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

UTILITY NOTE

1) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS; AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.

2) 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.

3) 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.

GENERAL NOTES

1.) WASTEWATER: SANITARY SEWER IS AVAILABLE BY CONNECTION, SUBJECT TO FEES. SANITARY SEWER PATTERN DEPICTED 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.) ANY REQUIRED FILL IN THE FLOODPLAIN AND THE INCREASED RUNOFF VOLUME SHALL BE COMPENSATED IN THE ADJACENT COMPENSATION AREA AT A RATIO OF 1.5 TO 1.

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.) THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0093 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.

14.) APPROVAL FROM THE DIVISION OF WATER REQUIRED.

15.) THE LOWEST FINISHED FLOOR AND ALL ELECTRICAL AND MECHANICAL SERVING THE STRUCTURE TO BE VERIFIED AT OR ABOVE ELEVATION 459.5.

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 LDF CHAPTER 8.

19) A MINOR SUBDIVISION PLAT CONSOLIDATING INDIVIDUAL PROPERTIES TO BE RECORDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

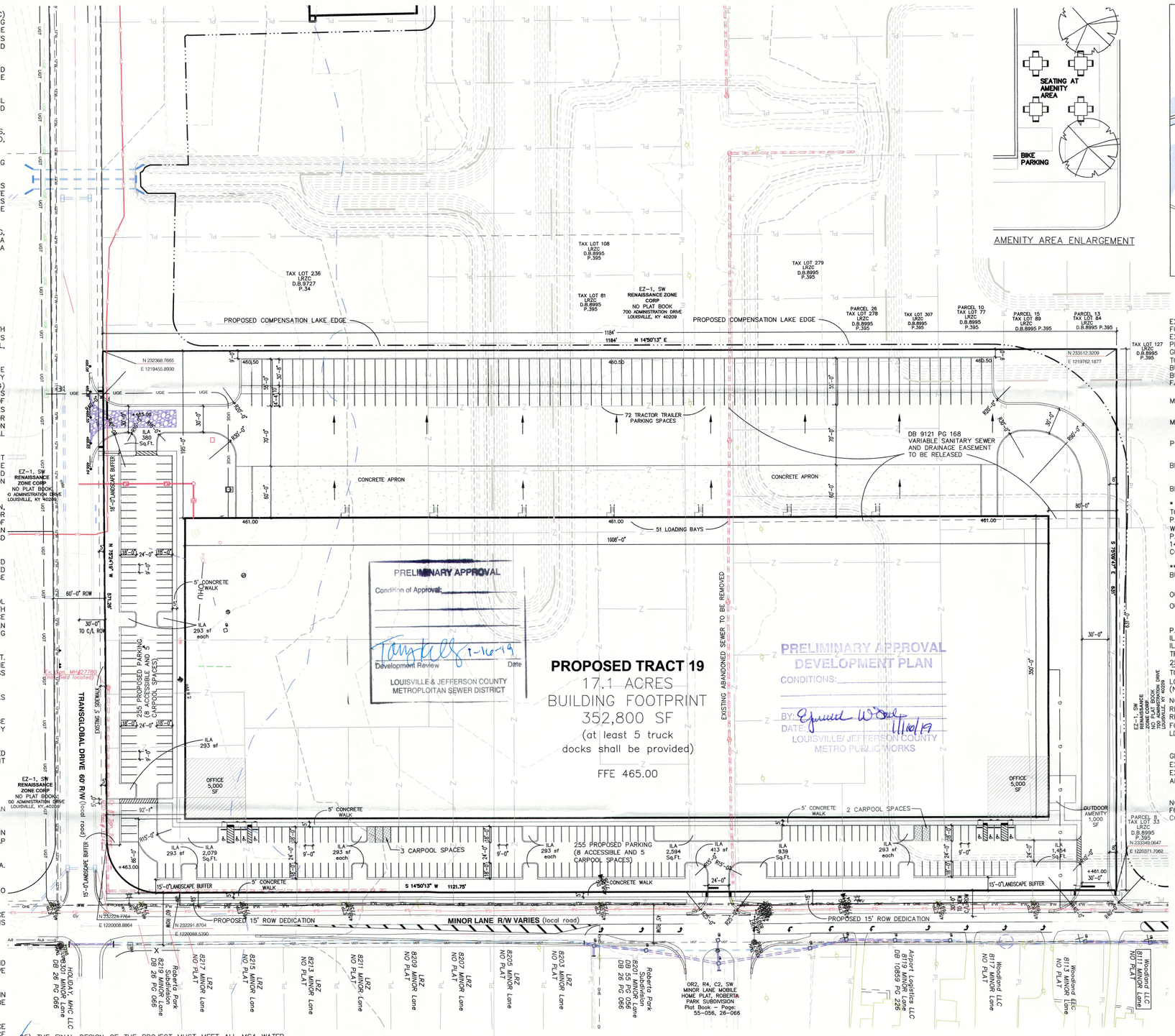
20) IF THE SITE HAS THRU DRAINAGE EASEMENT, PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

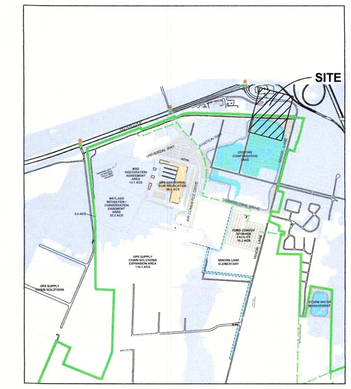
21) LOADING AREA TO BE SCREENED IN ACCORDANCE PER LDC 5.5.2.B2

23) HYDRIC SOILS ARE PRESENT THROUGHOUT THE SITE.

24) REFUSE CONTAINERS SHALL BE MAINTAINED WITHIN THE BUILDING.

25) THE FINAL DESIGN OF THE 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 MANAGEMENT PRACTICES.





LOCATION MAP
NOT TO SCALE

SITE DATA

EXISTING ZONING:	EZ-1
FORM DISTRICT:	SUBURBAN WORKPLACE
EXISTING USE:	VACANT
PROPOSED USE:	WAREHOUSE
GROSS SITE AREA:	17.1 AC
TOTAL NO. OF BUILDABLE LOTS:	1
BUILDING AREA:	352,800 SF
BUILDING HEIGHT:	44'
FAR:	0.47

PARKING SUMMARY

MIN. PARKING REQUIRED
(1/1.5 EMPLOYEES ON 1ST & 2ND SHIFT = 147*) 176 SPACES
(1/350 SF OFFICE = 29)
MAX. PARKING ALLOWED
(1/EMPLOYEE ON 1ST & 2ND SHIFT = 205*) 255 SPACES
(1/200 SF OFFICE = 50)
PARKING PROVIDED
(INCLUDING 8 H.C. SPOTS & 5 CARPOOL SPOTS) 255 SPACES

BICYCLE PARKING REQUIRED
(SHORT TERM – 2)
(LONG TERM – 2 OR 1 PER 50 EMPLOYEES. **)
BICYCLE PARKING TO BE PROVIDED 12 SPACES
(SHORT TERM – 2)

* 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. PARKING SHOWN ACCOMODATES AN EMPLOYEE COUNT BETWEEN 144 AND 216 EMPLOYEES ON THE 1ST & 2ND SHIFTS COMBINED.

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

OUTDOOR AMENITY CALCULATIONS

OUTDOOR AMENTIY REQUIRED (10% OF OFFICE AREA)	1,000 SF
OUTDOOR AMENTIY PROVIDED	1,000 SF

ILA CALCULATIONS

PASSENGER VUA AREA	88,996 SF
ILA REQUIRED (7.5%)	6,675 SF
ILA PROVIDED	11,008 SF
TREES REQUIRED	23 TREES
25% MORE TREES THAN REQ. PER LDC 9.1.12.A.2	6 TREES
TOTAL TREES REQUIRED	29 TREES
LOADING VUA AREA (NO ILA REQUIRED PER LDC 10.2.12)	0–40% 187,500 SF

NOTE: 25% MORE TREES WILL BE PROVIDED WITHIN THE REQUIRED INTERIOR LANDSCAPE AREA (ILA) THAN IS OTHERWISE REQUIRED BY CHAPTER 10 OF THE LAND DEVELOPMENT CODE FOR THE SITE'S ENTIRE PARKING AREA IN ORDER TO SATISFY LDC 9.1.12.A.2 REQUIREMENTS. SEE LINE ITEM ABOVE FOR QTY.

TREE CANOPY CALCULATIONS

GROSS SITE AREA	745,485 SF
EXISTING TREE CANOPY	NONE –0 SF (0%)
EXISTING TREE CANOPY TO BE PRESERVED	0 SF (0%)
ADDITIONAL TREE CANOPY REQUIRED	149,097 SF (20%)

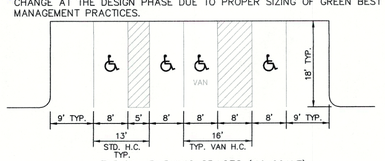
NOTE: SIGNAGE WILL BE PROVIDED AT A LATER DATE AND WILL FOLLOW CHAPTER 8 GUIDELINES OF THE LAND DEVELOPMENT CODE.

LOT REQUIREMENTS

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

LEGEND

- CONCEPTUAL STORM SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER TO BE ABANDONED
- TEMPORARY CONSTRUCTION ENTRANCE
- G — EXISTING LIQUID FUEL LINE
- UGE — EXISTING UNDERGROUND ELECTRIC
- W — EXISTING WATER LINE
- FLOW ARROW



TYPICAL PARKING SPACES (NO SCALE)

BENCH MARK (NAVD 1988 DATUM)

BM 17366
T-CUT ON SIDEWALK SOUTH OF TRANSGLOBAL DRIVE AND 12' WEST OF CENTER DUAL BOX CULVERTS
ELEVATION 465.11

BM GPS BASE 11000
X-CUT IN CURB, 22' SOUTH OF THE CENTER OF TRANSGLOBAL DRIVE AND 35' WEST OF THE CENTER OF AIR COMMERCE DRIVE.
ELEVATION 463.81

TAX BLOCK 649, LOTS 10, 252, 24, 324, 323, 419, 317, 318, 319, 320, 321, 248, 30, 25, 345, 346, 347, 74, 88, 82, 93, 315, 299, 274, 275, 276, 277, 278, 16, 32, 33, 77, 89, 84, 31
DB 6985 PG 395
DB 9727 PG 34
DB 10308 PG 640
DB 10793 PG 299

NOTE:
"ANYTHING HEREIN TO THE CONTRARY NOTWITHSTANDING, THE OWNER HEREBY RESERVES ALL EXCEPTIONS, RIGHTS AND/OR DEFENSES AS A GOVERNMENTAL UNIT INCLUDING, BUT NOT LIMITED TO, IT'S RIGHT AND ABILITY TO ASSERT THAT IT IS NOT OBLIGATED TO COMPLY WITH THE ZONING DISTRICT REGULATIONS OR THE SUBDIVISION REGULATIONS."

OWNER
LOUISVILLE RENAISSANCE ZONE CORPORATION
P.O. BOX 9129
LOUISVILLE, KY 40209

DEVELOPER
DPIF2 KY 2 LOUISVILLE RENAISSANCE, LLC
ATTN: SCOTT STRINE
2860 SOUTH RIVER ROAD, SUITE 480
DES PLAINES, IL 60018

WM# 11893

RECEIVED
PLANNING & DESIGN SERVICES

GRAPHIC SCALE
0 30 60 120

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

NO.	REVISION	DATE
1	DEV. COMMENT REVISIONS	12/09/18
2	DEV. COMMENT REVISIONS	01/09/19

CASE # 18DEVPLAN1190
NORTH 193
TAX BLOCK 649, LOTS 10, 252, 24, 324, 323, 419, 317, 318, 319, 320, 321, 248, 30, 25, 345, 346, 347, 74, 88, 82, 93, 315, 299, 274, 275, 276, 277, 278, 16, 32, 33, 77, 89, 84, 31
DB 6985 PG 395, DB 9727 PG 34, DB 8995 PG 395, DB 10308 PG 640, DB 10793 PG 299

SHEET TITLE: CATEGORY 3 PLAN
PROJECT TITLE: TRACT 19
RENAISSANCE SOUTH BUSINESS PARK
8218 MINOR LANE, LOUISVILLE, KY 40219

JOB NO. 2504-DERM2
SCALE: 1" = 60'
DATE: 11/12/18
DRAWING NO: CAT 3
SHEET 1 OF 1

18 DEVPLAN 1190