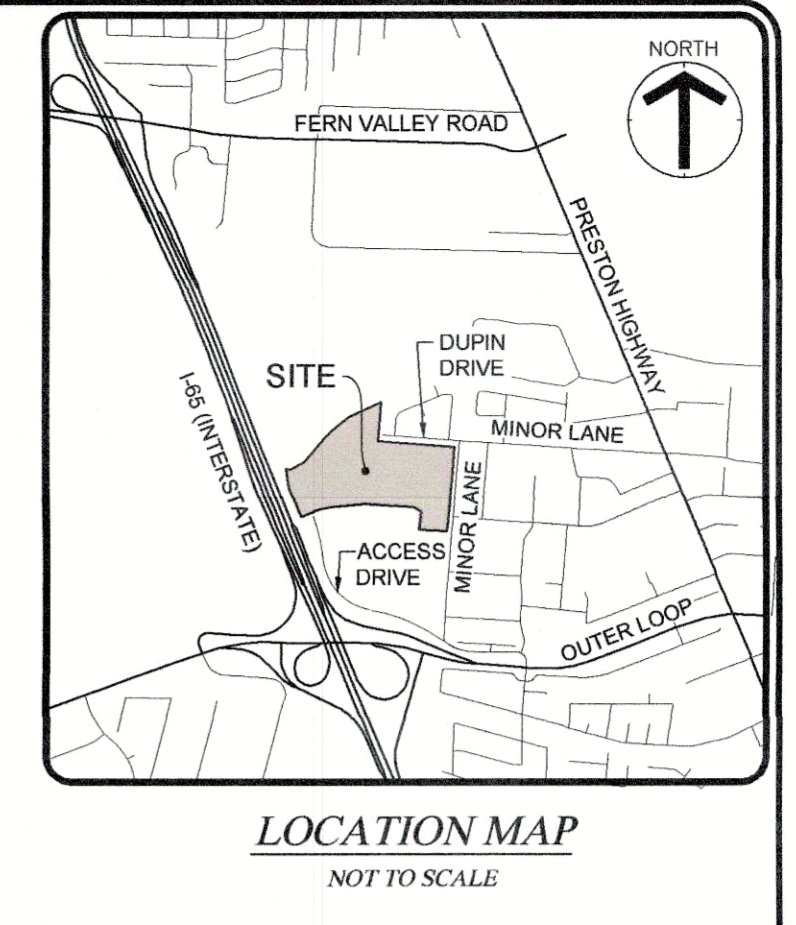
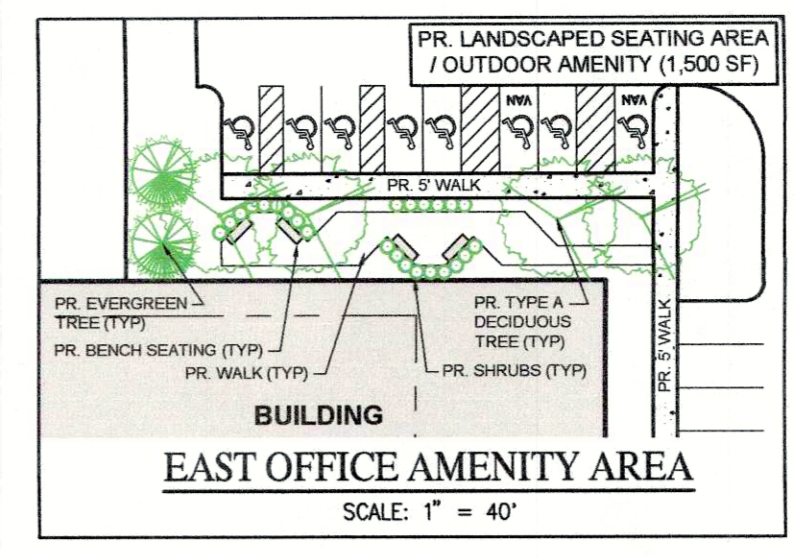
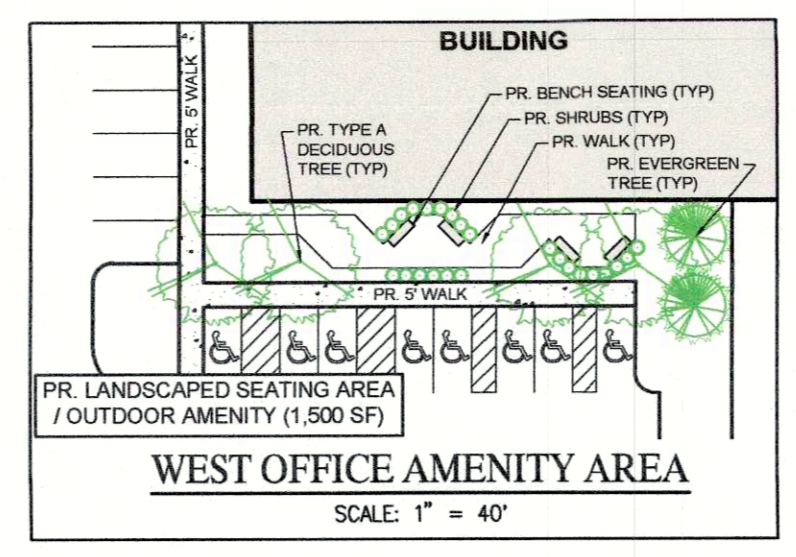
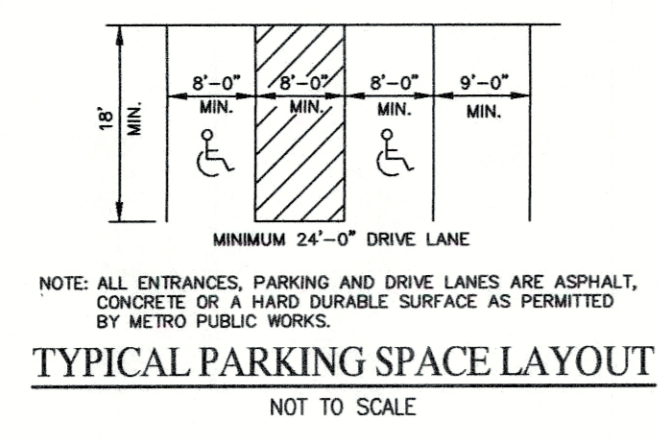


LEGEND

NOT TO SCALE

EX. TREE	PR. STORM DRAINAGE
EX. FIRE HYDRANT	PR. SANITARY SEWER
EX. LIGHT POLE	PR. SIALE
EX. UTILITY POLE	PR. CONCRETE
EX. SIGN	PR. EDGE OF PAVEMENT
EX. PROPERTY LINE	PR. FENCE
EX. FENCE	PR. SILT FENCE
EX. WATER LINE	PR. LIMITS OF DISTURBANCE
EX. GAS LINE	PR. NEW LIMITS OF LAKE / VOLUME COMPENSATION AREA
EX. OVERHEAD ELECTRIC	PR. LIGHT POLE
EX. UNDERGROUND ELECTRIC	PR. SIGN
EX. STORM SEWER	PR. BENCH SEAT
EX. SANITARY SEWER	PR. DRAINAGE FLOW ARROW
EX. CONCRETE	PR. CARPOOL SPACE
EX. EDGE OF PAVEMENT	PR. BUILDING



EROSION CONTROL NOTES

- 1) 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.
- 2) 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.
- 3) SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- 4) 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.
- 5) 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.

GENERAL NOTES

- 1) 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 OKOLONA FIRE PROTECTION DISTRICT.
- 2) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
- 3) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- 4) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 5) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPLICABLE AGENCIES.
- 6) CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING, ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPE AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
- 7) THE OUTDOOR AMENITY AREA SHALL INCLUDE SEATING AT A RATE OF NOT LESS THAN 1 SEAT/200 SQUARE FEET TO ENHANCE USABILITY, AT LEAST 25% OF THE OPEN SPACE SHALL BE SHADED OR USED FOR LANDSCAPING. THE FINAL DESIGN AND PLANTINGS SHALL BE SHOWN ON THE APPROVED LANDSCAPE PLAN.
- 8) ALL EXISTING STRUCTURES ON SITE TO BE REMOVED.
- 9) DUMPSTERS WILL BE LOCATED INSIDE BUILDINGS.
- 10) STREET TREES WILL BE PROVIDED AS PERMITTED BY MPW.

TRANSPORTATION NOTES

- 1) 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 MPW.
- 2) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 3) ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- 4) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- 5) CONSTRUCTION PLANS AND BOND ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.

MSD NOTES

- 1) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- 2) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW LATERAL EXTENSION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- 3) 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. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- 4) A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211110093F - 2/26/2021).
- 5) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 6) INCREASED RUN OFF VOLUME SHALL BE PROVIDED IN LIEU OF DETENTION BELOW THE FLOODPLAIN ELEVATION AT A RATIO OF 1 TO 1.5. VOLUME SHALL BE CALCULATED USING THE REGIONAL FACILITY FEE CALCULATION.
- 7) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- 8) ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A 1.5:1 RATIO.
- 9) KDOI APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 10) MSD FLOODPLAIN PERMIT REQUIRED.
- 11) LOWEST FINISH FLOOR TO BE AT OR ABOVE 459.2 AND LOWEST MACHINERY TO BE AT OR ABOVE 460.2.

IMPERVIOUS AREA

PRE	793,228 SF
POST	1,898,345 SF

FLOODPLAIN COMPENSATION CALCS

COMPOSITE C (EXISTING)	EXISTING ACRES	PROPOSED ACRES
IMPERVIOUS	0.95	18.21
OPEN SPACE	0.26	50.07
TOTAL	0.44	68.28
AREA OF DISTURBANCE		2,974,285 SF
INCREASED STORM RUNOFF		188,304 CF
+1.5		282,456 CF
FLOODPLAIN COMPENSATION USED BY PHASE 1		1,513,708 CF
FILL IN FLOODPLAIN (PH2)		1,295,314 CF
+1.5		1,942,971 CF
FLOODPLAIN COMPENSATION REQUIRED (PH2)		2,225,427 CF
TOTAL FLOODPLAIN COMPENSATION REQUIRED		3,739,134 CF
FLOODPLAIN COMPENSATION PROVIDED		3,776,592 CF
DIFFERENCE		39,458 CF

VARIANCE REQUEST

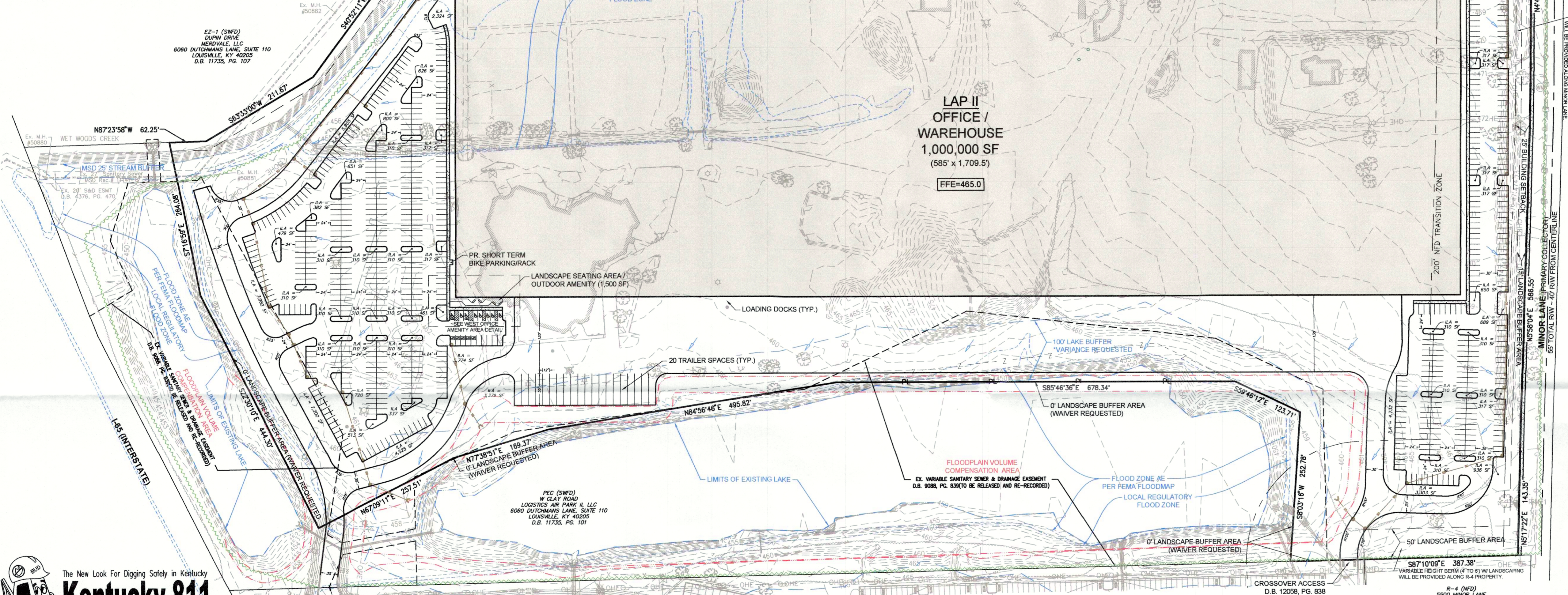
1) A VARIANCE IS REQUESTED FROM CHAPTER 4, PART 8, SECTION 4.8.3.C.1 - TABLE 4.8.1 OF THE LAND DEVELOPMENT CODE TO REDUCE THE 100-FT LAKE BUFFER AS SHOWN ON THIS PLAN.

WAIVER REQUEST

1) A WAIVER IS REQUESTED FROM CHAPTER 10, PART 2, SECTION 10.2.4.B.8 OF THE LAND DEVELOPMENT CODE TO WAIVE THE REQUIRED 15' PEC LANDSCAPE BUFFER AREA AND PLANTING REQUIREMENTS ALONG THE ENTIRE SOUTHERN PROPERTY LINE.

OUTDOOR AMENITIES

AREA REQUIRED (10% OF OFFICE SF)	3,000 SF
AREA PROVIDED (LANDSCAPING, WALKWAYS & SEATING AREAS)	3,000 SF



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 WATER LINES). 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	Detailled by
2	2/11/2022	AGENCY COMMENTS - 2ND REVIEW	JDC
1	1/31/2022	AGENCY COMMENTS - 1ST REVIEW	JDC

BENCHMARK

TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.

OWNER

LOGISTICS AIR PARK II, LLC
6060 DUTCHMANS LANE
SUITE 110
LOUISVILLE, KY 40205

SITE DATA

5400 MINOR LANE & 3201 DUPIN DRIVE
LOUISVILLE, KY 40219
D.B. 11735, PG. 101

SITE AREA	53.43 AC. (2,327,270 SF)
EX. FORM DISTRICT	SWFD & NFD
PR. FORM DISTRICT	SWFD
EX. ZONING	PEC & R-4
PR. ZONING	PEC
EX. LAND USE	VACANT
PR. LAND USE	OFFICE/WAREHOUSE
PR. BUILDING	1,000,000 SF
FLOOR AREA RATIO (1.0 MAX.)	0.43

SETBACK DATA

MIN. FRONT YARD	25'
STREET SIDE YARD	N/A
SIDE YARD	NONE*
REAR YARD	NONE*
MAX. BUILDING HEIGHT	50' / 45' IN TRANSITION ZONE
PR. BUILDING HEIGHT	45'

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	2,327,270 SF (53.43 AC.)
TOTAL TREE CANOPY REQUIRED (SEE NOTE BELOW)	581,818 SF (25%)
EXISTING TREE CANOPY TO BE PRESERVED	NONE
TOTAL TREE CANOPY TO BE PLANTED	581,817 SF (25%)

LANDSCAPE DATA

PROPOSED V.U.A.	889,351 SF
I.L.A. REQUIRED (7.5%)	66,701 SF
I.L.A. PROVIDED	67,108 SF

PARKING SUMMARY

OFFICE AREA = 30,000 SF	75 SPACES
MIN. PARKING REQUIRED (1 SPACE/400 SF)	150 SPACES
INDUSTRIAL WAREHOUSE = 1,970,000 SF (PRIMARY GOODS STORAGE OR HANGAR)	485 SPACES
MIN. PARKING PERMITTED (1 SPACE/700 SF)	1,940 SPACES
MAX. PARKING PERMITTED (1 SPACE/500 SF)	3,940 SPACES
TOTAL MINIMUM PARKING REQUIRED	560 SPACES
TOTAL MAXIMUM PARKING REQUIRED	2,090 SPACES
TOTAL PARKING PROVIDED (INCLUDING 16 ADA SPACES & 5 CARPOOL SPACES)	755 SPACES

BICYCLE SUMMARY

OFFICE	2 SPACES
INDUSTRIAL WAREHOUSE	2 SPACES
SHORT TERM REQUIRED (2 SPACES OR 1/500 GROSS FLOOR AREA)	NONE
LONG TERM REQUIRED (2 SPACES OR 1/500 EMPLOYEES)	8 SPACES
TOTAL SHORT TERM PARKING PROVIDED	2 SPACES
TOTAL LONG TERM PARKING PROVIDED	10 SPACES

HERITAGE ENGINEERING, LLC

642 South 4th Street
Louisville, KY 40202
(502) 582-1412
(502) 562-1413 Fax

NICKLIES DEVELOPMENT

6060 Dutchmans Lane Suite 110
Louisville, KY 40205

GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN FOR NICKLIES ~ LOGISTICS AIR PARK II

5400 MINOR LANE / 3200 DUPIN DRIVE
LOUISVILLE, KY 40219

JOB NO: 21044
HORIZ. SCALE: 1"=100'
VERT SCALE: N/A
DESIGNED BY: JDC
DETAILED BY: JDC
CHECKED BY: SWH
DATE: DECEMBER 16, 2021

RECEIVED
FEB 24 2022
PLANNING & DESIGN SERVICES

SHEET
C04

CASE# 21-ZONE-0162 WM# 3378

X:\M4-Projects-2021\21044 - Nicklies-Logistics Air Park II\Preliminary\21044 - C04 - Nicklies LAP II - Development\Plan.dwg PLOT DATE: February 12, 2022 - 6:30pm

21-ZONE-0162