

PROJECT DATA:

FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	ZONED E21
EXISTING LAND USE	VACANT
PROPOSED LAND USE	DISTRIBUTION CENTER
TOTAL LAND AREA	24.32 AC.
BUILDING AREA	338,200 ± S.F.
BUILDING HEIGHT (50' ALLOWED)	42' ±
FLOOR AREA RATIO (5.0 MAX ALLOWED)	0.32
PARKING TREE COVERED (210 EMP.)	140 (MIN) - 210 (MAX) SPACES
PARKING PROVIDED	194 SPACES
(INCLUDES 8 HOCP., 4 CARPOOL & 26 PHASE II SPACES)	
TRAILER STORAGE	30 SPACES
BICYCLE PARKING	2 SPACES
LONG TERM (PROVIDED IN BUILDING)	

LANDSCAPE DATA:

V.I.A.	78,442± S.F.
I.L.A. REQUIRED (7.5% X V.I.A.)	5,883 S.F.
I.L.A. PROVIDED	31,497± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	1,059,467± S.F.
TREE CANOPY CATEGORY	CLASS C (0%)
EXISTING TREE CANOPY	244,405± S.F. (19%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	201,298± S.F. (19%)
TREE CANOPY TO BE PLANTED	201,298± S.F.

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOGIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LOGIC FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

DEFENTION CALCULATIONS

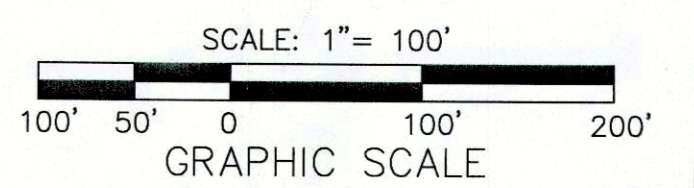
2.9/12 (0.75-0.22) (24.32) = 3.12 AC.FT.

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 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.
- DEVELOPER AGREES TO CONSTRUCT A TURNAROUND AT THE TERMINUS OF ORANGE BLOSSOM AND 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.

WAIVER REQUEST

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.



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

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 SEED, 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.

ADJACENT PROPERTY OWNERS

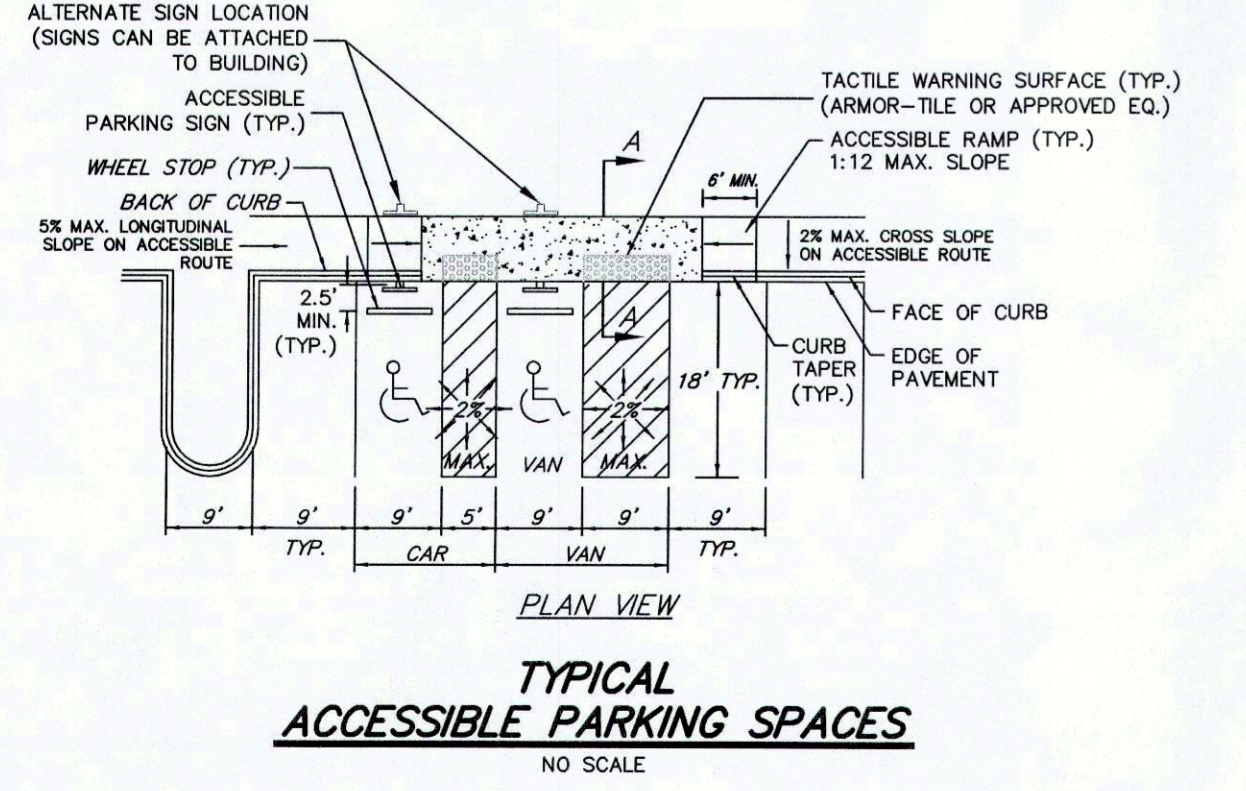
- LOT 564 - WILLIAM & MARY LANCASTER 6702 ORANGE BLOSSOM ROAD T.B. 0994, LOT 0564 D.B. 5693, PG. 694
- LOT 565 - JEFFREY & MELANE R. MCCUBBINS 6700 ORANGE BLOSSOM ROAD T.B. 0994, LOT 0565 D.B. 8640, PG. 433
- LOT 566 - DANIEL L. PORTMAN 6701 ORANGE BLOSSOM ROAD T.B. 0994, LOT 0566 D.B. 9521, PG. 270
- LOT 567 - NANCY & ROBERT RICHMOND 4901 BATALINA COURT T.B. 0994, LOT 0608 D.B. 8053, PG. 950
- LOT 568 - TERENCE & LATASHA SUGG 4903 W. BATALINA COURT T.B. 0994, LOT 0609 D.B. 9018, PG. 61
- LOT 569 - HAROLD & MARY MOORE 4905 W. BATALINA COURT T.B. 0994, LOT 0610 D.B. 4402, PG. 460
- LOT 570 - BETTE DEAN 4908 W. BATALINA COURT T.B. 0994, LOT 0612 D.B. 3682, PG. 334
- LOT 613 - DAVID & KAREN STONE 4911 W. BATALINA COURT T.B. 0994, LOT 0613 D.B. 6407, PG. 694
- LOT 615 - STEVEN BROWN 6712 BAHAMA LANE T.B. 0994, LOT 0615 D.B. 8718, PG. 878
- LOT 618 - ROBERT & ANGELA ROWE 6710 BAHAMA LANE T.B. 0994, LOT 0616 D.B. 8714, PG. 335
- LOT 617 - WILLIAM & RILEY FIRMAN 6708 BAHAMA LANE T.B. 0994, LOT 0617 D.B. 10187, PG. 975
- LOT 619 - PAUL & SHARON ARCHER 6708 BAHAMA LANE T.B. 0994, LOT 0618 D.B. 4767, PG. 510
- LOT 619 - BARRY & TERRI GREENWELL 6704 BAHAMA LANE T.B. 0994, LOT 0619 D.B. 5240, PG. 133
- LOT 620 - DAVID HORN 6702 BAHAMA LANE T.B. 0994, LOT 0620 D.B. 4675, PG. 90
- LOT 621 - DONALD K. & TEREKTA CHURCHMAN 6700 BAHAMA LANE T.B. 0994, LOT 0621 D.B. 4720, PG. 249
- LOT 622 - S&F HOTEL LLC 6818 BAHAMA LANE T.B. 0994, LOT 0622 D.B. 8796, PG. 986
- LOT 624 - SUNSHINE ACRES, INC. 6702 CAPE COURT T.B. 0994, LOT 0624 D.B. 4083, PG. 371
- LOT 625 - SUNSHINE ACRES, INC. 6702 CAPE COURT T.B. 0994, LOT 0625 D.B. 4083, PG. 371
- LOT 626 - LARRY WAYNE & JOAN M. BRYANT 6703 BARRY COURT T.B. 2050, LOT 0626 D.B. 6433, PG. 750
- LOT 627 - SHAWN N. FEE 6701 BARRY COURT T.B. 2050, LOT 0627 D.B. 8790, PG. 157
- LOT 628 - LARRY WAYNE & JOAN M. BRYANT 6703 BARRY COURT T.B. 2050, LOT 0628 D.B. 8796, PG. 986
- LOT 629 - S&F HOTEL LLC 6820 ORANGE BLOSSOM ROAD T.B. 2050, LOT 0629 D.B. 8796, PG. 986
- LOT 645 - WARREN LEE & BONNIE HALL 6700 CAPE COURT T.B. 2050, LOT 0645 D.B. 4956, PG. 196
- LOT 646 - WILLIAM D. & LINDA L. ATWELL 6702 CAPE COURT T.B. 2050, LOT 0646 D.B. 7794, PG. 373
- LOT 647 - LARRY WAYNE & JOAN M. BRYANT 6703 BARRY COURT T.B. 2050, LOT 0647 D.B. 6433, PG. 750
- LOT 648 - SHAWN N. FEE 6701 BARRY COURT T.B. 2050, LOT 0648 D.B. 8790, PG. 157
- LOT 649 - C. N. JR. & SHERLA D. SCHUMMEYER 6701 CAPE COURT T.B. 2050, LOT 0649 D.B. 4548, PG. 488

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 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 CREATE 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 RADI TO BE 4.5' UNLESS OTHERWISE INDICATED.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ADJUT 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 5 PER GDPD #09-03-02. POSTDEVELOPED 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. (211100044E)
- 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 MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.



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

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

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
JEFFERSON COMMERCE CENTER 2
6023 JEFFERSON BLVD., LOUISVILLE, KY 40219
TAX BLOCK 634 & LOT 231 (PART OF LOT)
D.B.: 8796 & PG. 986

Vertical Scale: N/A
Horizontal Scale: 1" = 100'
Date: 3/9/15
Job Number: 2786-200
Sheet
1
of 1