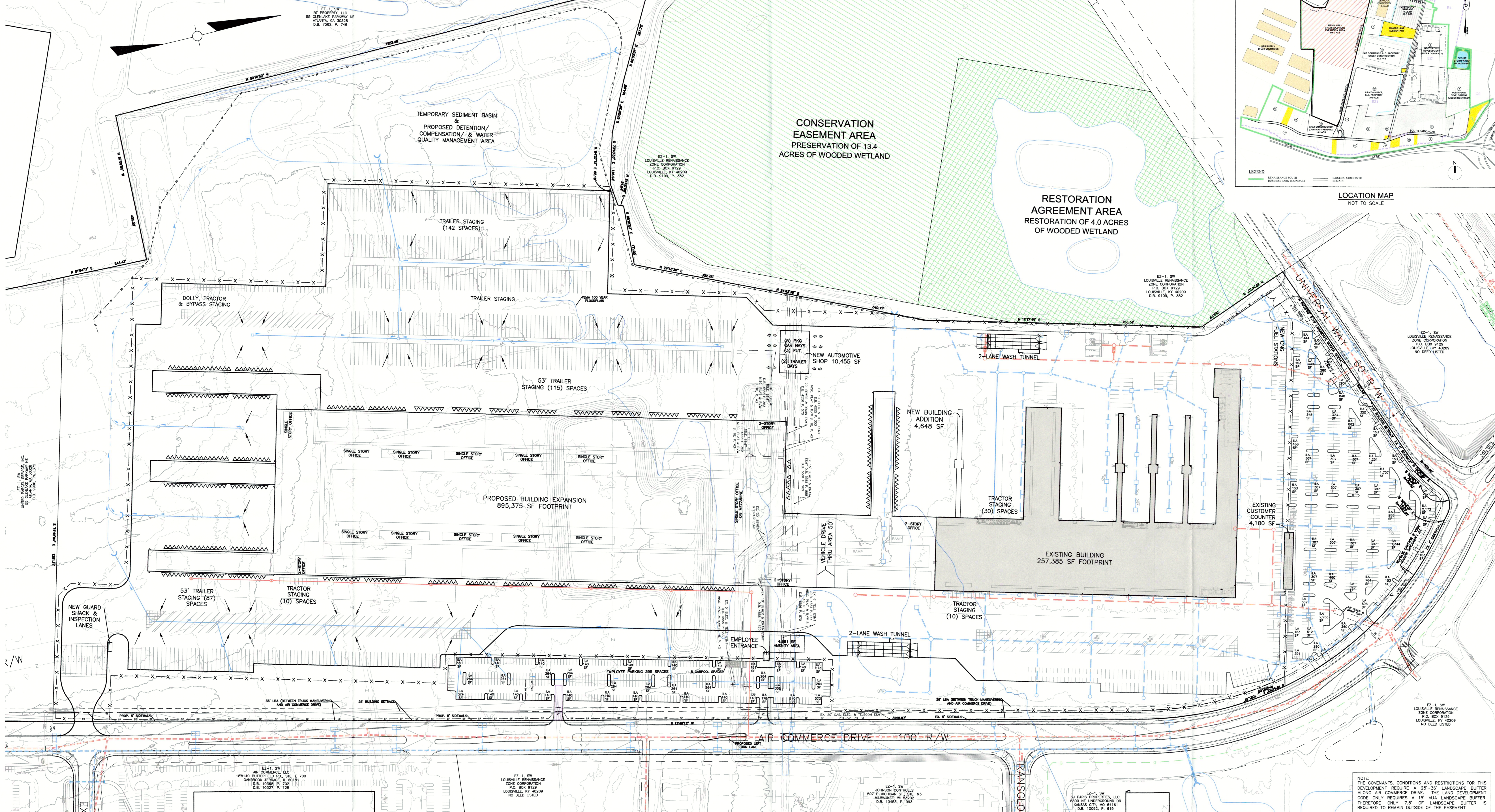


UTILITY NOTES

- 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. 1-800-362-5844) 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.



GENERAL NOTES

- 1) WASTEWATER, SANITARY SEWER IS AVAILABLE BY CONNECTION TO DEREK GUTHRIE WASTEWATER TREATMENT PLANT, SUBJECT TO FEES, SANITARY SEWER PATTERNS 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 8 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 ON-SITE AT A RATE OF 1.5 TO 1.
- 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 OULINED WITH CONCRETE MEDIAN CURB UNLESS NOTED OTHERWISE.
- 10) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.O.C." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- 11) THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 211110092 E, DECEMBER 5, 2006)
- 12) CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 13) WETLAND MONITORING FOR BUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

EPSC NOTES

- 14) APPROVAL FROM THE DIVISION OF WATER REQUIRED.
- 15) THE LOWEST FINISHED FLOOR AND ALL ELECTRICAL AND MECHANICAL SERVING THE STRUCTURE TO BE YORDED 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 8 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.
- 19) FLOODPLAIN COMPENSATION SHALL BE ON-SITE AT A RATIO OF 1.5 TO 1.
- 20) 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.
- 21) LOWEST FINISHED FLOOR OR MACHINERY SHALL BE LOCATED AT OR ABOVE 459.3.
- 22) NON UTILIZED EXISTING MSD EASEMENTS SHALL BE RELEASED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 23) ACCESS APPROVAL FOR THIS SITE HAS BEEN OBTAINED UNDER PERMIT # 230600179.
- 24) IF THE INTERCHANGE TO KY 871 IS CONSTRUCTED, AIR COMMERCE DRIVE MAY NEED TO BE WIDENED TO ALLOW A DEDICATED LEFT TURN BAY AT THE NEW GUARD SHACK AND INSPECTION ENTRANCE. CONSTRUCTION PLANS, BOND AND PERMIT WOULD BE REQUIRED FOR WORK IN THE RIGHT-OF-WAY.
- 25) OFF STREET LOADING AND REUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
- 26) PARKING LOTS AND ISLANDS WILL HAVE A 6" CURB.

EPSC CONCEPT PLAN

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE.
3. INSTALL INLET PROTECTION ON EXISTING INLETS AS NEEDED.
4. CONSTRUCT TEMPORARY SEDIMENT BASIN.
5. CONSTRUCT TEMPORARY TRAPPING DEVICES.
6. REMOVE ALL SEDIMENT CONTROLS ONCE SITE IS STABILIZED AND VEGETATION IS ESTABLISHED.

LEGEND



SITE TREE CANOPY CALCULATIONS

GROSS SITE AREA:	5,579,417 SF
EXISTING TREE CANOPY:	0 SF (0%)
EXISTING TREE CANOPY TO BE PRESERVED:	1,115,883 SF (20%)
ADDITIONAL TREE CANOPY REQUIRED:	1,115,883 SF (20%)
TREE CANOPY PROVIDED:	0 SF (0%)
ON-SITE (85,819 SF)	
PREVIOUSLY PLANTED (L CASE # 8866) = 323,342 SF	
PLANTED WITHIN THIS PHASE = 513,571 SF	
OFF-SITE (278,970 SF)	
CONSERVATION AREA = 154,384 SF	
PLANTED AROUND LAKE = 124,358 SF	

CONSERVATION AREA TREE CANOPY CALCS.

EXISTING TREE CANOPY:	757,944 SF
TREE CANOPY USED:	603,560 SF
(56,603 SF AT CONVOY LOT - 13LSCAPE1020)	
(16,742 SF AT TRACT 3 - 14LSCAPE1025)	
(32,619 SF AT TRACT 4 - 14LSCAPE1030)	
(89,307 SF AT TRACT 5A - 14LSCAPE1143)	
(289,385 SF AT TRACT 6 - NORTHPOINT)	
(158,921 SF AT TRACT 5B - 15LSCAPE1137)	
TREE CANOPY REMAINING FOR USE ON THIS SITE:	154,384 SF

TREE CANOPY NOTES

1. QUANTITIES FOR TREES PRESERVED AND PLANTED WITHIN THE CONSERVATION AREA WERE TAKEN DIRECTLY FROM THE APPLICATION FOR SECTION 404 INDIVIDUAL PERMIT AND SECTION 401 WATER QUALITY CERTIFICATION PROVIDED TO THE U.S.A.C.O.E. & THE KENTUCKY DIVISION OF WATER IN AUGUST OF 2006.
2. 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.

ILA CALCULATIONS

PASSENGER VEHICLE AREA:	348,619 SF
EXISTING ZONING:	EX-1
FORM DISTRICT:	SUBURBAN WORKPLACE DISTRIBUTION
EXISTING USE:	DISTRIBUTION
PROPOSED USE:	DISTRIBUTION
GROSS SITE AREA:	128.1 ACS
LA PROVIDED:	1,171,963
EXISTING 24,118 SF	
PROPOSED: 8,108 SF	
TREES REQUIRED:	88 TREES
LOADING VIA AREA:	2,459,230 SF*
*NO ILA IS REQUIRED FOR LOADING AREAS PER LOC 10.2.12.	

PARKING CALCULATIONS

EMPLOYEES (COMBINED 1ST & 2ND SHIFT):	1,133 EMPLOYEES
MIN PARKING REQUIRED:	755 SPACES
(17.5 EMPLOYEES ON 1ST & 2ND SHIFT)	
MAX PARKING ALLOWED:	1,133 SPACES
(17 EMPLOYEES ON 1ST & 2ND SHIFT)	
PARKING PROVIDED:	1,020 SPACES
(625 EXISTING & 395 PROPOSED)	
(INCLUDING 22 H.C. SPACES & 5 CARPOOL SPACES)	
BICYCLE PARKING REQUIRED:	23 SPACES
(SHORT TERM = 0 SPACES)	
(LONG TERM = 23 SPACES*)	
BICYCLE PARKING PROVIDED:	23 SPACES
*LONG TERM BIKE PARKING WILL BE LOCATED INSIDE THE BUILDING.	

SITE DATA

EXISTING ZONING:	EX-1
FORM DISTRICT:	SUBURBAN WORKPLACE DISTRIBUTION
EXISTING USE:	DISTRIBUTION
PROPOSED USE:	DISTRIBUTION
GROSS SITE AREA:	128.1 ACS
LA PROVIDED:	1,171,963
EXISTING HUB - 257,385 SF	
EXISTING CUSTOMER COUNTER - 4,100 SF	
NEW EXPANSION - 1,016,165 SF	
BUILDING HEIGHT:	40'
FAR:	0.23

CURRENT WAIVER REQUEST

1. WAIVER OF LOC 5.1.2.2 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:
TOTAL SQUARE FOOTAGE: 1,277,650 SF
EXISTING CUSTOMER COUNTER - 4,100 SF
NEW EXPANSION - 1,016,165 SF

PREVIOUSLY GRANTED WAIVERS / VARIANCES

1. WAIVER OF LOC 4.8.3.A.2. SINCE NO WETLANDS ON THE SUBDIVISION SITE ARE BEING PRESERVED, PURSUANT TO CORPS PERMITTING AND MITIGATION REQUIREMENTS, NO ASSOCIATED BUFFERS ARE TO BE PROVIDED.
2. VARIANCE FROM LOC TABLE 4.8.1 TO REDUCE A PORTION OF THE 100' "BT" BUFFER AROUND AN ADJACENT WATER BODY TO 25'.
3. VARIANCE FROM LOC 4.8.3.C TO REDUCE THE MINIMUM WETLAND BUFFER FROM 25' TO 10' SINCE NO WETLANDS ON THE SUBDIVISION SITE ARE BEING PRESERVED, PURSUANT TO CORPS PERMITTING AND MITIGATION REQUIREMENTS.

PRELIMINARY PLAN AND CONSTRUCTION PLANS

MITIGATION WAS PROVIDED FOR THESE REQUESTS AS FOLLOWS:
1. PRESERVATION OF 13.4 ACRES OF FORESTED WETLANDS ON-SITE.
2. RESTORATION OF 4.0 ACRES OF FORESTED WETLANDS.
3. CREATION OF 100 ACRES OF FORESTED AND FORESTED WETLAND ALONG NORTHERN DITCH WITH THE POND CREEK WATERSHED.
4. RESTORATION OF 100 ACRES OF FORESTED WETLAND IN NELSON COUNTY.

NOTES

THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS DEVELOPMENT REQUIRE A 25'-0" LANDSCAPE BUFFER ALONG AIR COMMERCE DRIVE. THE LAND DEVELOPMENT PERMIT ALSO REQUIRES A 15' VIA LANDSCAPE BUFFER. THEREFORE ONLY 7.5' OF LANDSCAPE BUFFER IS REQUIRED TO REMAIN OUTSIDE OF THE EASEMENT.

SABAK, WILSON & LINGO, INC.
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(502) 581-6271

CATEGORY 3 PLAN / ALTERNATIVE LANDSCAPE PLAN
PROJECT TITLE: UPS CENTENNIAL HUB EXPANSION - RENAISSANCE SOUTH BUSINESS PARK
8100 AIR COMMERCE DRIVE, 8706 CLAIR DEE DRIVE, 8501 & 8715 SUNWOOD CIRCLE, LOUISVILLE, KY 40219

SHEET TITLE: LOCATION MAP
DATE: 05/09/16
SCALE: 1"=100'
DRAWING NO: 1

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