

HATCH AND SYMBOLS LEGEND

[Hatch]	PROPOSED ASPHALT PAVEMENT	[Symbol]	EXISTING UTILITY POLE
[Hatch]	PROPOSED GRAVEL PAVEMENT	[Symbol]	EXISTING SERVICE POLE
[Hatch]	EXISTING ASPHALT PAVEMENT	[Symbol]	EXISTING GUY ANCHOR
[Hatch]	EXISTING CONCRETE PAVEMENT	[Symbol]	EXISTING TRANSMISSION POLE
[Symbol]	SAN - EXISTING SANITARY SEWER LINE	[Symbol]	EXISTING WATER VALVE
[Symbol]	COM - EXISTING COMMUNICATIONS LINE	[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	UG-E - EXISTING UNDERGROUND ELECTRIC LINE	[Symbol]	EXISTING WATER METER
[Symbol]	DW - EXISTING WATER LINE	[Symbol]	EXISTING IRRIGATION VALVE
[Symbol]	G - EXISTING NATURAL GAS LINE	[Symbol]	EXISTING STORM INLET STRUCTURE
[Symbol]	OH-E - EXISTING OVERHEAD ELECTRIC LINE	[Symbol]	EXISTING CLEANOUT
[Symbol]	EXISTING FENCE LINE	[Symbol]	EXISTING FIRE DPT. CONNECTOR
[Symbol]	EXISTING CONTOUR	[Symbol]	EXISTING BOLLARD
[Symbol]	PROPOSED CONTOUR		
[Symbol]	EXISTING GAS VALVE		
[Symbol]	EXISTING GAS METER		
[Symbol]	PROPOSED STORM INLET STRUCTURE		
[Symbol]	PROPOSED DRAINAGE FLOW		

SITE DATA

EXISTING FORM DISTRICT SUBURBAN WORKPLACE (TO REMAIN)
 EXISTING ZONING EZ-1 (TO REMAIN)
 SPECIAL ZONING ENTERPRISE ZONE

OVERALL SITE AREA 16.24 ACRES (707,414 SF)
 PREVIOUS DEVELOPMENT AREA 5.53 ACRES (240,295 SF)
 PROPOSED DEVELOPMENT AREA 1.90 ACRES (82,932 SF)
TOTAL DEVELOPMENT AREA 7.43 ACRES

EXISTING USE FLIGHT SIMULATOR BUILDING
 EXISTING BUILDING FOOTPRINT 17,625 SF
 EXISTING BUILDING AREA 25,065 SF (1ST FL: 17,625 SF // 2ND FL: 7,440 SF)
 PROPOSED USE FLIGHT SIMULATOR BUILDING, PHASE 2
 PROPOSED BUILDING FOOTPRINT 20,060 SF
 PROPOSED BUILDING AREA 28,325 SF (1ST FL: 20,060 SF // 2ND FL: 8,265 SF)
TOTAL BUILDING AREA 53,390 SF (EXISTING: 25,065 SF // ADDITION: 28,325 SF)

DIMENSIONAL INFO

MIN. FRONT / STREET SIDE SETBACK	25 FT
MAX. FRONT / STREET SIDE SETBACK	0 FT
EAST SIDE SETBACK	0 FT
REAR SETBACK	0 FT
MAXIMUM BUILDING HEIGHT	50 FT, OR 4 STORIES
PROPOSED BUILDING HEIGHT	38.5 FT, OR 2 STORIES
MAXIMUM F.A.R. ALLOWED	6.0 (PER LDC 2.6.1.E.1)
PROPOSED F.A.R.	28,325 SF / 323,228 SF = 0.08

PARKING REQUIREMENTS

TOTAL MINIMUM PARKING REQUIRED (140 EMPLOYEES)
 INDUSTRIAL AND MANUFACTURING (1 SPACE PER 1.5 EMPLOYEE) 93 SPACES

TOTAL MAXIMUM PARKING REQUIRED (140 EMPLOYEES)
 INDUSTRIAL AND MANUFACTURING (1 SPACE PER 1.0 EMPLOYEE) 140 SPACES

EXISTING PARKING PROVIDED 116 SPACES

BICYCLE PARKING REQUIREMENTS

PER LDC 2.5. (3) BICYCLE SPACES ARE REQUIRED AND WILL BE LOCATED WITHIN THE BUILDING. NO SHORT-TERM PARKING IS REQUIRED.

MSD STORMWATER CALCULATIONS

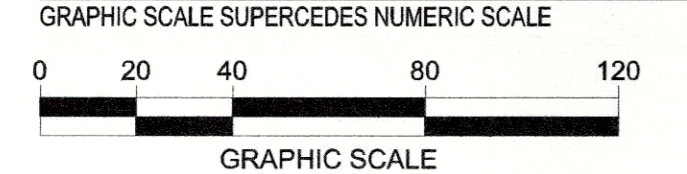
EXISTING IMPERVIOUS AREA (PHASE 2 ADDITION)	0 SF
PROPOSED IMPERVIOUS AREA (PHASE 2 ADDITION)	36,400 SF
EXISTING DETENTION VOLUME REQUIRED (FROM PREVIOUS DEV. PLAN)	3.363 AC*FT
APPROXIMATE REQUIRED DETENTION (PHASE 2 ADDITION)	0.205 AC*FT
$[(2.8/12)(0.9 - 0.2)(0.84 AC)] = 0.136 AC*FT$	$1.5 = 0.205 AC*FT$
TOTAL REQUIRED DETENTION	3.568 AC*FT
PROPOSED BASIN VOLUME PLANNED	5.00 AC*FT

- ### GENERAL NOTES
- DRAINAGE PATTERN DEPICTED BY ARROW IS FOR CONCEPTUAL PURPOSES. 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.
 - ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
 - ANY PROPOSED LIGHTING TO NOT SURPASS 0.5 FOOT CANDLES PAST THE PROPERTY LINE, PER CODE.
 - SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED, OR TURNED OFF.
 - THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION COMPLETED ON THIS PROPERTY.
 - THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
 - SANITARY SEWER SERVICE WILL BE PROVIDED BY PROPERTY SERVICE CONNECTION. WASTE WATER TREATMENT PROVIDED BY MORRIS FORMAN TREATMENT PLANT.
 - COMPATIBLE UTILITIES, IF NEEDED, SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE. ALL DISTURBED AREAS NOT INDICATED TO RECEIVE A SPECIFIC SURFACE TREATMENT WILL BE SEED.
 - NO NEW SANITARY CONNECTIONS ARE PROPOSED WITH THIS DEVELOPMENT.
 - EXISTING CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 10-YEAR POST DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL. PRE-DEVELOPED DRAINAGE AREA AND FLOW RATE TO BE EVALUATED AND DOWNSIDE CAPACITY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - CONSTRUCTION PLAN SUBMITTAL AND APPROVAL IS REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION.

- ### PHASE 1 WAIVERS REQUESTED AND APPROVED
- (L.D.C. 5.8.1) A WAIVER WAS REQUESTED TO WAIVE THE SIDEWALK REQUIREMENT ALONG THE WEST SIDE OF LOTUS AVENUE AND SOUTH SIDE OF ORANGE DRIVE. APPROVED JULY 9, 2018.
 - (L.D.C. 5.9.2A.1b, 5.9.2A.1b.v) A WAIVER WAS REQUESTED TO WAIVE THE REQUIREMENT FOR PEDESTRIAN CONNECTIVITY TO SIDEWALKS IN THE PUBLIC RIGHT-OF-WAY AND WITHIN THE PROPOSED PARKING LOT AREA. APPROVED JULY 9, 2018.
 - (L.D.C. 10.2.10, 10.2.11) A WAIVER WAS REQUESTED TO WAIVE THE 15-FT LANDSCAPE BUFFER AREA AND PLANTING REQUIREMENTS BETWEEN THE PROPOSED PARKING LOT AND LOTUS AVENUE AND THE EXISTING DRIVEWAY SOUTH OF THE PARKING LOT. APPROVED JULY 9, 2018.

- ### PHASE 2 WAIVERS REQUESTED
- (LDC 5.8.1) A WAIVER IS REQUESTED TO WAIVE THE SIDEWALK REQUIREMENT ALONG THE WEST SIDE OF LOTUS AVENUE AND SOUTH SIDE OF ORANGE DRIVE.
 - (LDC 5.9.2A.1b, 5.9.2A.1b.v) A WAIVER IS REQUESTED TO WAIVE THE REQUIREMENT FOR PEDESTRIAN CONNECTIVITY TO SIDEWALKS IN THE PUBLIC RIGHT-OF-WAY AND WITHIN THE PROPOSED PARKING LOT AREA.
 - (L.D.C. 10.2.10, 10.2.11) A WAIVER IS REQUESTED TO WAIVE THE 15-FT LANDSCAPE BUFFER AREA AND PLANTING REQUIREMENTS BETWEEN THE PHASE 2 ADDITION T AND LOTUS AVENUE.
 - (LDC 5.6.1B) A WAIVER IS REQUESTED TO WAIVE THE FACADE TREATMENT OF THE PHASE 2 ADDITION FACING LOTUS AVENUE.

UPS GATC PHASE 2 Category 2B Development Plan



VICINITY MAP
NOT TO SCALE

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ICON
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 & Inspection
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UNITED PARCEL SERVICE
GLOBAL AVIATION TRAINING CENTER
EXPANSION
 819 LOTUS AVE, LOUISVILLE, KY 40213

REVISIONS	Date
1 22-CAT2-0020 SUBMITTAL	04/13/2022
2 22-CAT2-0020 RE-SUBMITTAL	06/06/2022

DATE	2022.013
MADE BY	TJP
CHECKED BY	MDG
DATE	06/06/2022
DEVELOPMENT PLAN	22-CAT2-0020
DRAWING NO.	2B-DEV

RECEIVED JUL 29 2022
DESIGN SERVICES

17DEVPLAN1181 WM# 8192

SCALE SHOWN TO ENSURE REPRODUCTION ACCURACY

Monday, June 13, 2022 10:58 AM
 C:\Users\jtw3\OneDrive\Documents\22-CAT2-0020\22-CAT2-0020_Rev01.dwg
 User: jtw3