

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

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.

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. 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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

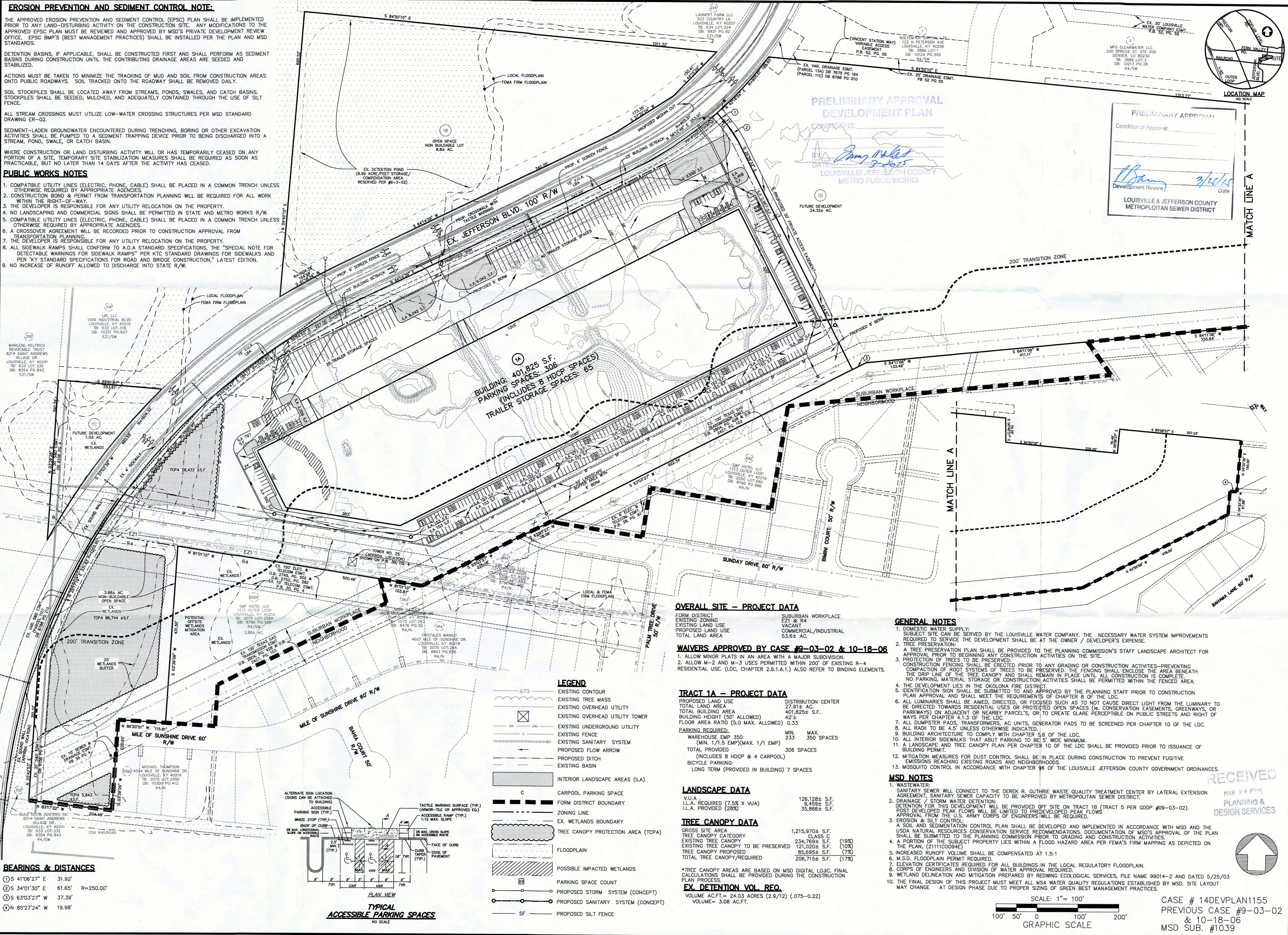
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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 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 DAYS AFTER THE ACTIVITY HAS CEASED.

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 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 REQUIRED PRIOR TO CONSTRUCTION APPROVAL FROM TRANSPORTATION PLANNING.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL SIDEWALK RAMPS 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.



OVERALL SITE - PROJECT DATA

FORM DISTRICT	EZ1 & R4
EXISTING ZONING	VACANT
EXISTING LAND USE	COMMERCIAL/INDUSTRIAL
PROPOSED LAND USE	COMMERCIAL/INDUSTRIAL
TOTAL LAND AREA	53.6± AC.

WAIVERS APPROVED BY CASE #9-03-02 & 10-18-06

- ALLOW MINOR PLATS IN AN AREA WITH A MAJOR SUBDIVISION.
- ALLOW M-2 AND M-3 USES PERMITTED WITHIN 200' OF EXISTING R-4 RESIDENTIAL USE. (LDC, CHAPTER 2.6.1.A.1.) ALSO REFER TO BINDING ELEMENTS.

TRACT 1A - PROJECT DATA

PROPOSED LAND USE	DISTRIBUTION CENTER
TOTAL LAND AREA	27.91± AC.
TOTAL BUILDING AREA	401,825± S.F.
BUILDING HEIGHT (50' ALLOWED)	42±
FLOOR AREA RATIO (5.0 MAX. ALLOWED)	0.33

PARKING REQUIRED:

WAREHOUSE EMP 350 (MIN. 1/1.5 EMP)(MAX. 1/1 EMP)	MIN.	MAX.
	233	350 SPACES
TOTAL PROVIDED	306 SPACES	

(INCLUDES 8 HDOP & 4 CARPOOL)

BICYCLE PARKING:
LONG TERM (PROVIDED IN BUILDING) 7 SPACES

LANDSCAPE DATA

I.L.A. REQUIRED (7.5% X VJA)	126,126± S.F.
I.L.A. PROVIDED (28%)	35,866± S.F.

TREE CANOPY DATA

GROSS SITE AREA	1,215,970± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	234,769± S.F. (19%)
EXISTING TREE CANOPY TO BE PRESERVED	121,020± S.F. (10%)
TREE CANOPY PROPOSED	85,695± S.F. (7%)
TOTAL TREE CANOPY/REQUIRED	206,715± S.F. (17%)

*TREE CANOPY AREAS ARE BASED ON MSD DIGITAL LOIC. FINAL CALCULATIONS SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

EX. DETENTION VOL. REQ.

VOLUME AC.F.T. = 24.03 ACRES (2.9/12) (0.75-0.22)
VOLUME = 3.08 AC.F.T.

GENERAL NOTES

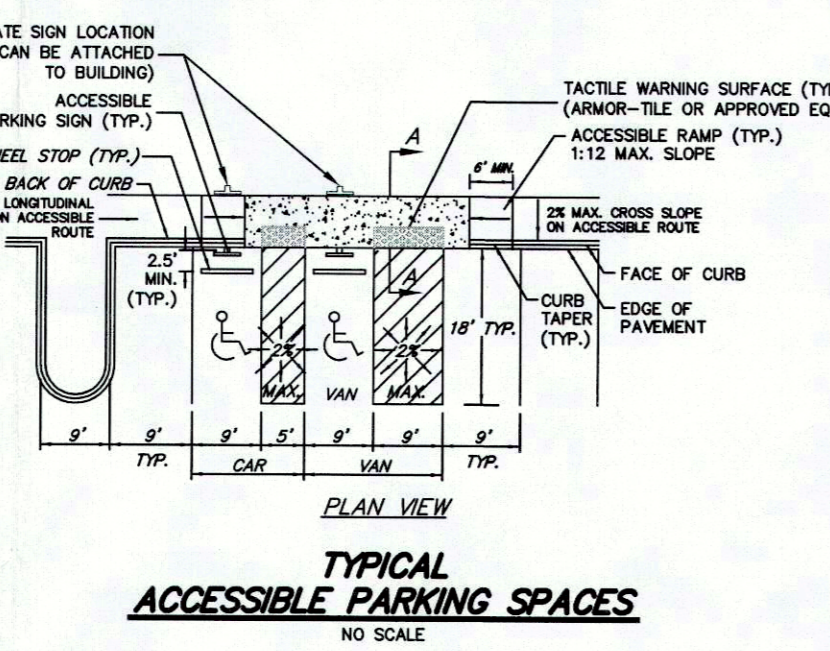
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES-PREVENTING COMPACTION 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 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 RADI 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 BUILDING PERMIT.
- 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.

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 1B (TRACT 5 PER GDPD #09-03-02). POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED 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 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.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING AS DEPICTED ON THE PLAN, (21111C0094E)
- 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 MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

LEGEND

- 673 EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING OVERHEAD UTILITY
- EXISTING OVERHEAD UTILITY TOWER
- EXISTING UNDERGROUND UTILITY
- EXISTING FENCE
- EXISTING SANITARY SYSTEM
- PROPOSED FLOW ARROW
- PROPOSED DITCH
- EXISTING BASIN
- INTERIOR LANDSCAPE AREAS (I.A.)
- C CARPOOL PARKING SPACE
- F FORM DISTRICT BOUNDARY
- Z ZONING LINE
- EX. WETLANDS BOUNDARY
- TREE CANOPY PROTECTION AREA (TCPA)
- FLOODPLAIN
- POSSIBLE IMPACTED WETLANDS
- PARKING SPACE COUNT
- PROPOSED STORM SYSTEM (CONCEPT)
- PROPOSED SANITARY SYSTEM (CONCEPT)
- SF PROPOSED SILT FENCE



BEARINGS & DISTANCES

- 1 S 41°06'27" E 31.92'
- 2 S 34°01'30" E 61.65' R=250.00'
- 3 S 63°03'27" W 37.39'
- 4 N 85°27'24" W 19.98'

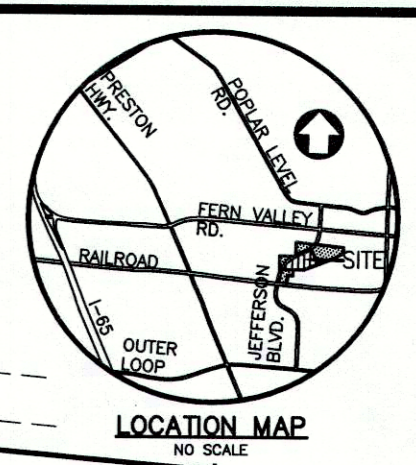
PRELIMINARY APPROVAL DEVELOPMENT PLAN

PRELIMINARY APPROVAL
Condition of Approval:

Barry Mallet
DATE: 3/26/15
LOUISVILLE, JEFFERSON COUNTY METRO PUBLIC WORKS

Barry Mallet
Development Review
3/26/15 Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



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Utility Consulting · Property Management
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Phone: (502) 637-1313 Fax: (502) 637-1316 Email: mindel@msa.com

MSA

OWNER:
S&F HOTEL, LLC
1213 OUTER LOOP
LOUISVILLE, KENTUCKY 40219

DEVELOPER:
GLOBAL PORT UNITED LLC
4852 CRITTENDEN DRIVE
LOUISVILLE, KENTUCKY 40209

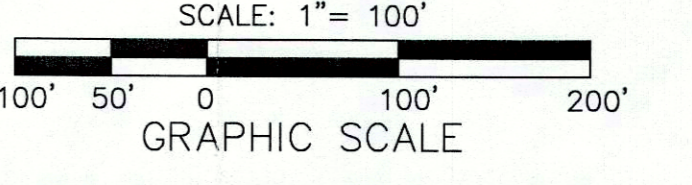
REVISED GENERAL DISTRICT DEVELOPMENT PLAN AND TRACT 1A - DETAILED DISTRICT DEVELOPMENT PLAN

JEFFERSON COMMERCE CENTER
6023 JEFFERSON BLVD., LOUISVILLE, KY 40219
TAX BLOCK 634 LOT 229, 230 & 231 AND TAX BLOCK 633 LOT 319; D.B. 8796 PG. 986

11/07/14	PER AGENCY REVIEW
11/09/14	UPDATED TCPA & WETLANDS AREA
11/24/14	PER AGENCY REVIEW
12/02/14	PER AGENCY & CLIENT REVIEW
2/16/15	REVISED BIDDY & TRACT NUMBERS
3/23/15	

RECEIVED
MAR 23 2015
PLANNING & DESIGN SERVICES

Vertical Scale: N/A
Horizontal Scale: 1" = 100'
Date: 10/27/14
Job Number: 2786
Sheet



SCALE: 1" = 100'
CASE # 14DEVPLAN155
PREVIOUS DEVELOPMENT #9-03-02 & 10-18-06
MSD SUB. #1039

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of 1