GENERAL NOTES

1.) WASTEWATER: SANITARY SEWER IS AVAILABLE BY LATERAL EXTENSION, SUBJECT TO FEES. SANITARY SEWER PATTERN DEPICTED IS FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.

2.) DRAINAGE / STORM WATER DETENTION: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.

3.) EROSION & 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. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.

4.) THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT. CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE OKOLONA FIRE DISTRICT. A STATEMENT ON THE ADEQUACY OF ACCESS TO THE PROPERTIES SHALL BE OBTAINED FROM THE FIRE DISTRICT.

5.) SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.

6.) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

7.) INCREASED RUNOFF VOLUME COMPENSATION WILL BE PROVIDED IN THE EXISTING COMPENSATION AREA TO THE NORTH OF THE SITE ALONG SOUTHERN DITCH WITHIN THIS WATERSHED.

8.) ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.

9.) ALL PARKING ISLANDS SHALL BE OUTLINED WITH CONCRETE MEDIAN CURB UNLESS NOTED OTHERWISE.

10.) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.

11.) NO PORTION OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0093 E & 21111C0110 E, DECEMBER 5, 2006)

12.) CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

13.) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

16.) THIS SITE IS LOCATED WITHIN THE JEFFERSON COUNTY FLOODPLAIN ORDINANCE REVIEW ZONE AND AN MSD FLOODPLAIN PERMIT WILL BE REQUIRED.

17.) ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.

18.) ALL SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE LDC.

EROSION PREVENTION AND SEDIMENT 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 EPSC PLAN MUST BE REVIEWED AND APPROVED BY M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

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 NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

EPSC CONCEPT PLAN

- INSTALL SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
- INSTALL TEMPORARY SEDIMENT BASIN.
- BEGIN SITEWORK GRADING AND STORM SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

UTILITY NOTE

1) ALL UTILITIES ON THESE PLANS ARE **APPROXIMATE**. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 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 WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

2) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

LEGEND

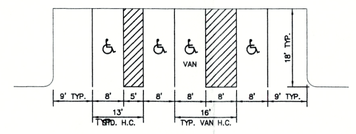
- CONCEPTUAL STORM SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MARATHON PIPELINE
- FLOW ARROW
- TEMPORARY CONSTRUCTION ENTRANCE
- SF — MARATHON PIPELINE

PARKING SUMMARY

MINIMUM NUMBER OF EMPLOYEES *	410 EMPLOYEES
MAXIMUM NUMBER OF EMPLOYEES *	615 EMPLOYEES
MIN. PARKING REQUIRED (1/1.5 EMPLOYEES ON 1ST & 2ND SHIFT)	273 SPACES
MAX. PARKING ALLOWED (1/EMPLOYEE ON 1ST & 2ND SHIFT)	615 SPACES
PARKING PROVIDED (INCLUDING 12 H.C. SPOTS & 5 CARPOOL SPOTS)	410 SPACES
BICYCLE PARKING REQUIRED (SHORT TERM – 2 BASED ON OFFICE AREA) (LONG TERM – 9 TO 13 BASED ON EMPLOYEE COUNT **)	11 TO 15 SPACES

* WE ARE REQUESTING FLEXIBILITY IN PARKING PROVIDED DUE TO THE VARIABILITY IN FUTURE TENANT NEEDS. FINAL PARKING PROVIDED AT THE TIME OF CONSTRUCTION WILL FALL WITHIN THE MIN/MAX REQUIREMENTS OF LDC CHAPTER 9.

** LONG TERM BIKE PARKING WILL BE LOCATED INSIDE THE BUILDING.



TYPICAL PARKING SPACES

NO SCALE

ILA CALCULATIONS

PASSENGER VUA AREA	221,817 SF
ILA REQUIRED (7.5%)	16,636 SF
ILA PROVIDED	106,758 SF
TREES REQUIRED	56 TREES
LOADING VUA AREA (NO ILA REQUIRED PER LDC 10.2.12)	895,068 SF

TREE CANOPY CALCULATIONS

GROSS SITE AREA	3,350,750 SF
EXISTING TREE CANOPY	1,577,186 SF (47%)
EXISTING TREE CANOPY TO BE PRESERVED	0 SF (0%)
ADDITIONAL TREE CANOPY REQUIRED	837,688 SF (25%)
TOTAL TREE CANOPY PROVIDED	837,688 SF (25%)
ON-SITE	
592 – 3" CAL. TYPE 'A' TREES @ 960 SF EA. = 568,320 SF	
OFF-SITE CONSERVATION AREA = 269,368 SF *	

* EXACT AMOUNT OF BORROWED TREE CANOPY MAY FLUCTUATE BETWEEN THE PRELIMINARY PLAN AND CONSTRUCTION PLANS. EXACT NUMBERS TO BE DETERMINED AT THE TIME OF LANDSCAPE PLAN APPROVAL.

LOT REQUIREMENTS

	STANDARD
MIN. LOT AREA	EZ-1
MIN. LOT WIDTH	NONE
FRONT YARD	NONE
STREET SIDE YARD	25'
REAR YARD	NONE

FREESTANDING SIGN TABLE

	AREA	HEIGHT
1 TENANT	60 SF	12'
2–3 TENANTS	80 SF	14'
4> TENANTS	100 SF	16'

NOTE: 2 FREESTANDING SIGNS ARE ALLOWED ALONG MINORS LANE. TOTAL SQUARE FOOTAGE OF THE SIGNS ON EACH FRONTAGE COMBINED SHALL NOT EXCEED THE AREA LISTED IN THE ABOVE TABLE.

SITE DATA

EXISTING ZONING:	EZ-1
FORM DISTRICT:	SUBURBAN WORKPLACE
EXISTING USE:	VACANT
PROPOSED USE:	WAREHOUSE
GROSS SITE AREA:	80.13 ACS
AREA IN ROW:	3.21 ACS
NET SITE AREA:	76.92 ACS
BUILDING AREA:	1,152,655 SF
BUILDING HEIGHT:	47'
FAR:	0.34

WAIVER REQUEST

1. WAIVER OF LDC 5.12.2 TO PROVIDE ONLY A PORTION OF THE REQUIRED AMENITY AREA FOR THE PROJECT. THE AMENITY AREA PROVIDED ON THIS PLAN IS EQUAL TO 10% OF THE ESTIMATED OFFICE AREA SQUARE FOOTAGE, RATHER THAN 10% OF THE ENTIRE BUILDING AREA AS FOLLOWS:

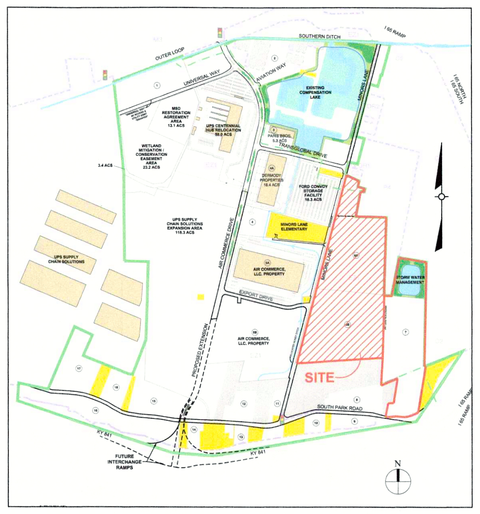
ESTIMATED OFFICE AREA:	20,000 SF
PROPOSED AMENITY AREA:	2,000 SF (10%)

NOTE: IF THE OFFICE AREA INCREASES ONCE A TENANT IS DETERMINED, THE AMENITY AREA WILL INCREASE ACCORDINGLY.

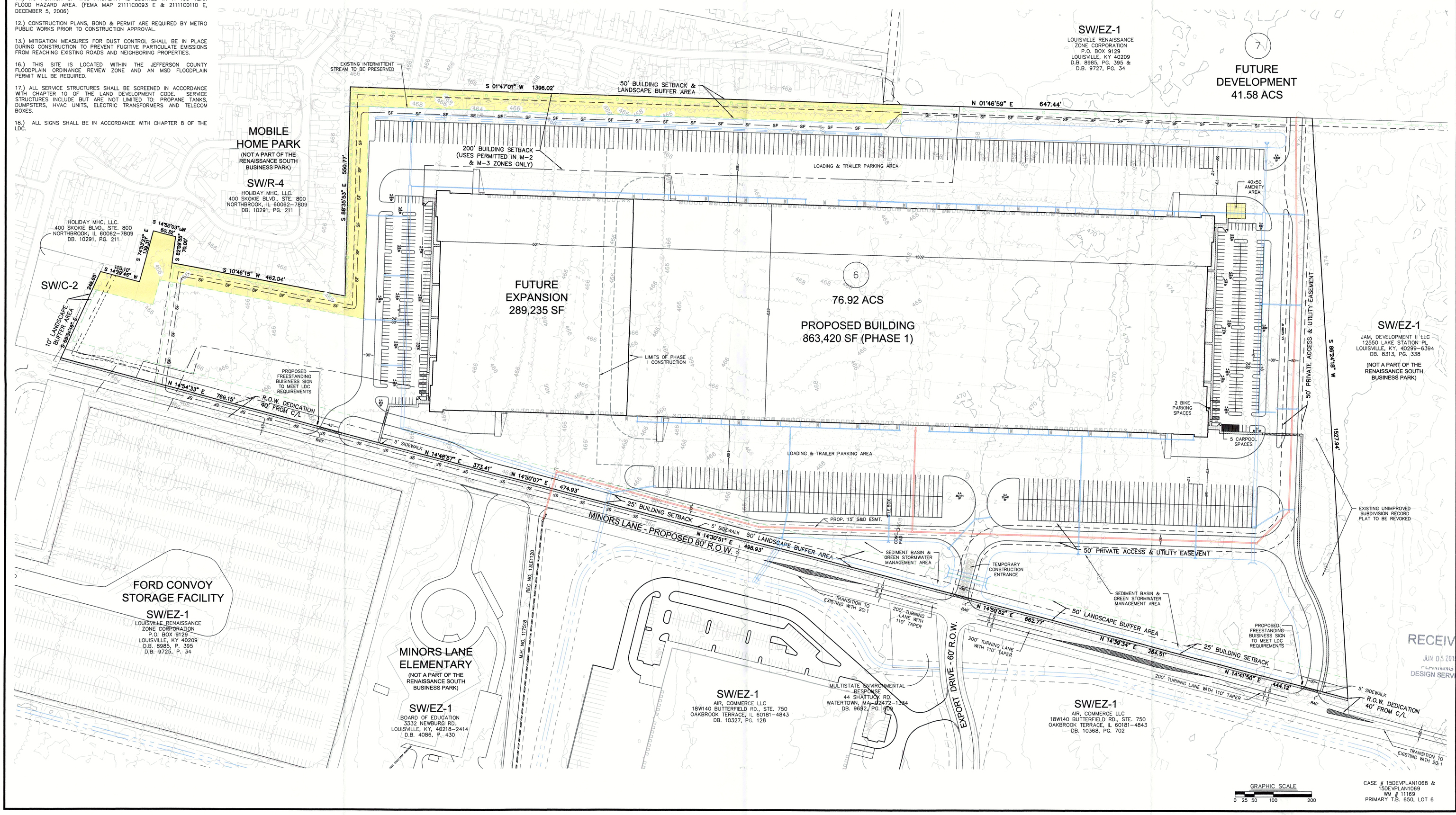
2. WAIVER OF LDC 5.5.4.B.1 TO ELIMINATE THE 6' BERM REQUIREMENT FOR THE PROPERTY PERIMETER LANDSCAPE BUFFER ADJACENT TO THE MOBILE HOME PARK;

IMPERVIOUS AREA CALCULATIONS

EXISTING IMPERVIOUS AREA	36,179 SF
PROPOSED IMPERVIOUS AREA	2,304,608 SF
AMOUNT OF INCREASE	2,268,429 SF



LOCATION MAP



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PLANNING & DESIGN SERVICES

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202 (502) 584 - 6271

NO.	REVISION	DATE

OWNER:
LOUISVILLE RENAISSANCE ZONE CORPORATION
P.O. BOX 9129
LOUISVILLE, KY 40209
D.B. 8985, PG. 395, D.B. 9727, PG. 34

DEVELOPER:
WHITMAN CAPITAL STEEPCHASE, LLC
5005 RIVERDALE AVENUE, STE. 1200
RIVERDALE, MD 84151

SHEET TITLE:
CATEGORY 3 PLAN & REVISED DETAILED DISTRICT DEVELOPMENT PLAN

PROJECT TITLE:
RENAISSANCE SOUTH BUSINESS PARK - TRACT 6
PRIMARY ADDRESS 8701 MINORS LANE, LOUISVILLE, KY 40219

JOB NO.	2504-NP
SCALE:	1"=100'
DATE:	06/08/15

DRAWING NO:
DDP

SHEET 1 OF 1

15DEPLAN1068

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