

**OWNER**  
 LT INDUSTRIAL LIMITED PARTNERSHIP  
 1717 McKinney Avenue, Suite 1900  
 Dallas, TX 75202

**SITE DATA**

7601 NATIONAL TURNPIKE LOUISVILLE, KY 40214 D.B. 7089, PG. 168 TAX BLOCK 1036, LOT 1	7965 NATIONAL TURNPIKE LOUISVILLE, KY 40214 D.B. 10442, PG. 454 TAX BLOCK 1046, LOT 72
7787 NATIONAL TURNPIKE LOUISVILLE, KY 40214 D.B. 10532, PG. 479 TAX BLOCK 1046, LOT 75	7955 NATIONAL TURNPIKE LOUISVILLE, KY 40214 D.B. 10469, PG. 327 TAX BLOCK 1036, LOT 56

**SETBACK DATA**

MIN. FRONT YARD	25'
SIDE YARD	NONE
REAR YARD	NONE
MAX. BUILDING HEIGHT	50'
PR. BUILDING HEIGHT	1 STORY

**PARKING SUMMARY**

OFFICE	BUILDING B 40,000 SF 114 SPACES MAX. PARKING PERMITTED (1 SPACE/500 SF) 200 SPACES	BUILDING G 40,000 SF 114 SPACES MAX. PARKING PERMITTED (1 SPACE/500 SF) 200 SPACES
INDUSTRIAL WAREHOUSE	150 EMPLOYEES* 100 SPACES MIN. PARKING REQUIRED (1 SPACE/1.5 EMPLOYEES) 100 SPACES MAX. PARKING PERMITTED (1 SPACE/1 EMPLOYEE) 100 SPACES	250 EMPLOYEES* 167 SPACES MIN. PARKING REQUIRED (1 SPACE/1.5 EMPLOYEES) 100 SPACES MAX. PARKING PERMITTED (1 SPACE/1 EMPLOYEE) 100 SPACES

**BICYCLE SUMMARY**

SHORT TERM REQUIRED	NONE	NONE
LONG TERM REQUIRED (2 SPACES OR 1/50 EMPLOYEES)	3 SPACES	5 SPACES
TOTAL LONG TERM PARKING PROVIDED	3 SPACES	5 SPACES

**LANDSCAPE DATA**

EXISTING V.U.A.	BUILDING B 627,887 SF	BUILDING G 388,936 SF
PROPOSED V.U.A. REMOVED/ADDED THIS PLAN	-157,088 SF	-150,411 SF
TOTAL V.U.A.	470,799 SF	438,525 SF
V.U.A. AREA REQUIRING I.L.A.	* 31,275 SF	* 100,952 SF
I.L.A. REQUIRED (7.8X)	2,346 SF	7,571 SF
I.L.A. PROVIDED	2,468 SF	7,908 SF

**TREE CANOPY CALCULATIONS**

THE TREE CANOPY REQUIREMENTS FOR THE ENTIRE PROPERTY SHALL BE CUMULATIVE OVER TIME WITH THE FINAL PERCENTAGE OF TREE CANOPY TO BE DETERMINED WITH THE LAST PHASE OF REDEVELOPMENT PER DRG APPROVED MINUTES 3.22.06 (FINAL DETAILS SHALL BE ADDRESSED DURING THE LANDSCAPE CONSTRUCTION REVIEW).

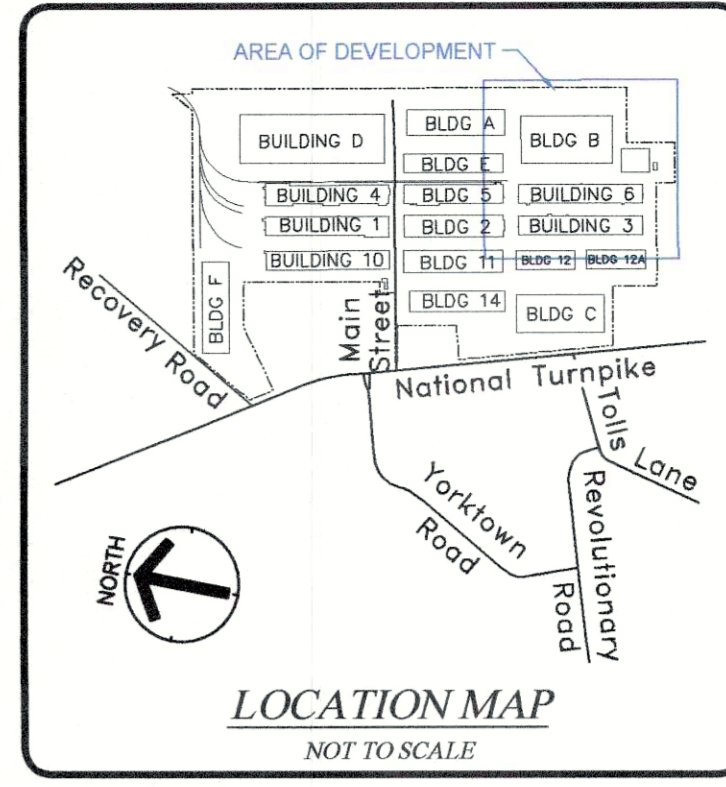
**GROSS SITE AREA**

CANOPY COVERAGE CLASS	163.54 Ac (1,713,802 SF)
EX. TREE CANOPY	638,616 SF
TREE CANOPY REQUIRED (18%)	24,53 Ac (1,068,570 SF)
TREE CANOPY PROVIDED	186,710 SF
TREES INVENTORIED WITH PHASE I	154,640 SF
EXISTING PHASE II - TREE CANOPY	92,398 SF
EXISTING PHASE III - TREE CANOPY	70,628 SF
EXISTING PHASE IV - TREE CANOPY	25,394 SF
PROPOSED PHASE V - TREE CANOPY	100,000 SF
TOTAL TREE CANOPY	629,768 SF (8.8X)

**PROPOSED PHASE V PLANTINGS (100,000 SF) AS NOTED ABOVE IS AN ESTIMATE AND WILL BE FINALIZED WITH LANDSCAPE PLAN TO BE APPROVED PRIOR TO CONSTRUCTION.**

**OUTDOOR AMENITIES**

AREA REQUIRED	8,000 SF
AREA PROVIDED (LANDSCAPING, WALKWAYS & SEATING AREAS)	8,000 SF



**GENERAL NOTES**

- DOMESTIC WATER SUPPLY: SUBJECT SITE TO 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.
- THE DEVELOPMENT LIES IN THE FAIRDALE FIRE DISTRICT.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.

**TRANSPORTATION NOTES**

- ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MW.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- WHEEL STOPS OR CURBS ARE REQUIRED FOR ALL PARKING SPACES DIRECTLY AGAINST BUILDINGS.

**MSD NOTES**

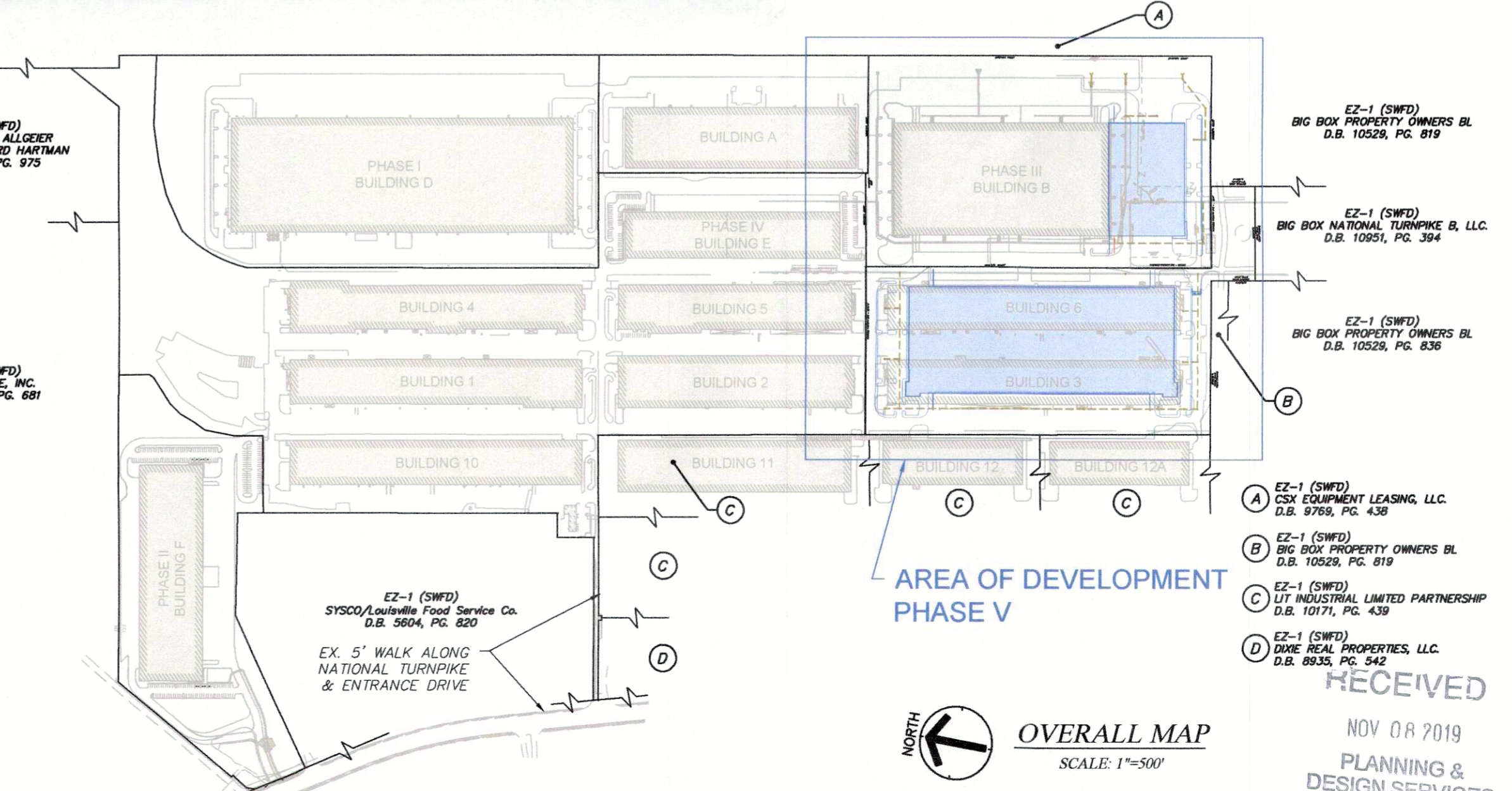
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY EXISTING PSC CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111100916 & 2111100922 REV. DECEMBER 5, 2006).
- AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.

**IMPERVIOUS AREA**

PRE	2,025,122 SF
POST	2,022,055 SF
PERCENTAGE OF CHANGE	0.15% (DECREASE)

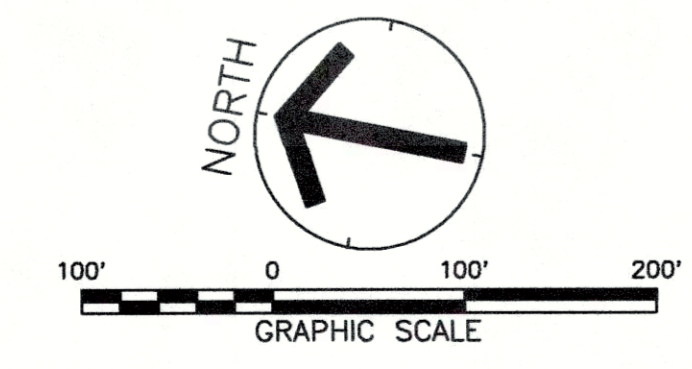
**EROSION CONTROL NOTES**

- 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 SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- 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 NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.



**UTILITY NOTE:**  
 ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT 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 WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detalled by
1	11/7/19	AGENCY COMMENTS (1ST REVIEW)	JDC



NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.

**TYPICAL PARKING SPACE LAYOUT**  
 NOT TO SCALE

**LEGEND**  
 NOT TO SCALE

DX. TREE	PR. STORM SEWER w/ EPSC ROCK CHECK
DX. FIRE HYDRANT	PR. SANITARY SEWER
DX. LIGHT POLE	PR. PROPERTY SERVICE CONNECTION
DX. UTILITY POLE	PR. PROPERTY LINE
DX. SIGN	PR. DRAINAGE FLOW
DX. PROPERTY LINE	PR. SWALE
DX. FENCE	PR. CONCRETE
DX. WATER LINE	PR. EDGE OF PAVEMENT
DX. GAS LINE	PR. FENCE
DX. OVERHEAD ELECTRIC	PR. SILT FENCE
DX. UNDERGROUND ELECTRIC	PR. CARPOOL SPACE
DX. SWALE	LIMITS OF PROPOSED BUILDING
DX. STORM SEWER	LIMITS OF EXISTING BUILDING
DX. SANITARY SEWER	
DX. CONCRETE	
DX. EDGE OF PAVEMENT	
DX. FENCE	
DX. SILT FENCE	
DX. CARPOOL SPACE	

**HERITAGE ENGINEERING, LLC**  
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 (502) 582-1413 Fax

**CLARION PARTNERS**  
**NAIFortis Group**

**CATEGORY 3 DEVELOPMENT PLAN**  
 FOR  
**REDEVELOPMENT / RENOVATION**  
**LOUISVILLE INDUSTRIAL CENTER**  
 7745 & 7755 NATIONAL TURNPIKE  
 LOUISVILLE, KY 40214

PROJECT: **C06**

JOB NO.: 19026  
 HORIZ. SCALE: 1"=100'  
 VERT. SCALE: N/A  
 DESIGNED BY: JDC  
 DETAILED BY: JDC  
 CHECKED BY: SWH  
 DATE: OCTOBER 17, 2019

SHEET **C06**