

GENERAL NOTES:

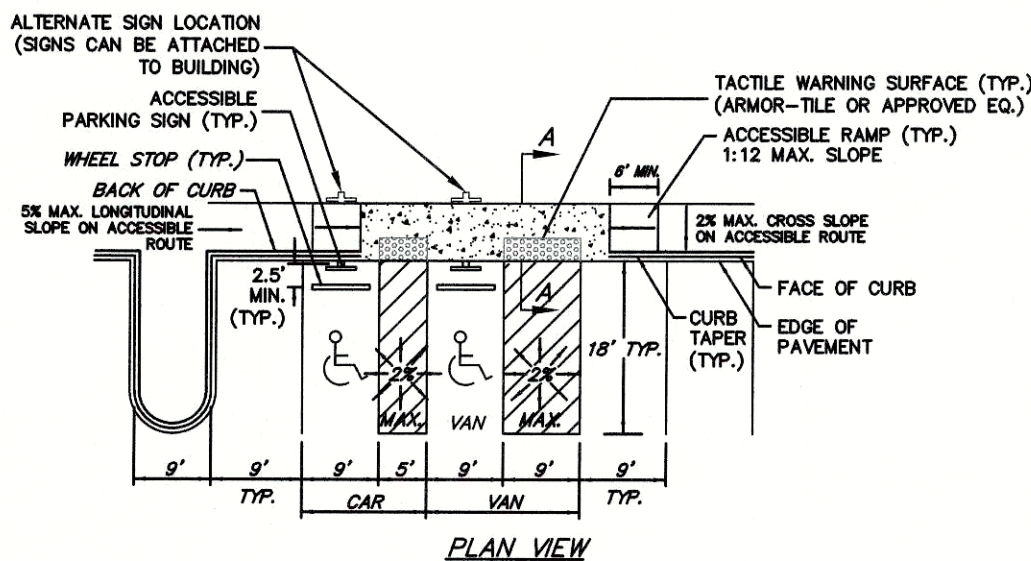
1. DOMESTIC WATER SUPPLY:
SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY. ANY NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. 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.
4. A REVISED LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT (PREVIOUS CASE #13381).
5. THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
6. 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 (E. 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.
7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
8. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
10. SITE IS NOT IN AN AREA WITH KARST TERRAIN.
11. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH 10.2.B OF THE LDC AS APPLICABLE TO THE AREA OF PROPOSED IMPROVEMENTS (10.2.2.A.2)

MSD NOTES:

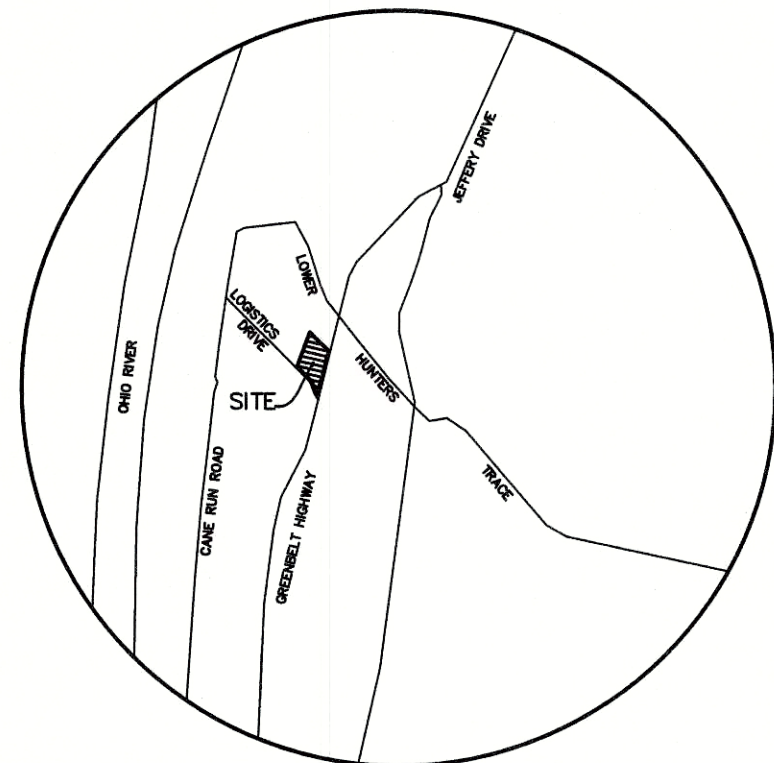
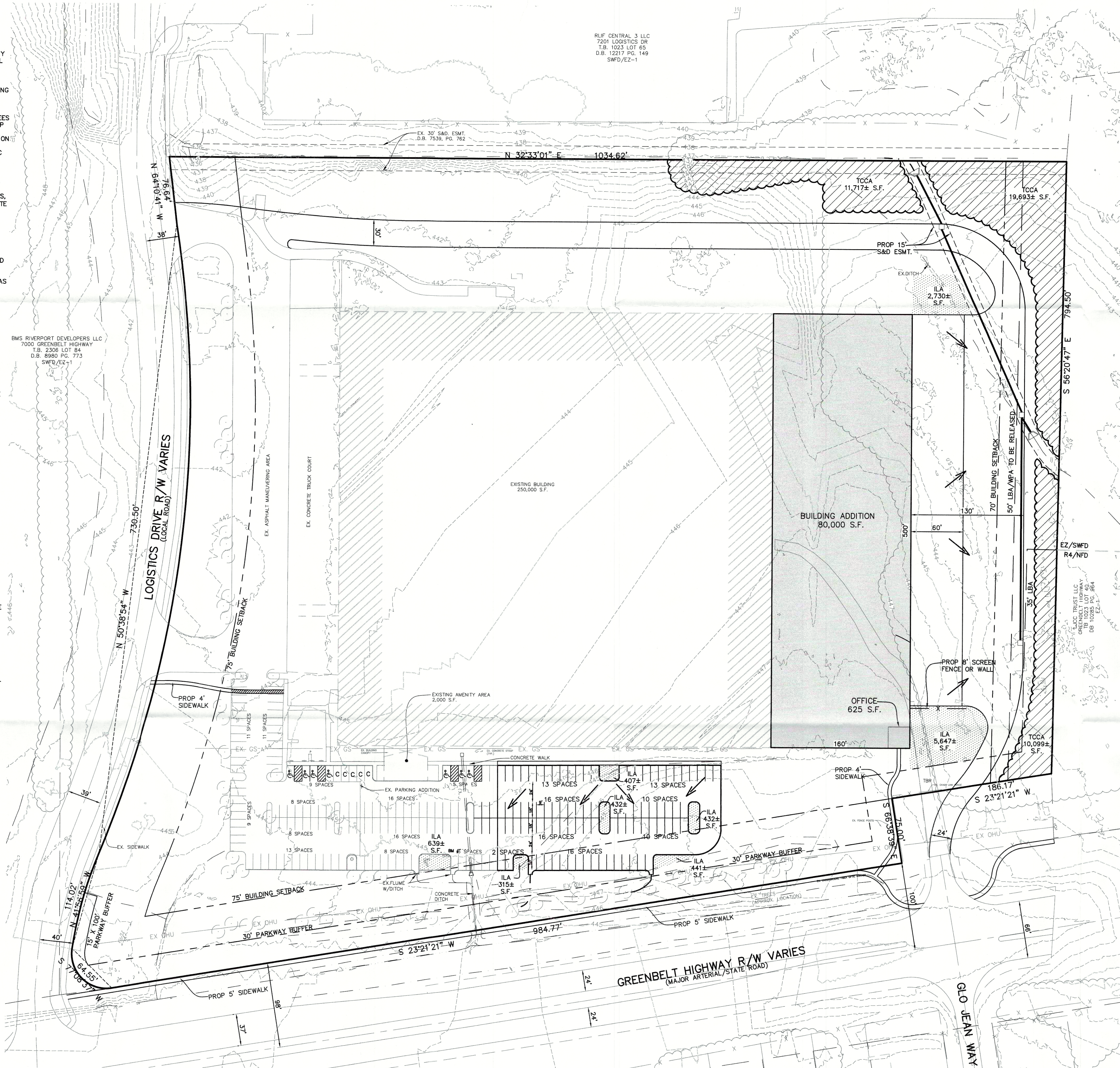
1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT BY CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
DETENTION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF THE DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. 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.
5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111CO 070F).
6. 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.
7. IF THE FINAL DESIGN HAS THROUGH DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD APPROVAL.
8. SITE MAY BE SUBJECT TO KYTC APPROVAL PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

PUBLIC WORKS AND KTC NOTES:

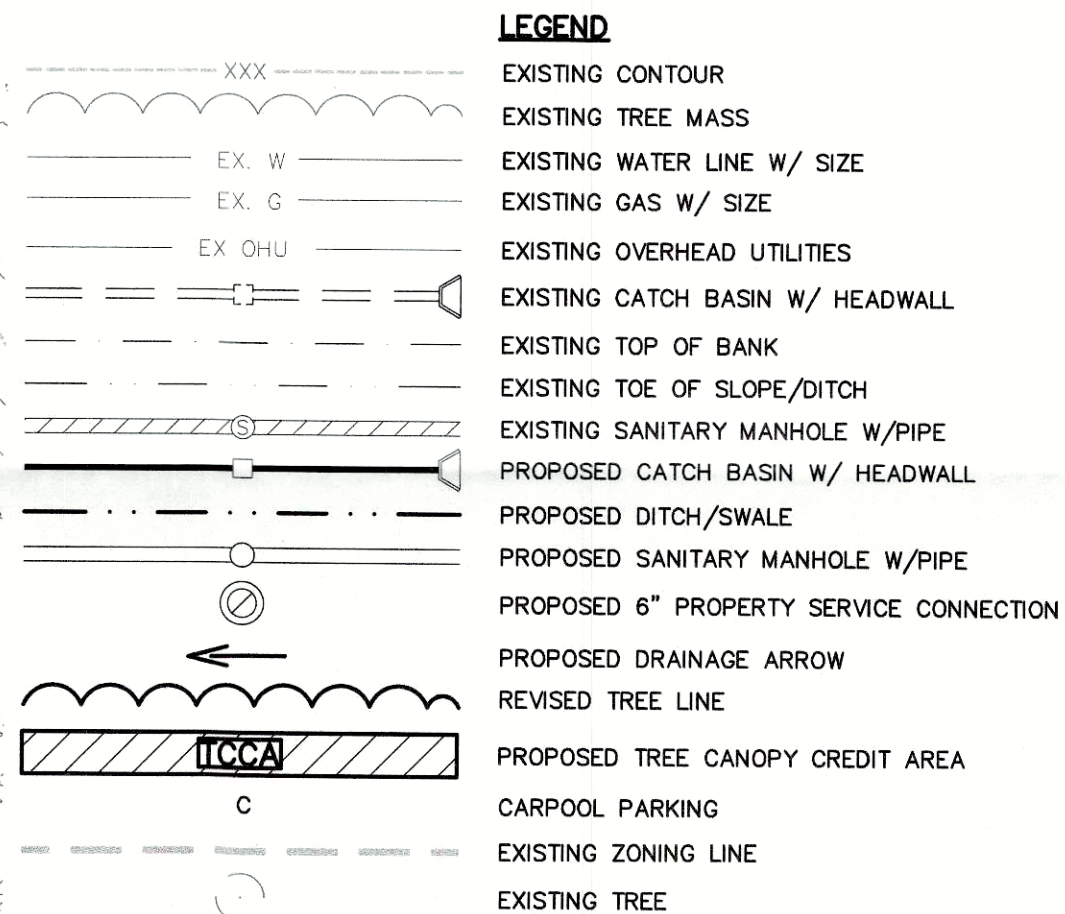
1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
4. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
5. 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.
6. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
7. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE- AIMED, SHIELDED OR TURNED OFF.
8. METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.
9. TREE SPECIES PLANTED IN STATE RIGHT-OF-WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
10. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
11. ALL NEW AND EXISTING SIDEWALKS IN STATE RIGHT-OF-WAY SHALL EITHER BE BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS AND THE CURB LINE TO BE RESTORED.
12. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION PLAN APPROVAL.



TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE



LOCATION MAP
NO SCALE



SITE DATA:

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	EZ-1
EXISTING LAND USE	OFFICE/WAREHOUSE
TOTAL LAND AREA	20.4± AC.
BUILDING AREA	
EX. OFFICE	16,000 ± S.F.
EX. WAREHOUSE	234,000 ± S.F.
PROP. OFFICE	625 ± S.F.
PROP. WAREHOUSE	78,375 ± S.F.
TOTAL	330,000 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.37
PARKING REQUIRED	
OFFICE (16,625± S.F.)	
MINIMUM (1 SPACE/400 S.F.)	42 SPACES
MAXIMUM (1 SPACE/150 S.F.)	110 SPACES
WAREHOUSE (313,375± S.F.)	
MINIMUM (1 SPACE/10,000 S.F.)	51 SPACES
MAXIMUM (1 SPACE/500 S.F.)	627 SPACES
TOTAL PROVIDED (MIN-MAX)	93-737 SPACES
EX. PARKING	120 SPACES
PROP. PARKING	96 SPACES
TOTAL (7 ACCESSIBLE & 5 CARPOOL)	216 SPACES
AMENITY AREA	
REQUIRED (10% OFFICE)	1,663 S.F.
PROVIDED	2,000 S.F.

TREE CANOPY DATA:

GROSS SITE AREA	887,931± S.F.
LAND USE (EXPANSION <50%)	INDUSTRIAL
EXISTING TREE CANOPY	220,036± S.F. (25%)
EXISTING TREE CANOPY TO BE PRESERVED	96,709± S.F. (11%)
NEW TREE CANOPY PROVIDED	125,274 S.F. (14%)
TOTAL TREE CANOPY REQUIRED**	221,983± S.F. (25%)

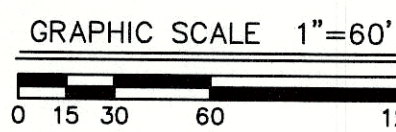
*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

**THE EXISTING BUILDING AND BUILDING EXPANSION ROOF WILL BE A WHITE TPO SYSTEM. THE HEAT ISLAND GREEN TECHNOLOGY ALLOWS FOR A 5% REDUCTION TO THE 30% STANDARD TREE CANOPY REQUIREMENT.

LANDSCAPE DATA:

V.U.A.-PROPOSED & ADDITION	145,914± S.F.
ILA REQUIRED (7.5% X VUA)	10,943± S.F.
ILA PROVIDED	11,043± S.F.
V.U.A.-EXISTING*	21,992± S.F.
ILA REQUIRED (5% X VUA)*	1,100± S.F.
ILA PROVIDED*	1,113.5± S.F.

*PER APPROVED LANDSCAPE PLAN #13381. NO ILA WAS REQUIRED FOR THE EXISTING TRUCK COURT AND TRUCK MANEUVERING AREAS. (THE PROPOSED TRUCK COURT HAS BEEN INCLUDED IN THE NEW CALCULATIONS.)



CASE #22-DDP-0022
RELATED CASE #10-001-00
MSD WM # 7167

REVISOR DETAILED DISTRICT DEVELOPMENT PLAN

HENKEL BUILDING EXPANSION

7101 LOGISTICS DRIVE & 6800 GREENBELT HWY
LOUISVILLE, KY 40258
TAX BLOCK 1023, LOT 66
DEED BOOK 7539, PAGE 770

Revisions	3/11/22	4/1/22	5/1/22
PER AGENCY COMMENTS			
REVISE PARKING LOT, AGENCY COMMENTS			
PER AGENCY COMMENTS			

Vertical Scale: N/A

Horizontal Scale: 1"=60'

Date: 02/21/22

Job Number: 3635

Sheet

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of 1

CONTRACTOR
CAMBRIDGE CONSTRUCTION CO.
1330 DURETT LANE
LOUISVILLE, KY 40213

OWNER/DEVELOPER
LOCITE CORP
1001 HENKEL WAY
ROCKY HILL, CT 06067