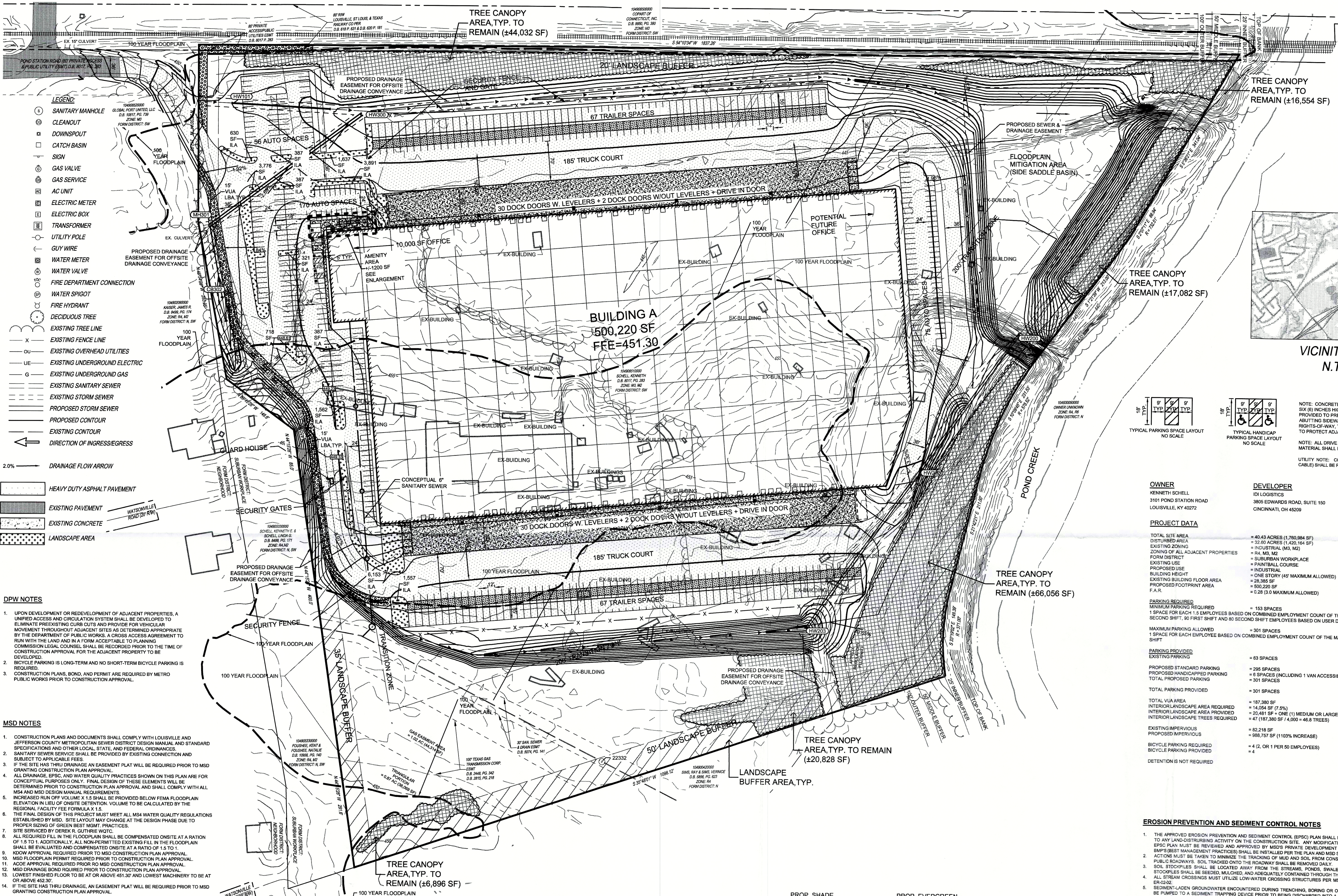


INSPIRED PEOPLE CREATIVE DESIGN TRANSFORMING COMMUNITIES



- LEGEND:**
- SANITARY MANHOLE
 - CLEANOUT
 - DOWNSPOUT
 - CATCH BASIN
 - SIGN
 - GAS VALVE
 - GAS SERVICE
 - AC UNIT
 - ELECTRIC METER
 - ELECTRIC BOX
 - TRANSFORMER
 - UTILITY POLE
 - GUY WIRE
 - WATER METER
 - WATER VALVE
 - FIRE DEPARTMENT CONNECTION
 - WATER SPIGOT
 - FIRE HYDRANT
 - DECIDUOUS TREE
 - EXISTING TREE LINE
 - EXISTING FENCE LINE
 - EXISTING OVERHEAD UTILITIES
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING UNDERGROUND GAS
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - DIRECTION OF INGRESS/EGRESS
 - 2.0% DRAINAGE FLOW ARROW
 - HEAVY DUTY ASPHALT PAVEMENT
 - EXISTING PAVEMENT
 - EXISTING CONCRETE
 - LANDSCAPE AREA

- DPW NOTES**
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
 - BICYCLE PARKING IS LONG-TERM AND NO SHORT-TERM BICYCLE PARKING IS REQUIRED.
 - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

- MSD NOTES**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
 - SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXISTING CONNECTION AND SUBJECT TO APPLICABLE FEES.
 - IF THE SITE HAS THRU DRAINAGE AN EASEMENT PLAN WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
 - ALL DRAINAGE, EPSC, AND WATER QUALITY PRACTICES SHOWN ON THIS PLAN ARE FOR CONCEPTUAL PURPOSES ONLY. FINAL DESIGN OF THESE ELEMENTS WILL BE DETERMINED PRIOR TO CONSTRUCTION PLAN APPROVAL AND SHALL COMPLY WITH ALL MSD AND MSD DESIGN MANUAL REQUIREMENTS.
 - INCREASED RUN OFF VOLUME X 1.5 SHALL BE PROVIDED BELOW FEMA FLOODPLAIN ELEVATION IN LIEU OF ONSITE DETENTION. VOLUME TO BE CALCULATED BY THE REGIONAL FACILITY FEE FORMULA X 1.5.
 - 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.
 - SITE SERVICED BY DEREK R. GUTHRIE WQTC.
 - ALL REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ONSITE AT A RATIO OF 1.5 TO 1. ADDITIONALLY, ALL NON-PERMITTED EXISTING FILL IN THE FLOODPLAIN SHALL BE EVALUATED AND COMPENSATED ONSITE AT A RATIO OF 1.5 TO 1.
 - KIDOO APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - ACOE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - LOWEST FINISHED FLOOR TO BE AT OR ABOVE 451.30' AND LOWEST MACHINERY TO BE AT OR ABOVE 452.30'.
 - IF THE SITE HAS THRU DRAINAGE, AN EASEMENT PLAN WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

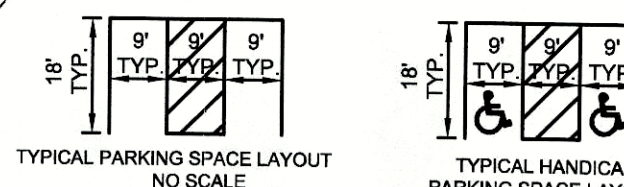
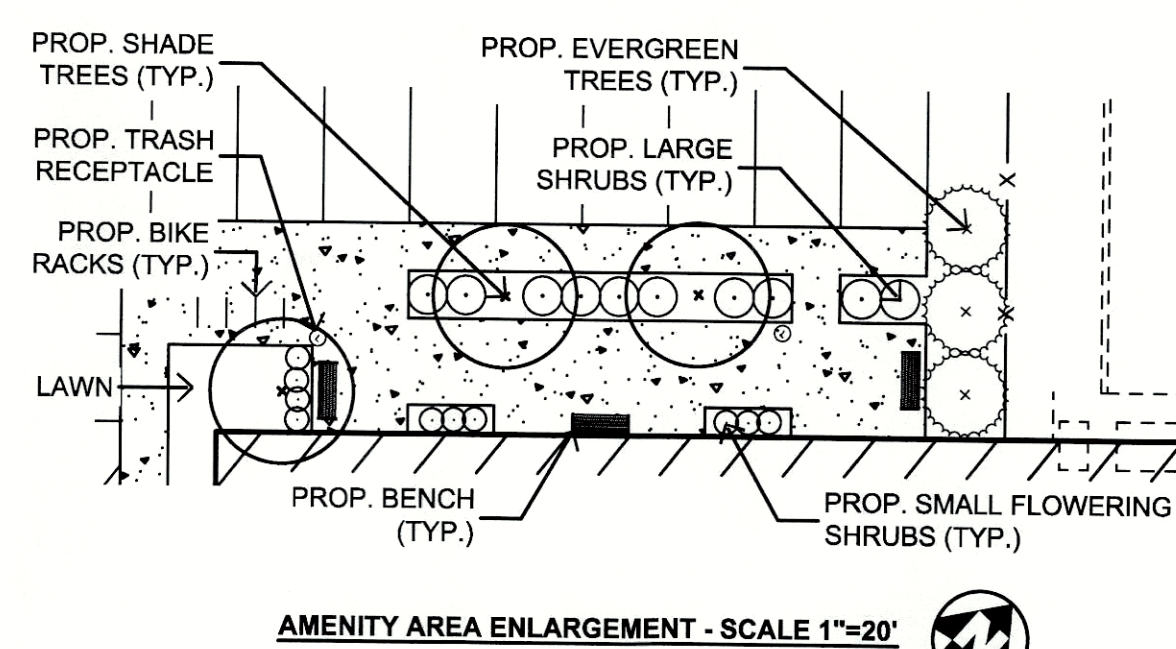
LOUISVILLE LAND DEVELOPMENT REQUIREMENTS (INDUSTRIAL ZONING, INTENSITY CLASS 5)

REQUIRED	REQUIRED
OUTDOOR AMENITIES/FOCAL POINT(S) (SECTION 5.12.2)	INDUSTRIAL DEVELOPMENTS THAT INVOLVE CONSTRUCTION OF A BUILDING OR BUILDINGS WITH A TOTAL FOOTPRINT GREATER THAN 60,000 SQUARE FEET SHALL SET ASIDE AN AREA EQUIVALENT TO A MINIMUM OF 10% OF THE TOTAL OFFICE SQUARE FOOTAGE FOR OUTDOOR AMENITIES. PROPOSED OFFICE SQUARE FOOTAGE = 10,000 SF. REQUIRED OUTDOOR AMENITY AREA = 1,000 SF.
OUTDOOR AMENITIES	
TREE CANOPY STANDARDS (SECTION 10.1.4)	
EXISTING TREE CANOPY	CLASS C (SITE IS 46% COVERED IN EXISTING TREE CANOPY). TOTAL SITE AREA = 1,784,000 SF. TOTAL EXISTING TREE CANOPY PRESERVATION AREA = 171,448 SF (9.6%). ADDITIONAL 9% NEW CANOPY COVERAGE REQUIRED 160,560 SF (9%) = 169 - 3' CAL. TYPE A TREES (8660 SF EACH). *EXISTING TREE AREAS OUTSIDE GRADING LIMITS AND EASEMENTS

VEHICULAR USE AREAS (SECTION 10.2.10)

PERIMETER PLANTINGS	REQUIRED
PERIMETER PLANTINGS	VUA = 199,728 SF. >30,000 SF VUA = 15 FT BUFFER AREA VUA ADJACENT TO RESIDENTIAL: >30 FT & <50 FT FROM PL = 3 FT CONTINUOUS SCREEN <30 FT FROM PL = 6 FT CONTINUOUS SCREEN
INTERIOR LANDSCAPE AREAS (ILA)	7.5% ILA REQUIRED FOR VUA'S OVER 30,000 SF. 187,380 SF VUA = 14,980 SF ILA REQUIRED
PROPERTY PERIMETER LANDSCAPE BUFFER AREAS (SECTION 10.2.4)	
LANDSCAPE BUFFER	PROPOSED SITE INTENSITY CLASS = 5. ADJACENT SITES INTENSITY CLASS (NORTH SIDE) = 5. NO PROPERTY PERIMETER LANDSCAPE BUFFER REQUIRED. ADJACENT SITES INTENSITY CLASS (SOUTH & EAST SIDES) = 1. 50 FT BUFFER REQUIRED (PLANTING DENSITY MULTIPLIER = 1). ADJACENT SITES INTENSITY CLASS (WEST SIDES) = 1. 35 FT BUFFER REQUIRED (PLANTING DENSITY MULTIPLIER = 1.5).

- LANDSCAPE LEGEND**
- LANDSCAPER BUFFERS
 - APPROXIMATE TREE CANOPY AREA
 - 15' VUA LANDSCAPE BUFFER AREA
 - INTERIOR LANDSCAPE AREA (ILA)



OWNER
KENNETH SCHELL
3101 POND STATION ROAD
LOUISVILLE, KY 40272

DEVELOPER
IDI LOGISTICS
3805 EDWARDS ROAD, SUITE 150
CINCINNATI, OH 45229

PROJECT DATA

TOTAL SITE AREA	= 40.43 ACRES (1,760,984 SF)
DISTURBED AREA	= 52.99 ACRES (1,420,164 SF)
EXISTING ZONING	= INDUSTRIAL (M3, M2)
ZONING OF ALL ADJACENT PROPERTIES	= M4, M3, M2
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= PAINTBALL COURSE
PROPOSED USE	= INDUSTRIAL
BUILDING HEIGHT	= ONE STORY (45' MAXIMUM ALLOWED)
EXISTING BUILDING FLOOR AREA	= 28,385 SF
PROPOSED FOOTPRINT AREA	= 502,220 SF
F.A.R.	= 0.28 (3.0 MAXIMUM ALLOWED)

PARKING REQUIRED

MINIMUM PARKING REQUIRED	= 133 SPACES
1 SPACE FOR EACH 1.5 EMPLOYEES BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE SECOND SHIFT, 90 FIRST SHIFT AND 90 SECOND SHIFT EMPLOYEES BASED ON USER DATA	
MAXIMUM PARKING ALLOWED	= 301 SPACES
1 SPACE FOR EACH EMPLOYEE BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE SECOND SHIFT	

PARKING PROVIDED

EXISTING PARKING	= 63 SPACES
PROPOSED STANDARD PARKING	= 295 SPACES
PROPOSED HANDICAPPED PARKING	= 6 SPACES (INCLUDING 1 VAN ACCESSIBLE)
TOTAL PROPOSED PARKING	= 301 SPACES

TOTAL PARKING PROVIDED

TOTAL VUA AREA	= 187,380 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 14,054 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 20,481 SF > ONE (1) MEDIUM OR LARGE TREE PER 4,000 SF OF VUA.
INTERIOR LANDSCAPE TREES REQUIRED	= 47 (187,380 SF / 4,000 = 46.8 TREES)

EXISTING IMPERVIOUS

EXISTING IMPERVIOUS	= 82,218 SF
PROPOSED IMPERVIOUS	= 988,757 SF (1103% INCREASE)

BICYCLE PARKING REQUIRED

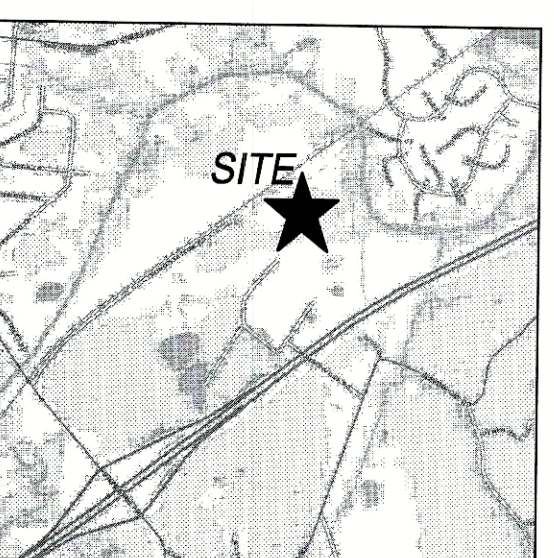
BICYCLE PARKING REQUIRED	= 4 (2, OR 1 PER 50 EMPLOYEES)
BICYCLE PARKING PROVIDED	= 4

DETENTION IS NOT REQUIRED

- 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 PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S BEST MANAGEMENT PRACTICES SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
 - 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 THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
 - STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-02.
 - SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.
 - WHILE CONSTRUCTION OR LAND DISTURBING ACTIVITY HAS OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

WMM# 8262

NOTE: UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE KENTUCKY UTILITY PROTECTION SERVICE AT 1-800-752-6007 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



VICINITY MAP
N.T.S.

NOTE: CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJACENT SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES.

NOTE: ALL DRIVE AISLES ARE 24' MINIMUM. PARKING MATERIAL SHALL BE HEAVY DUTY ASPHALT.

UTILITY NOTE: COMPATIBLE LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH.

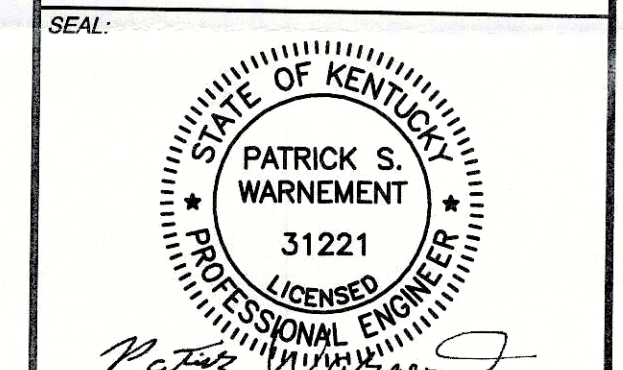


THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

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502.365.9950



NO. DATE DESCRIPTION

RECEIVED
MAY 28 2020
PLANNING & DESIGN SERVICES

3101 POND STATION ROAD INDUSTRIAL

3101 POND STATION ROAD
LOUISVILLE, KY 40272
TAX BLOCK: 1049 LOT: 851
D.B. 8017, P 283

PROJECT NO: 200076.000
DATE: APRIL 6, 2020

SCALE: 0 40 80 160

SHEET NAME: **DEVELOPMENT PLAN**

SHEET NO. **C301**

