

**GENERAL NOTES**

1. (---) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
2. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN GOVERNMENT SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
3. ALL LIGHTING SHALL BE AIDED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LIGHTING TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) OR ADJACENT OR NEARBY OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TUNED OFF.
4. CONSTRUCTION FENCING SHALL BE ERRECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING STAKES AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE AREA.
5. ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE OFF STREET LOADING AND REUSE COLLECTION AREA SHALL BE LOCATED AND SCREENED TO PREVENT VISUAL IMPACT ON ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
6. CONSTRUCTION PLANS, BOND, AND ENCROACHMENT PERMIT SHALL BE SUBMITTED TO MSD PRIOR TO ANY CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
7. ALL SIGNS SHALL BE IN COMPLIANCE WITH CHAPTER 8 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE AND ALL APPLICABLE ORDINANCES.
8. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
9. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
10. ANY SITE LIGHTING SHALL COMPLY WITH THE LDC.
11. ALL CONSTRUCTION AND SCALE TRAILERS MUST BE PERMITTED BY THE DEVELOPER OR PUBLIC HEALTH AND SAFETY DEPARTMENT OF THE LOUISVILLE METRO GOVERNMENT OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
12. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
13. SANITARY SEWERS AVAILABLE BY LATERAL EXTENSION AND SUBJECT TO APPLICABLE FEES.
14. SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT DENK R. GUTHE WASTEWATER TREATMENT PLANT.
15. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO 100 DOWNSWEEP SYSTEM, WHICH IS MORE RESTRICTIVE.
16. SEWAGE HANDICAP RAMP AT ENTRANCES TO BE PUBLIC WORKS STANDARDS.
17. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION AND SHALL BE MONITORED TO PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.
18. MSD DRAINAGE BOND REQUIRED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
19. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
20. IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
21. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
22. INCREASED RUNOFF VOLUME AND FLOODPLAIN MITIGATION SHALL BE PROVIDED AT A 1.5:1 RATIO. THIS SHALL BE ACCOMPLISHED BY LOWERING THE PONDS ON THE ADJACENT FENCED SITE.
23. ALL ROADWAYS AND ENTRANCE INTERSECTIONS SHALL MEET THE PUBLIC WORKS STANDARDS.
24. IN THE EVENT THAT COMMERCIAL DEVELOPMENT OCCURS ON OUTDOOR ADJACENT SITES BE PROVIDED IN ACCORDANCE WITH 5.12.2.
25. REPERIOD, AND CROSSOVER ACCESS EASEMENT AGREEMENT IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE CREATED BETWEEN ALL PARCELS SHOWN ON THE DEVELOPMENT PLAN. RIGHTS OF ACCESS SHALL BE ON LOT 2. THIS AGREEMENT SHALL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.
26. KNOW AND ADORE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
27. A UNIFIED STORAGE PLAN SHALL BE CREATED THAT SETS LOCATION OF SIGNS WITHIN THE DEVELOPMENT.

**TREE CANOPY CALCULATIONS**

SITE AREA: 51.71 AC (2,252,316 S.F.) (CLASS C)  
 EXISTING TREE CANOPY PRIOR TO SITE DISTURBANCE: 1,141,077 S.F. (50.2%)  
 EXISTING TREES PRESERVED: 0 (0%)  
 REQUIRED NEW TREE CANOPY: 563,079 S.F. (25%)  
 NEW TREE CANOPY TO BE PROVIDED: 563,079 S.F. (25%)  
 TOTAL TREE CANOPY: 563,079 S.F. (25%)

**INCREASED RUNOFF CALCULATIONS**

Gr = 0.24  
 Area = 61.37 AC  
 8.73 AC-FT @ 1.5" = 13,099 AC-FT  
 8.73 AC-FT @ 1.5" = 13,099 AC-FT

**INCREASED IMPERVIOUS SURFACE**

PRE-DEVELOPED IMPERVIOUS SURFACE = 6,513 S.F.  
 POST-DEVELOPED IMPERVIOUS SURFACE = 1,708,374 S.F.  
 NET INCREASE IN IMPERVIOUS SURFACE = 1,702,861 S.F.

**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 MSD'S EROSION CONTROL ENGINEER. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS DESIGNED. DETENTION BASINS SHALL BE CONSTRUCTED TO STORE AND STABILIZE SEDIMENT AND STABILIZED.

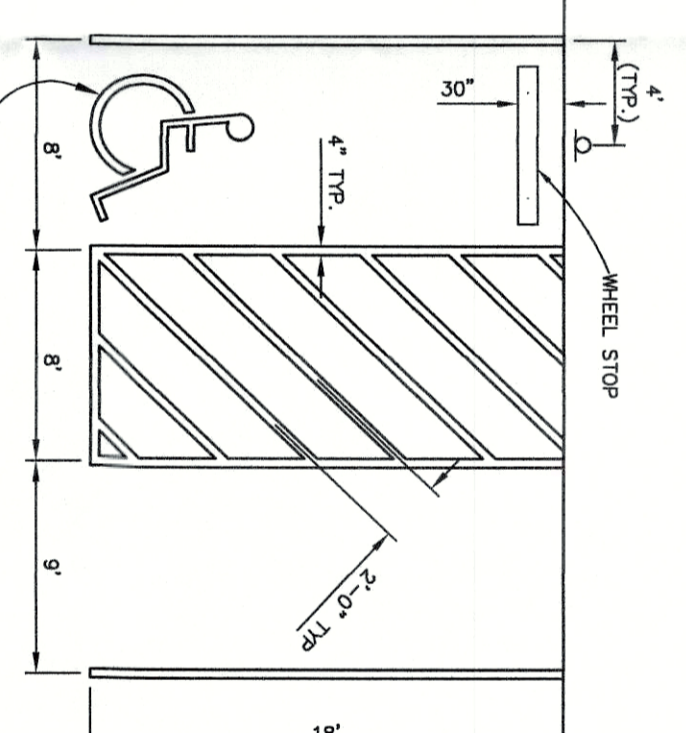
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION SITES ONTO PUBLIC ROADWAYS. SOIL TRACKING ONTO THE ROADWAY SHALL BE REMOVED DAILY.

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

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING SR-32.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED, CONSTRUCTION OR LAND DISTURBANCE MEASURES SHALL BE RECORDED AS SHOWN AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEMENT-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.

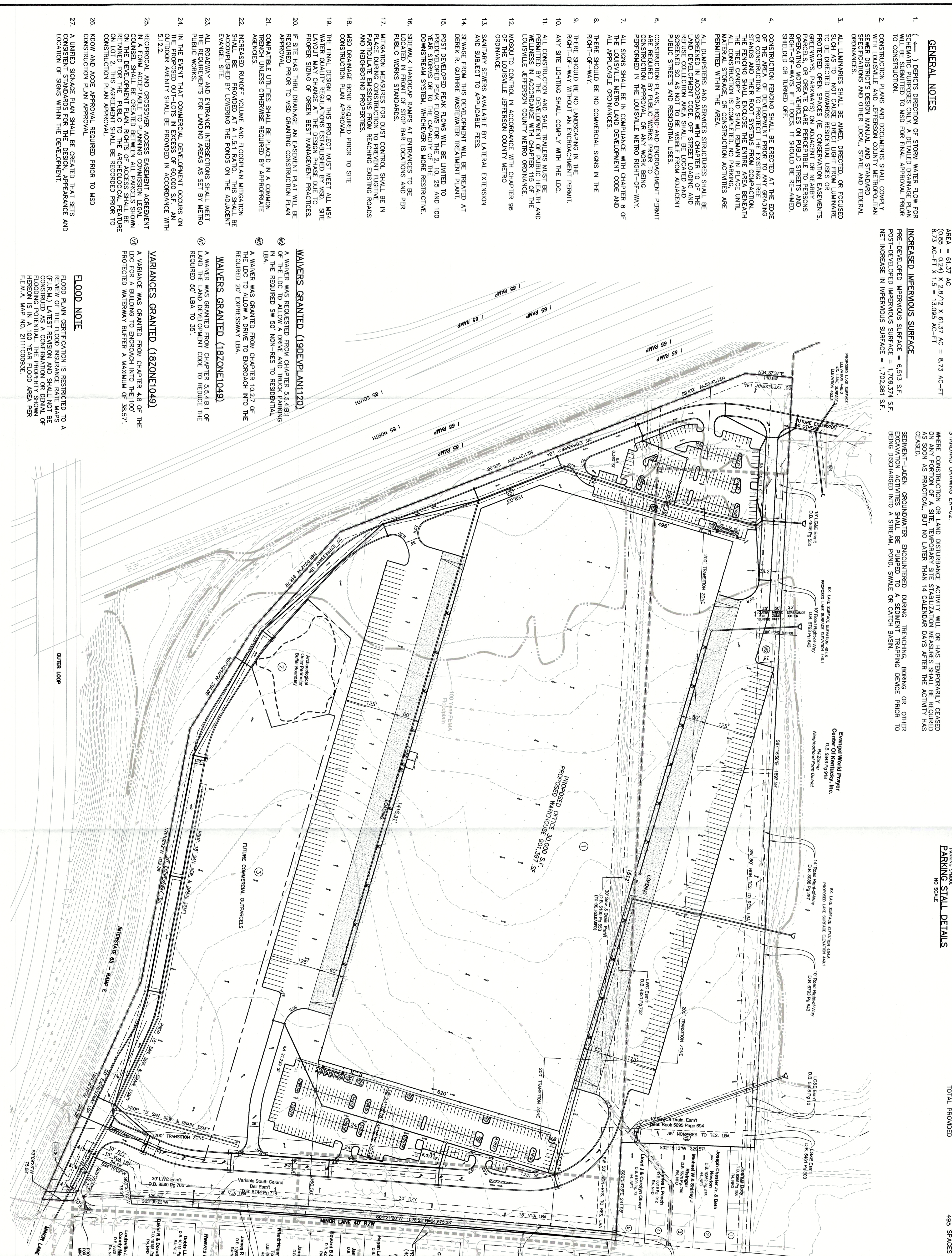


**PARKING SUMMARY**

PARKING REQUIRED	350 EMPLOYEES
MANUFACTURING/WAREHOUSE	230 SPACES
MAX. (1 SPACE/7.5 EMPLOYEES)	46 SPACES
OFFICE	30,000 S.F.
MAX. (1 SPACE/200 S.F.)	150 SPACES
TOTAL	310 SPACES
STANDARD SPACES	495 SPACES
HANDICAP SPACES	11 SPACES
TOTAL PROVIDED	506 SPACES

**PROJECT SUMMARY**

EXISTING ZONE	PC
EXISTING FORM DISTRICT	WANT
EXISTING USE	WAREHOUSING
PROPOSED USE	MANUFACTURING/WAREHOUSE
PROPOSED OFFICE SQ. FT.	30,000 S.F.
PROPOSED WAREHOUSE SQ. FT.	1,708,374 S.F.
NET ACREAGE	51.71 AC (2,251,963 S.F.)
LOT 1 AREA	1.11 AC (48,199 S.F.)
LOT 2 AREA	7.90 AC (344,273 S.F.)
LOT 3 AREA	60.71 AC
NET ACREAGE	931,997 S.F.
TOTAL PROPOSED BUILDING SQ. FT.	30,000 S.F.
PROPOSED OFFICE SQ. FT.	901,397 S.F.
PROPOSED WAREHOUSE SQ. FT.	1,708,374 S.F.
VIA (GROSS)	563,079 S.F.
VIA (NET)	563,079 S.F.
ILLA PROVIDED	561,422 S.F.
MAX BUILDING HEIGHT (N TRANSITION ZONE)	45'



**LEGEND**

- EX. FIRE HYDRANT
- EX. UTILITY POLE
- EX. CONTOUR
- EX. OVERHEAD ELECTRIC
- PROPOSED DUMPSTER
- PROPOSED SEWER
- PROPOSED YARD DRAIN
- PROPOSED CATCH BASIN
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED SILT FENCE
- EXISTING ZONING LINE
- LIMITS OF ILLA
- FLOW ARROW

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/7/19	REVISIONS

**LOGISTICS AIRPARK**

DATE: 9/16/19  
 DRAWN BY: DLE  
 CHECKED BY: DLE  
 SCALE: 1"=100' (HORIZ)  
 SCALE: N/A (VERT)

**RECEIVED**

LOGISTICS AIRPARK PLANNING & DESIGN SERVICES  
 5540 MINOR LANE  
 LOUISVILLE, KY 40219

OWNER:  
 LOGISTICS LLC & NICKLES EXCHANGE LLC  
 6000 DOWNSVILLE, KY 40205  
 T.S. 841.001

DEVELOPER:  
 NICKLES DEVELOPMENT  
 5660 BENTLEY DRIVE  
 LOUISVILLE, KENTUCKY 40205

**JOB NUMBER 18016**

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

**Milestone design group**

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