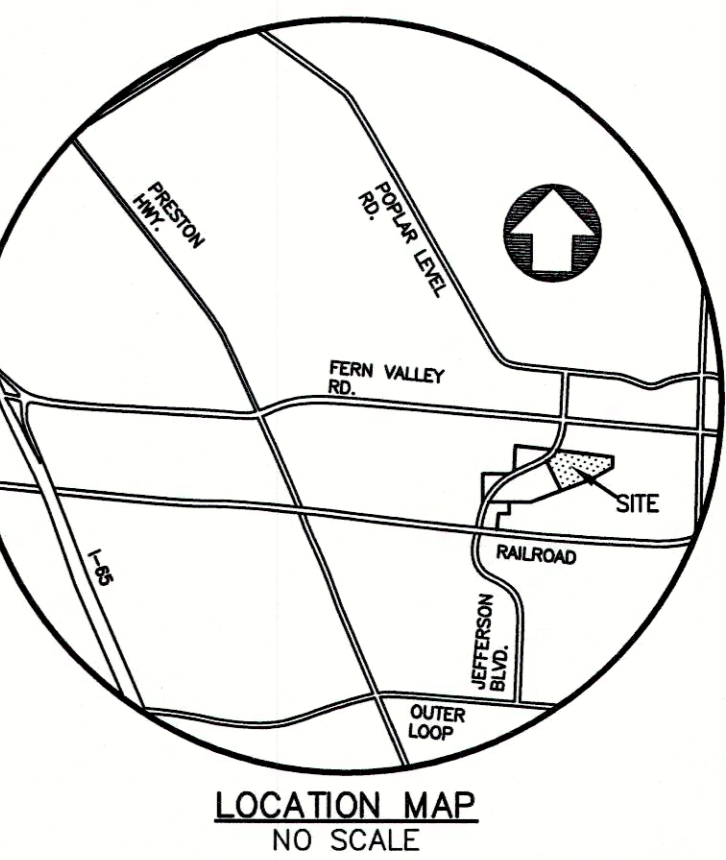


**LEGEND**

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING OVERHEAD UTILITY
- EXISTING UNDERGROUND UTILITY
- EXISTING FENCE
- EXISTING SANITARY SYSTEM
- PROPOSED FLOW ARROW
- PROPOSED TREE LINE
- PROPOSED DITCH
- EXISTING BASIN
- INTERIOR LANDSCAPE AREAS (ILA)
- TREE PRESERVATION AREA (TPA)
- TREE CANOPY PROTECTION AREA (TCPA)
- AMENITY AREA
- CARPOOL PARKING SPACE
- FORM DISTRICT BOUNDARY
- FLOODPLAIN (LOCAL REGULATORY)
- PROPOSED STORM SYSTEM (CONCEPT)
- PROPOSED SANITARY SYSTEM (CONCEPT)
- PROPOSED SILT FENCE
- PROPOSED TREE



**PROJECT DATA:**

FORM DISTRICT	EXISTING ZONING	SUBURBAN WORKPLACE
EXISTING LAND USE	PROPOSED LAND USE	VACANT
TOTAL LAND AREA	TOTAL BUILDING AREA	DISTRIBUTION CENTER
24.33 AC.	293,000 ± S.F. (40,000± S.F.)	
PHASE I BUILDING AREA	PHASE II BUILDING AREA	
210,000 ± S.F.	83,000 ± S.F.	
FLOOR AREA RATIO (50' ALLOWED)	42' ±	
0.28		
AMENITY AREA REQUIRED/PROPOSED	4000± S.F. (10% OFFICE AREA)	
SEATING REQUIRED/PROPOSED	20	
(1 SEAT/200 S.F.)		
PARKING REQUIRED		
OFFICE (40,000 S.F.)	114 (MIN) - 200 (MAX) SPACES	
DISTRIBUTION CENTER (210 EMP.)	140 (MIN) - 210 (MAX) SPACES	
TOTAL	254 (MIN) - 410 (MAX) SPACES	
324 SPACES		
PARKING PROVIDED		
(INCLUDES 14 HDPCP, 5 CARPOOL)		
BICYCLE PARKING		
LONG TERM (PROVIDED IN BUILDING)	2 SPACES	

**LANDSCAPE DATA:**

V.U.A. (TRUCK MANUEVERING)	71,250± S.F.
V.U.A. (VISITOR & EMPLOYEE PARKING)	146,769± S.F.
ILLA REQUIRED (7.5% X VUA)	11,008± S.F.
ILLA PROVIDED	23,988± S.F.

**TREE CANOPY DATA:**

GROSS SITE AREA	1,059,932± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	244,405± S.F. (23%)
EXISTING TREE CANOPY TO BE PRESERVED	83,930± S.F. (8%)
TOTAL TREE CANOPY REQUIRED	190,787± S.F. (18%)
TREE CANOPY TO BE PLANTED	106,857± S.F.

\*TREE CANOPY & AERIAL MAPPING FROM MSD DIGITAL LOC.

**WAIVER APPROVED BY CASE #15DEVPLAN1031**  
A WAIVER OF 5.5.4.B.1 OF THE LDC IS REQUESTED TO OMIT THE BERM REQUIRED ALONG THE NORTH AND A PORTION OF THE SOUTH PROPERTY LINE TO PRESERVE THE EXISTING TREES.

**WAIVER APPROVED BY CASE #15DEVPLAN1157**  
1. A WAIVER OF 5.12.2.A.1 OF THE LDC IS REQUESTED TO REDUCE THE SIZE OF THE AMENITY AREA AND ALLOWING IT TO BE CALCULATED BASED ON 10% OF THE OFFICE AREA.  
2. A WAIVER OF 5.5.4.B.1 OF THE LDC IS REQUESTED TO ALLOW THE DRIVEWAY AROUND THE NORTHEAST CORNER OF THE BUILDING TO ENCRoACH THE REQUIRED 50' LANDSCAPE BUFFER AREA.  
3. A WAIVER OF 10.2.11 OF THE LDC IS REQUESTED TO ALLOW THE PARKING AREA TO ENCRoACH THE 15' VIA PERIMETER BUFFER ALONG JEFF COMMERCE DRIVE.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTE:**  
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

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

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.

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

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

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.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR BE TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

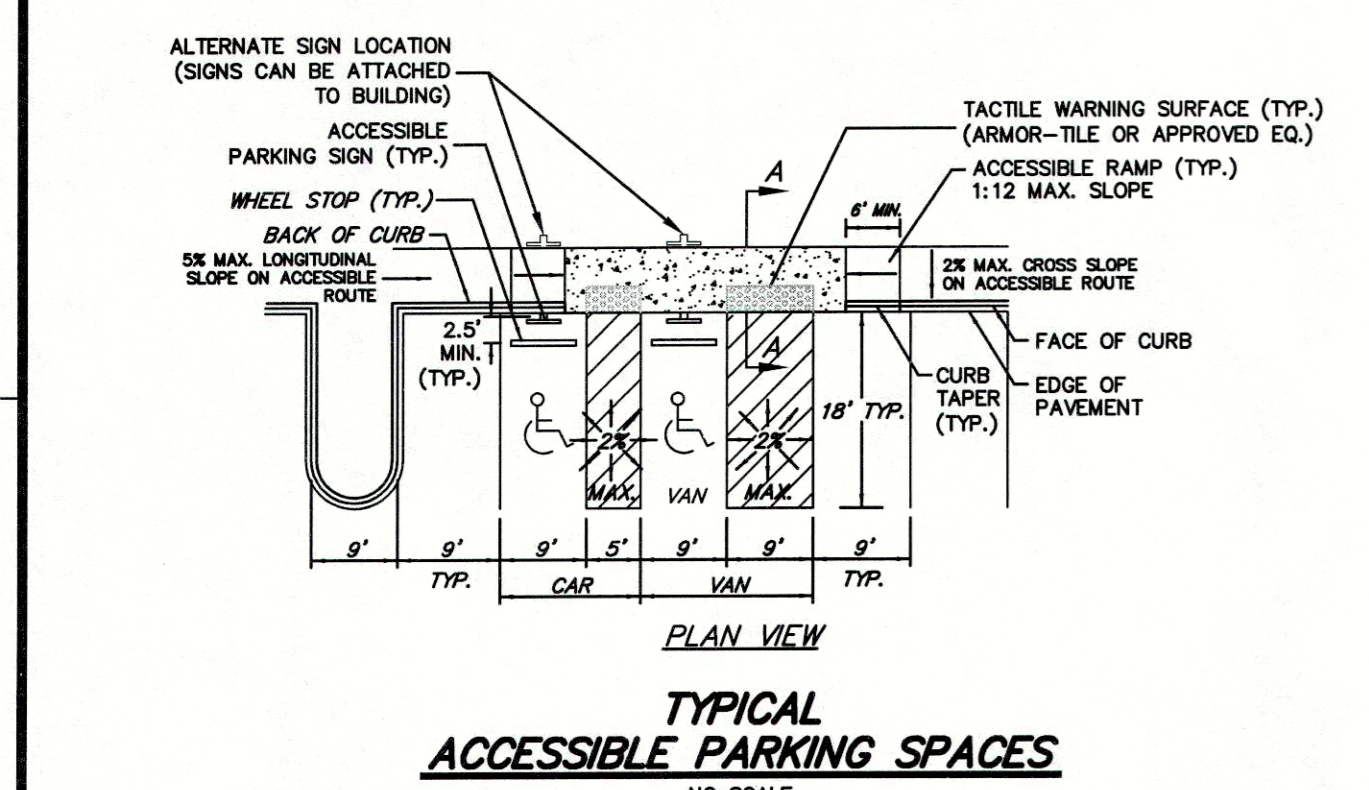
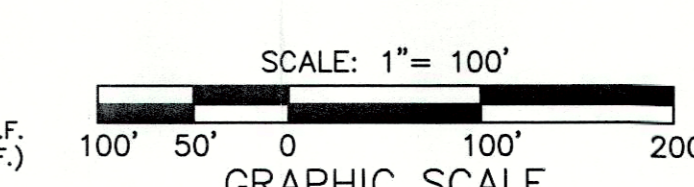
- GENERAL NOTES**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
  - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
  - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTING 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
  - THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
  - IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE LDC.
  - ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARY TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO GREATLY GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
  - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
  - ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
  - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
  - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
  - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF THE PLAN. (2111100094)
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
  - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY GOVERNMENT ORDINANCES.

- PUBLIC WORKS NOTES**
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - CONSTRUCTION BOND & PERMIT FROM TRANSPORTATION PLANNING WILL BE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
  - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  - NO LANDSCAPING OR COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT OF WAY.
  - NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
  - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - A CROSSOVER AGREEMENT WILL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL FROM TRANSPORTATION PLANNING.
  - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  - ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
  - NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
  - IF REQUIRED, THE DEVELOPER AGREES TO CONSTRUCT A TURNAROUND AT THE TERMINUS OF MILE OF SUNSHINE DRIVE. THE DESIGN OF WHICH WILL BE COORDINATED WITH THE OKOLONA FIRE DEPARTMENT AND METRO PUBLIC WORKS AND INCLUDED IN THE CONSTRUCTION PLANS FOR THIS SITE.

- MSD NOTES**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WASTE QUALITY TREATMENT CENTER BY LATERAL EXTENSION AGREEMENT, SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
  - DRAINAGE / STORM WATER DETENTION: DETENTION FOR THIS DEVELOPMENT WILL BE PROVIDED OFF SITE ON TRACT 5 PER GDDP #09-03-02. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE DEVELOPED PEAK FLOWS APPROVAL FROM THE U.S. ARMY CORPS OF ENGINEERS WILL BE REQUIRED.
  - EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE U.S.A 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.
  - A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING AS DEPICTED ON THE PLAN. (2111100094)
  - INCREASED RUNOFF VOLUME SHALL BE COMPENSATED AT 1.5:1
  - M.S.D. FLOODPLAIN PERMIT REQUIRED.
  - ELEVATION CERTIFICATES REQUIRED FOR ALL BUILDINGS IN THE LOCAL REGULATORY FLOODPLAIN.
  - CORPS OF ENGINEERS AND DIVISION OF WATER APPROVAL REQUIRED.
  - WETLAND DELINEATION AND MITIGATION PREPARED BY REDWING ECOLOGICAL SERVICES, FILE NAME 99014-2 AND DATED 5/25/03
  - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL M54 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

**DETENTION CALCULATIONS**  
2.9/12 (0.75-0.22) (24.32) = 3.12 AC.FT.

**IMPERVIOUS AREA**  
IMPERVIOUS AREA-PROPOSED 517,040± S.F.  
IMPERVIOUS AREA-PREVIOUSLY APPROVED 516,114± S.F.



**ADJACENT PROPERTY OWNERS**

LOT 564 - WILLIAM & MARY LANCASTER 6702 ORANGE BLOSSOM ROAD T.B. 0994, LOT 0264 D.B. 5693, PG. 556	LOT 613 - DAVID & KAREN STONE 4911 W. BATALINA COURT T.B. 0994, LOT 0613 D.B. 6407, PG. 694	LOT 622 - S&F HOTEL LLC 6618 BAHAMA LANE T.B. 0994, LOT 0622 D.B. 8796, PG. 986	LOT 645 - WARREN LEE & BONNIE HALL 6700 CAPE COURT T.B. 2050, LOT 0645 D.B. 1069, PG. 1196
LOT 565 - JEFFREY & MELANIE R. MCCORMICKS 6700 ORANGE BLOSSOM ROAD T.B. 0994, LOT 0265 D.B. 5640, PG. 433	LOT 614 - STEVEN BROWN 6712 BAHAMA LANE T.B. 0994, LOT 0614 D.B. 9715, PG. 878	LOT 624 - SUNSHINE ACRES, INC. 5022 ACAPOLCA WAY T.B. 0994, LOT 0624 D.B. 4063, PG. 371	LOT 646 - WILLIAM D. & LINDA L. ATWELL 6702 CAPE COURT T.B. 2050, LOT 0646 D.B. 7794, PG. 573
LOT 566 - DANIEL L. PORTMAN 6701 ORANGE BLOSSOM ROAD T.B. 0994, LOT 0266 D.B. 5521, PG. 270	LOT 615 - WILLIAM & RILEY FIRMAN 6708 BAHAMA LANE T.B. 0994, LOT 0615 D.B. 10187, PG. 975	LOT 625 - SUNSHINE ACRES, INC. 6620 ORANGE BLOSSOM ROAD T.B. 0994, LOT 0625 D.B. 4063, PG. 371	LOT 647 - LARRY WAYNE & JOAN M. BRYANT 6700 CAPE COURT T.B. 2050, LOT 0647 D.B. 8433, PG. 750
LOT 567 - NANCY & ROBERT RICHMOND 4901 ALMA COURT T.B. 0994, LOT 0267 D.B. 5693, PG. 559	LOT 616 - ROBERT & ANGELA ROWE 6708 BAHAMA LANE T.B. 0994, LOT 0616 D.B. 4675, PG. 96	LOT 626 - SUNSHINE ACRES, INC. 6619 ORANGE BLOSSOM ROAD T.B. 0994, LOT 0626 D.B. 4063, PG. 371	LOT 648 - SHAWN N. FEE 6701 BMINI COURT T.B. 2050, LOT 0648 D.B. 8796, PG. 986
LOT 568 - TERRANCE & LATASHIA SUGG 4901 ALMA COURT T.B. 0994, LOT 0268 D.B. 5693, PG. 559	LOT 617 - PAUL & SHARON ARCHER 6708 BAHAMA LANE T.B. 0994, LOT 0617 D.B. 4675, PG. 96	LOT 627 - HAROLD A. MASON 6701 TAMPARIND COURT T.B. 2050, LOT 0627 D.B. 10106, PG. 539	LOT 649 - MARY & BRADLEY F. RAMEY 6700 TAMPARIND COURT T.B. 2050, LOT 0649 D.B. 10094, PG. 636
LOT 569 - HAROLD & MARY MOORE 4905 W. BATALINA COURT T.B. 0994, LOT 0269 D.B. 5693, PG. 559	LOT 618 - BARRY & TERRI GREENWELL 6708 BAHAMA LANE T.B. 0994, LOT 0618 D.B. 4675, PG. 96	LOT 628 - SUNSHINE ACRES, INC. 6618 ORANGE BLOSSOM ROAD T.B. 0994, LOT 0628 D.B. 4063, PG. 371	LOT 650 - S&F HOTEL LLC 6618 BAHAMA LANE T.B. 2050, LOT 0650 D.B. 8796, PG. 986
LOT 570 - SERGUEI & ASADULLAYEVA SAFARALIEV 4907 W. BATALINA COURT T.B. 0994, LOT 0270 D.B. 5693, PG. 559	LOT 619 - DONALD K. & TERESITA GURCHOMAN 6708 BAHAMA LANE T.B. 0994, LOT 0619 D.B. 4675, PG. 96	LOT 629 - MARY & BRADLEY F. RAMEY 6700 TAMPARIND COURT T.B. 2050, LOT 0629 D.B. 10094, PG. 636	LOT 651 - S&F HOTEL LLC 6618 BAHAMA LANE T.B. 2050, LOT 0651 D.B. 8796, PG. 986
LOT 571 - BETTE DEAN 4908 W. BATALINA COURT T.B. 0994, LOT 0271 D.B. 5693, PG. 559	LOT 620 - DONALD K. & TERESITA GURCHOMAN 6708 BAHAMA LANE T.B. 0994, LOT 0620 D.B. 4675, PG. 96	LOT 630 - C. N. JR. & SHELBA A. SCHUBERT 6701 CAPE COURT T.B. 2050, LOT 0630 D.B. 4548, PG. 488	LOT 652 - S&F HOTEL LLC 6618 BAHAMA LANE T.B. 2050, LOT 0652 D.B. 8796, PG. 986

**Mindel, Scott & Associates, Inc.**  
Surveying, Planning, Landscape Architecture  
1515 Jefferson Road, Louisville, KY 40219  
Phone: (502) 485-1508 Fax: (502) 485-1506 E-Mail: msand@msa.com

**NSA**

**OWNER/DEVELOPER**  
JEFFERSON UNITED II LLC  
6111 BROKEN SOUND PKWY NW STE 110  
BOCA RATON, FL 33487-2774

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
**JEFFERSON COMMERCE CENTER 2**  
5101 JEFF COMMERCE DR., LOUISVILLE, KY 40219  
TAX BLOCK 634, LOT 239  
D.B. 10534 & PG. 477

Vertical Scale: N/A  
Horizontal Scale: 1" = 100'

Date: 9/26/15  
Job Number: 2786-200

Sheet  
1  
of 1

CASE #16DEVPLAN1190  
RELATED CASE #16DEVPLAN1042,  
15DEVPLAN1157, 15DEVPLAN1031,  
14DEVPLAN1155, 9-03-02  
& 10-18-06  
MSD SUB #1039