

**GENERAL NOTES**

- 1.) WASTEWATER: SANITARY SEWER IS AVAILABLE BY CONNECTION TO DEREK CUTLER WASTEWATER TREATMENT PLANT, SUBJECT TO FEES. SANITARY SEWER PATTERN DEPICTED FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 2.) DRAINAGE / STORM WATER DETENTION: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 3.) 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.
- 4.) THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT. CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE OKOLONA FIRE DISTRICT. A STATEMENT ON THE ADEQUACY OF ACCESS TO THE PROPERTIES SHALL BE OBTAINED FROM THE FIRE DISTRICT.
- 5.) SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- 6.) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 7.) INCREASED RUNOFF VOLUME COMPENSATION WILL BE PROVIDED IN THE EXISTING COMPENSATION AREA TO THE NORTH OF THE SITE ALONG SOUTHERN DITCH WITHIN THIS WATERSHED.
- 8.) ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
- 9.) ALL PARKING ISLANDS SHALL BE OUTLINED WITH CONCRETE MEDIAN CURB UNLESS NOTED OTHERWISE.
- 10.) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- 11.) THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0093 E, DECEMBER 5, 2006)
- 12.) CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 13.) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 14.) APPROVAL FROM THE DIVISION OF WATER REQUIRED.
- 15.) THE LOWEST FINISHED FLOOR AND ALL ELECTRICAL AND MECHANICAL SERVING THE STRUCTURE TO BE VERIFIED AT OR ABOVE ELEVATION 472.
- 16.) THIS SITE IS LOCATED WITHIN THE JEFFERSON COUNTY FLOODPLAIN ORDINANCE REVIEW ZONE AND AN MSD FLOODPLAIN PERMIT WILL BE REQUIRED.
- 17.) ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
- 18.) ALL SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE LDC.

**EPSC 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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. 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. SOILS 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 FENCING.

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

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 NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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.

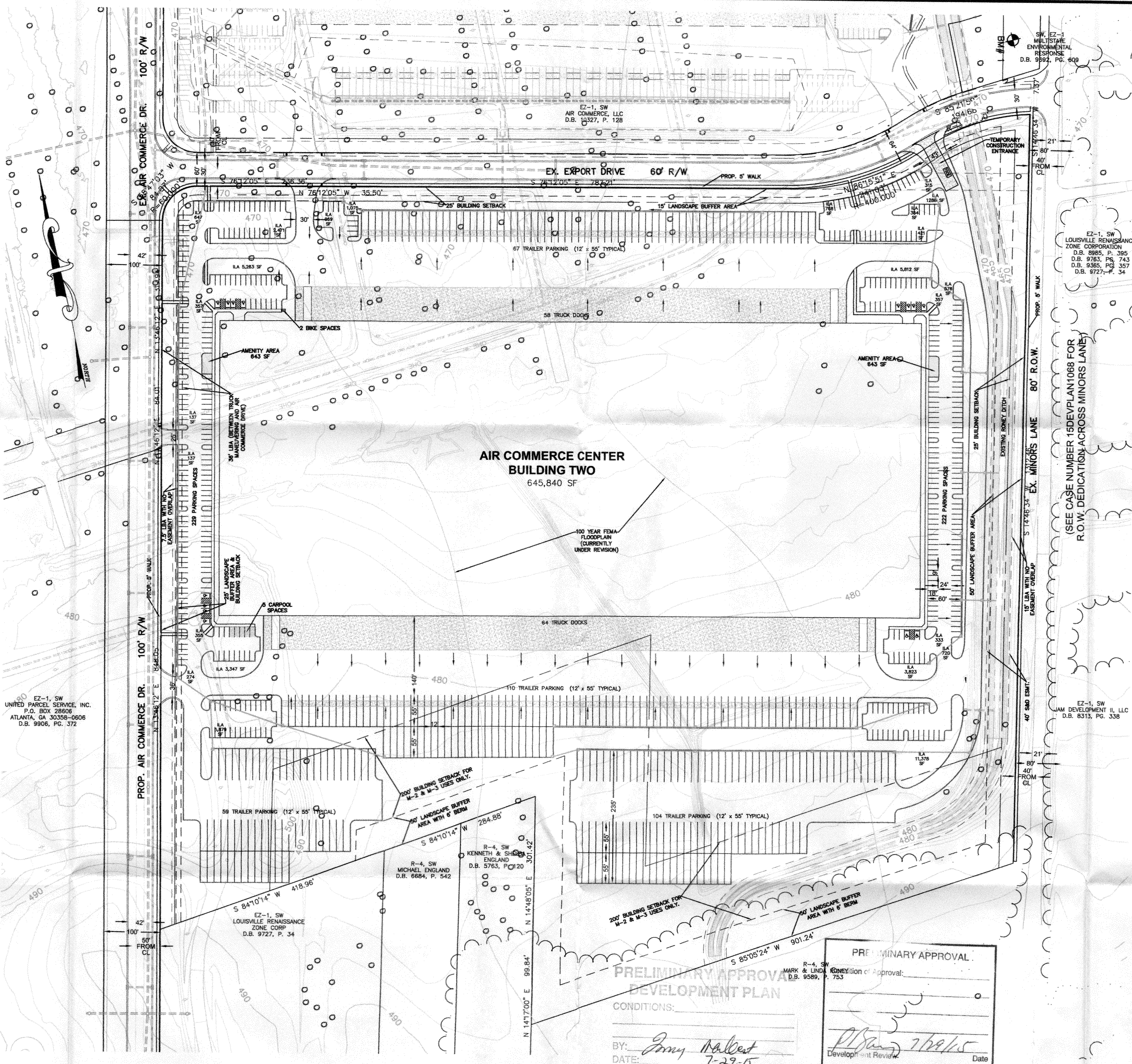
**EPSC CONCEPT PLAN**

- INSTALL SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
- EXISTING TEMPORARY SEDIMENT BASIN SHALL BE CHECKED & MAINTAINED THROUGHOUT PROJECT.
- BEGIN SITEWORK GRADING AND STORM SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- REMOVE TEMPORARY SEDIMENT BASIN & STABILIZE SITE.
- REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

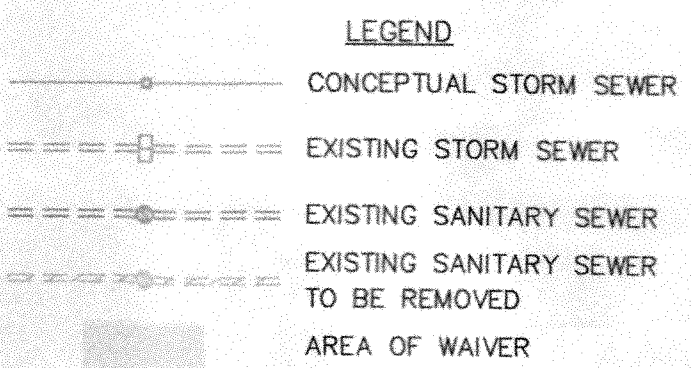
**UTILITY NOTES**

1) ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 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 AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

2) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.



NOTE: THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS DEVELOPMENT REQUIRE A 25'-36" LANDSCAPE BUFFER ALONG AIR COMMERCE DRIVE AND A 50' LANDSCAPE BUFFER ALONG MINORS LANE. THE LAND DEVELOPMENT CODE ONLY REQUIRES A 15' VUA LANDSCAPE BUFFER. THEREFORE ONLY 7.5' OF LANDSCAPE BUFFER IS REQUIRED TO REMAIN OUTSIDE OF THE EASEMENT.



**PRELIMINARY APPROVAL**

DEVELOPMENT PLAN

CONDITIONS:

BY: *Tommy Malvest*

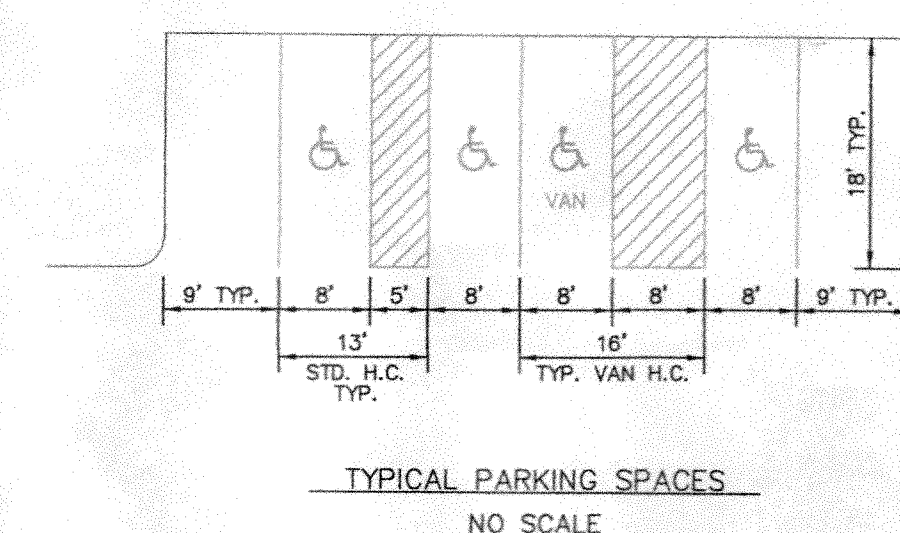
DATE: 7-27-15

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

DEVELOPMENT REVIEW: *[Signature]*

DATE: *[Signature]*

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



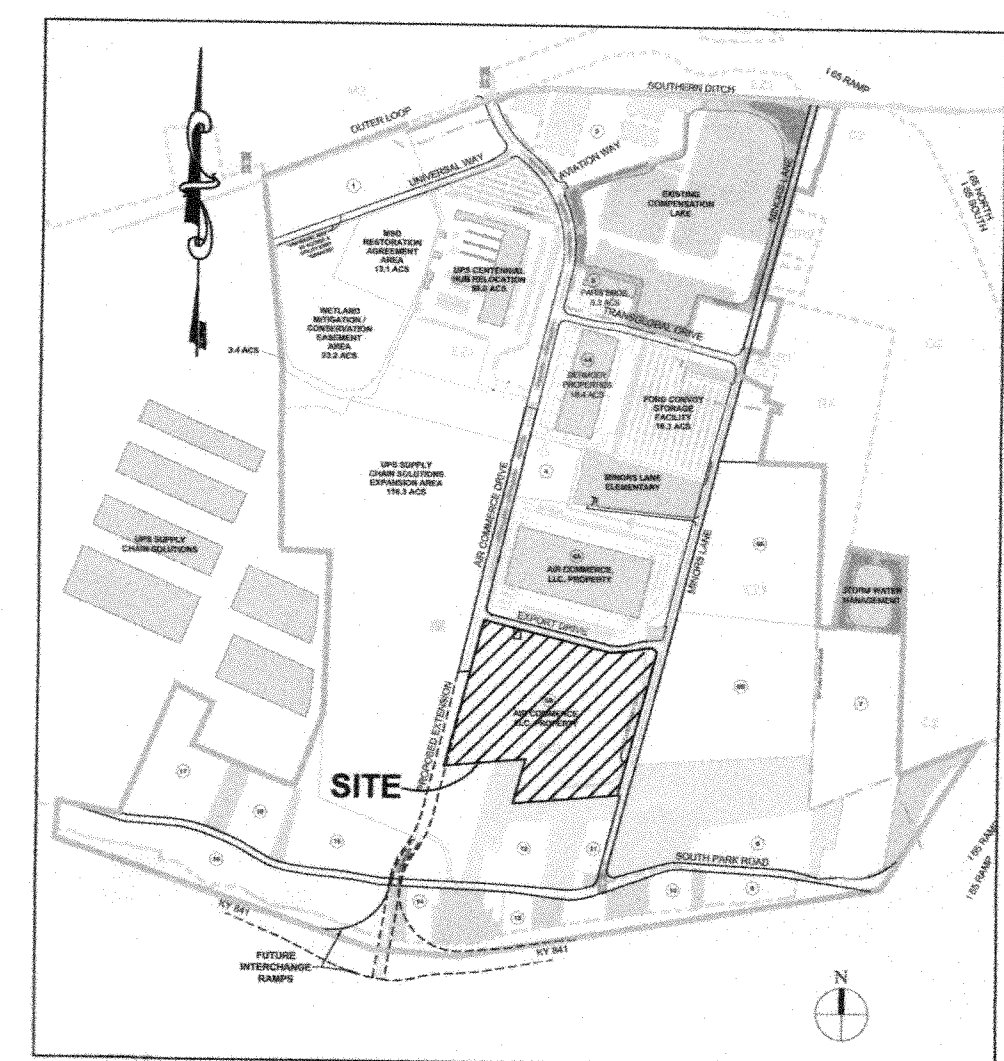
**LOT REQUIREMENTS**

	STANDARD	EZ-1
MIN. LOT AREA	NONE	NONE
MIN. LOT WIDTH	NONE	NONE
FRONT YARD	25'	25'
STREET SIDE YARD	25'	25'
REAR YARD	NONE	NONE

**FREESTANDING SIGN TABLE**

	AREA	HEIGHT
1 TENANT	60 SF	12'
2-3 TENANTS	80 SF	14'
4+ TENANTS	100 SF	16'

NOTE: 2 FREESTANDING SIGNS ARE ALLOWED ON EACH ROAD FRONTAGE. TOTAL SQUARE FOOTAGE OF THE SIGNS ON EACH FRONTAGE COMBINED SHALL NOT EXCEED THE AREA LISTED IN THE ABOVE TABLE.



**SITE DATA**

EXISTING ZONING: EZ-1  
 FORM DISTRICT: SUBURBAN WORKPLACE  
 EXISTING USE: VACANT  
 PROPOSED USE: WAREHOUSE  
 GROSS SITE AREA: 44.9 ACS  
 BUILDING AREA: 645,840 SF  
 BUILDING HEIGHT: 46'  
 FAR: .36

**WAIVER REQUESTS**

1. WAIVER OF LDC 5.12.2 TO PROVIDE ONLY A PORTION OF THE REQUIRED AMENITY AREA FOR THE PROJECT. THE AMENITY AREA PROVIDED ON THIS PLAN IS EQUAL TO 10% OF THE OFFICE AREA SQUARE FOOTAGE, RATHER THAN 10% OF THE ENTIRE BUILDING AREA AS FOLLOWS:  
 PROPOSED OFFICE AREA: 12,917 SF  
 PROPOSED AMENITY AREA: 1,286 SF (10%)
2. WAIVER OF LDC 5.9.2.A.1.b.i TO NOT PROVIDE THE PEDESTRIAN CONNECTION TO MINORS LANE DUE TO THE LARGE DITCH BETWEEN THE BUILDING AND THE ROAD. (PEDESTRIAN CONNECTIONS TO ALL OTHER RIGHTS-OF-WAY ARE PROVIDED.)

**PARKING CALCULATIONS**

MIN. EMPLOYEES (COMBINED 1ST & 2ND SHIFT): 301  
 MAX. EMPLOYEES (COMBINED 1ST & 2ND SHIFT): 676

MIN PARKING REQUIRED: 301 SPACES  
 MAX. PARKING ALLOWED: 676 SPACES\*  
 PARKING PROVIDED: 451 SPACES\* (INCLUDING 14 H.C. SPACES & 5 CARPOOL SPACES.)  
 BICYCLE PARKING REQUIRED: 6 SPACES (SHORT TERM = 2 SPACES) (LONG TERM = 7-15 SPACES\*\*)  
 BICYCLE PARKING PROVIDED: 2 SPACES

\* WE ARE REQUESTING FLEXIBILITY IN PARKING PROVIDED DUE TO THE VARIABILITY IN FUTURE TENANT NEEDS. FINAL PARKING PROVIDED AT THE TIME OF CONSTRUCTION WILL FALL WITHIN THE MIN/MAX REQUIREMENTS OF LDC CHAPTER 9.

\*\* LONG TERM BIKE PARKING WILL BE LOCATED INSIDE THE BUILDING.

**ILA CALCULATIONS**

PASSENGER VUA AREA: 177,568 SF  
 ILA REQUIRED (7.5%): 13,317 SF  
 ILA PROVIDED: 47,056 SF  
 TREES REQUIRED: 44 TREES

LOADING AREA VUA: 623,510 SF  
 (NO ILA REQUIRED PER LDC 10.2.12.)

**TREE CANOPY CALCULATIONS**

GROSS SITE AREA: 1,955,653 SF  
 EXISTING TREE CANOPY: 59,680 SF (3%)  
 EXISTING TREE CANOPY TO BE PRESERVED: 0 SF (0%)  
 ADDITIONAL TREE CANOPY REQUIRED: 391,131 SF (20%)  
 TREE CANOPY PROVIDED: 391,131 SF (20%)

ON-SITE: (252,210 SF)  
 47 - 2" CAL. TYPE 'A' STREET TREES @ 900 SF EA. = 42,300 SF  
 110 - 3" CAL. TYPE 'A' TREES @ 960 SF EA. = 105,600 SF  
 107 - 9" HT. TYPE 'A' TREES @ 960 SF EA. = 102,720 SF  
 15 - 2" CAL. TYPE 'C' TREES @ 106 SF EA. = 1,590 SF  
 OFF-SITE CONSERVATION AREA: (138,921 SF \*)

\* EXACT AMOUNT OF BORROWED TREE CANOPY MAY FLUCTUATE BETWEEN THE PRELIMINARY PLAN AND CONSTRUCTION PLANS. EXACT NUMBERS TO BE DETERMINED AT THE TIME OF LANDSCAPE PLAN APPROVAL.

CASE # 15DEVPLAN1100  
 WM # 11115  
 T.B. 649, LOT 546

OWNER/DEVELOPER: AIR COMMERCE, LLC  
 18W140 BUTTERFIELD ROAD, STE. 750  
 OAKBROOK TERRACE, IL 60181  
 D.B. 10368, PG. 702

GRAPHIC SCALE: 0 50 100 200

**SABAK, WILSON & LINGO, INC.**  
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
 THE HENRY LAY  
 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202  
 (502) 584 - 6271

**RECEIVED**  
 JUL 17 2015  
 PLANNING & DESIGN SERVICES

**CATEGORY 3 PLAN**  
 TRACT 5B  
 RENAISSANCE SOUTH BUSINESS PARK  
 2500 EXPORT DRIVE, LOUISVILLE, KY 40219

JOB NO. 2504-VER  
 SCALE: 1" = 100'  
 DATE: 07/17/15  
 DRAWING NO. **CAT-3**

SHEET 1 OF 1