

PROJECT DATA

TOTAL SITE AREA	= 24.1± Ac. (1,052,096 SF)
TRACT 1 AREA	= 8.0± Ac. (349,997 SF)
TRACT 2 AREA	= 7.6± Ac. (332,666 SF)
TRACT 3 AREA	= 8.5± Ac. (369,433 SF)
EXISTING ZONING	= M-3
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= QUARRY
PROPOSED USE	= OFFICE/WAREHOUSE
BUILDING HEIGHT	= 45 FT (60 FT. MAX. ALLOWED)
BUILDING AREA	
OFFICE	= 17,985 SF
WAREHOUSE	= 415,075 SF
TOTAL BUILDING AREA	= 433,060 SF
F.A.R. (433,060 / 1,052,096)	= 0.41 (4.0 MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
OFFICE		
17,985 SF/400 SF MIN.	= 45 SP	90 SP
17,985 SF/200 SF MAX.		
WAREHOUSE (INDUSTRIAL)		
415,075 SF/2,000 MIN.	= 208 SP	
415,075 SF/500 MAX.	= 830 SP	
TOTAL PARKING REQUIRED	= 253 SP	920 SP

TOTAL PARKING PROVIDED	= 360 SPACES
	(12 HC SP INCLUDED)
BIKE PARKING REQ'D & PROV'D	= 2 LONG-TERM SPACES INSIDE BUILDING

VEHICULAR USE AREA	
EMPLOYEE/CUSTOMER PARKING	= 190,256 SF
LOADING/UNLOADING	= 149,908 SF
TOTAL	= 340,164 SF

INTERIOR LANDSCAPE AREA REQUIRED (7.5% OF VIA)	= 25,512 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 29,341 SF

EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 773,224 SF

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - 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.
 - 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.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
 - Off-street loading and refuse collection areas shall be located and screened so as not to be visible from adjacent public streets and residential uses. Screening may be accomplished through use of a fence with landscaping that at maturity will equal the height of the fence, or a wall constructed of the same building material as the principal structure.
 - All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
 - Dumpsters shall be located inside buildings.
 - Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.

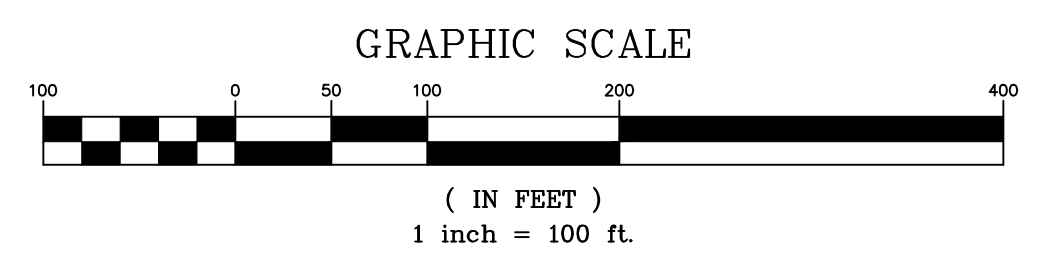
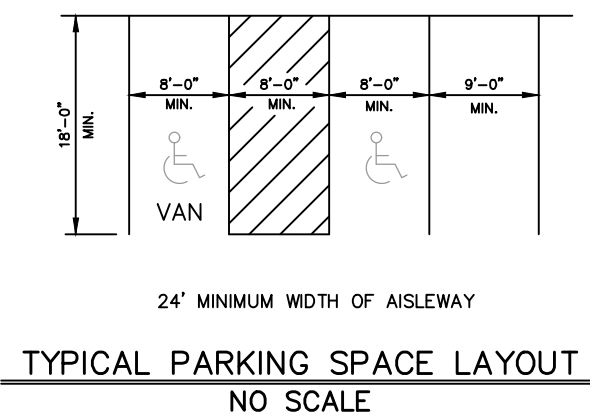
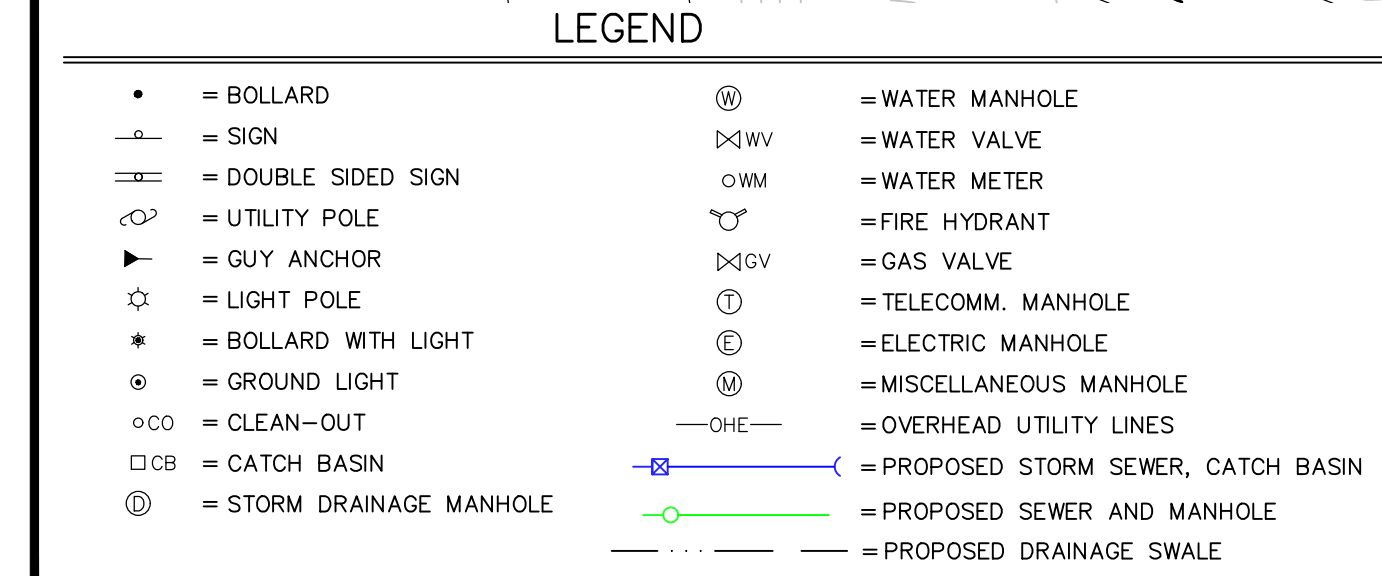
- MSD NOTES:**
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
 - Sanitary sewer service will be provided by Private Force Main and Property Service Connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0034 & 0033 E dated December 5, 2006.
 - Drainage pattern depicted by arrows (→) is for conceptual purposes.
 - If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
 - Storm water detention is being provided off-site.
 - 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 final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.
 - If site has thru drainage, an easement plot will be required prior to MSD granting construction plan approval.

DETENTION BASIN CALCULATIONS

$X = \Delta CRA / 12$
 $\Delta C = 0.85 - 0.23 = 0.62$
 $A = 24 \text{ ACRES}$
 $R = 2.6 \text{ INCHES}$
 $X = (0.62)(24)(2.6) / 12 = 3.224 \text{ AC.-FT.}$
 REQUIRED $X = 140,437 \text{ CU.FT.}$
 PROVIDED BASIN = 160,000 SQ.FT.
 TOTAL = 115,700 SQ.FT. @ APPROX. # 10 FT. DEPTH
 = 1,157,000 CU.FT. > 140,437 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 1,052,096 SF
EXISTING TREE CANOPY	= 0 SF
TOTAL TREE CANOPY AREA REQUIRED	= 30% (315,629 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 30% (315,629 SF)



REVISIONS

NO.	DATE	DESCRIPTION	BY	DT
1	12/18/20	per agency comments	DT	DT
2	1/14/21	Private Force Main	DT	DT
3	1/15/21	ADDED ILAS	DT	DT
4	1/25/21	REVISED ISLANDS	DT	DT
5	3/8/21	NEW LAYOUT	DT	DT
6	3/29/21	REVISED PER AGENCY COMMENTS	DT	DT

PROJECT DATA

FILE NAME: 18157-RDDDP
 DATE: 10-19-20
 SCALE: AS SHOWN
 DRAWN BY: JH
 CHECKED BY: DT

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LD&D
 LAND DESIGN & DEVELOPMENT, INC.
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REVISED DETAILED DISTRICT DEVELOPMENT PLAN

265 LOGISTICS PARK
 TERRA VIEW TRAIL
 OWNER/DEVELOPER
 KENWOOD HOLDING LLC
 700 COLONEL ANDERSON PARKWAY
 LOUISVILLE, KY 40222

JOB NO. 18157
 SHEET 1 OF 1