERGROUND GAS LINES
(Symbol)	EX. UNDERGROUND WATER LINES
(Symbol)	EX. OVERHEAD ELECTRIC LINES
(Symbol)	EX. FENCE
(Symbol)	EXISTING SEWER AND MANHOLE
(Symbol)	PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
(Symbol)	EX. TREE LINE
(Symbol)	DRAINAGE FLOW DIRECTION
(Symbol)	EX. STREAM
(Symbol)	EX. CONTOUR
(Symbol)	PROP. DITCH/SWALE
(Symbol)	EX. FEMA 100-YEAR FLOOD PLAIN
(Symbol)	PROPOSED TCCA AREA
(Symbol)	PROPOSED SEWER AND MANHOLE
(Symbol)	PROPOSED LIMITS OF DISTURBANCE
(Symbol)	APPROXIMATE LOCATION OF POTENTIAL JURISDICTIONAL WETLANDS



TREE CANOPY CALCULATIONS

TOTAL SITE AREA (CLASS C)	= 1,890,504 S.F.
EXISTING TREE CANOPY	= 1,890,504 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 30% (567,152 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 2% (31,560 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 28% (535,592 S.F.)



PROPERTY OWNER & SITE ADDRESSES

UTICA PROPERTIES, LLC. 2509 PLANTSIDE DRIVE LOUISVILLE, KY 40299	3105R S. PARK ROAD LOUISVILLE, KY 40219 TAX BLOCK 659, LOT 151 D.B. 9504, PG. 661	3308 SOUTH PARK ROAD LOUISVILLE, KY 40219 TAX BLOCK 659, LOT 7 D.B. 9504, PG. 657
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RECEIVED
 FEB 06 2020
 PLANNING & DESIGN SERVICES

CASE NO: 19-ZONE-0062
 RELATED CASES: 19-ZONEPA-0031,
 09-064-86, 10-016-86, 09-043-02
 WM# 12025