

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and applicable codes.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request was approved by MSD by letter dated 10/12/2021.
- A portion of the site is within the 100 Year Flood plain per FIRM Map No. 2111C0093E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) will be required prior to MSD approval.
- Increased run-off volume X 1.5 will be compensated below the floodplain in lieu of on-site detention.
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- MSD Floodplain Permit is required prior to construction of floodplain in lieu of on-site detention.
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- Lowest finished floor and machinery to be determined prior to MSD construction plan approval.
- Army Corp of Engineers and Kentucky Division of Water approval required prior to FEMA Flood Elevation.
- FEMA Flood Elevation varies between 468 and 461 along Mud Creek. Local Flood Elevation is 467.5.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- Proposed sanitary sewer alignment shall be evaluated at the construction plan phase. Jointless pipe or a revised alignment out of the floodplain compensation area may be required.

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- Light-duty fencing shall be erected prior to any construction or grading 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 be permitted within the fence area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring areas.
- The consolidation of parcels by deed or plat shall be recorded prior to construction plan approval.
- Property boundary from deeds, topographic information from infrastructures, all other information from GIS, aerial photography and does not constitute a survey.
- Right-of-way dedication required prior to construction plan approval by Metro.
- Public Works Minor Lane Improvements to extend the center line shall be coordinated with the property owner of 8203, 8205, 8207, 8209 & 8211 Minor Lane.

PROPOSED FLOODPLAIN & RUNOFF COMPENSATION AREA CALCULATIONS

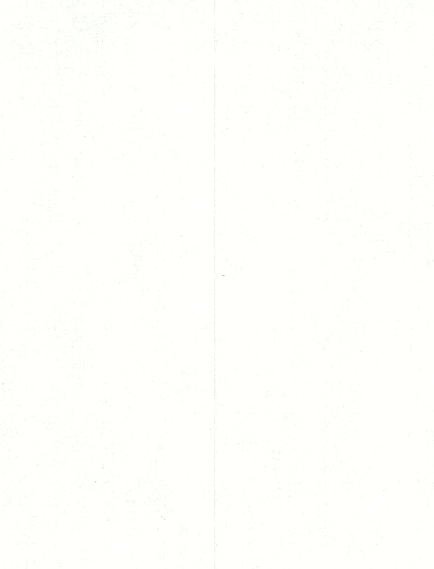
Y = 4.694/72
 A = 0.75-0.30=0.45
 A = 100.8 ACRES
 R = 2.9 INCHES
 X = (0.45)(2.9)(100.8)/72 = 10.96 AC.-FT.
 REQUIRED X = 477,418 CU.FT.
 PROVIDED FLOODPLAIN AND RUNOFF COMPENSATION AREA = 650,000 SQ.FT.
 TOTAL = 650,000 SQ.FT. @ APPROX. 1 FT. DEPTH
 = 650,000 CU.FT. > 477,418 CU.FT.

PROJECT DATA

TOTAL SITE AREA	= 100.84 AC. (4,385,289 SF)
TOTAL NET SITE AREA	= 100.54 AC. (4,377,077 SF)
EXISTING ZONING	= C-2/OR-R-4
PROPOSED ZONING	= C-2/OR-R-4
FORM USE	= RESIDENTIAL
PROPOSED USE	= OFFICE/WAREHOUSE
F.A.R. (1,305,000 / 4,377,077)	= 0.30 (5.0 MAX. ALLOWED)
MAX. BUILDING HEIGHT	= 1 STORY (50' MAX. ALLOWED)
TOTAL BUILDING AREA	= 60,000 SF
TOTAL OFFICE AREA	= 1,255,000 SF
TOTAL WAREHOUSE AREA	= 1,305,000 SF
OUTDOOR AMENITY AREA REQUIRED (10% OF OFFICE AREA)	= 6,000 SF
OUTDOOR AMENITY AREA PROVIDED	= 6,000 SF
PARKING REQUIRED	MIN. MAX.
60,000 SF / 150 SF MIN.	= 171 SP 300 SP
60,000 SF / 200 SF MAX.	= 667 SP 1,000 SP
WAREHOUSE	= 838 SP 1,300 SP
1 SP / 1.5 EMPLOYEES (1,000 EMPLOYEES)	= 1,500 SP
TOTAL PARKING REQUIRED	= 1,885,997 SF (62% INCREASE)
TOTAL PARKING PROVIDED	= 1,929 SPACES
BIKE PARKING REQ'D & PROVID	= 158 BIKES (SPS INCLUDED)
LOADING/MANUEVERING AREAS	= 403,302 SF (DOES INCLUDE LOADING AREAS)
VEHICULAR USABLE AREA REQUIRED (7.5%)	= 555,860 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 56,215 SF
EXISTING IMPERVIOUS	= 269,107 SF
PROPOSED IMPERVIOUS	= 1,885,997 SF (62% INCREASE)
TREE CANOPY CALCULATIONS	
NET SITE AREA	= 4,377,077 SF (NET SITE AREA)
EXISTING TREE CANOPY AREA	= 3,266,920 SF (74%)
EXISTING TREE CANOPY TO BE PRESERVED	= 482,255 SF (11%)
TOTAL TREE CANOPY AREA REQUIRED	= 1,313,123 SF (30%)
NEW TREE CANOPY TO BE PROVIDED	= 830,868 SF (19%)
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FLOODPLAIN COMPENSATION REQUIRED

REQUIRED APPROXIMATE 2,650,000 SF @ 1' DEPTH
 = 2,650,000 CU.FT. @ 1' DEPTH
 PROVIDED = 650,000 @ 6 FT. AVG. DEPTH
 = 3,900,000 CU.FT. > 2,650,000 CU.FT.



REVISIONS

NO.	DATE	DESCRIPTION	BY
1.	1.09.20	REVISED PER AGENCY COMMENTS	AFR
2.	11.23.20	REVISED PER AGENCY COMMENTS	AFR
3.	2/1/21	REVISED LAYOUT	JH
4.	2/08/21	15' VIA LBA	BB

PROJECT DATA

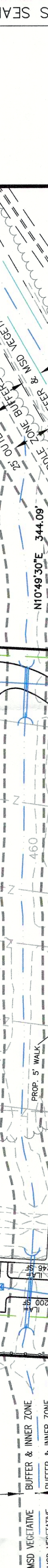
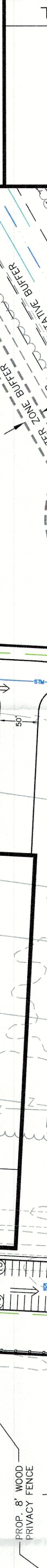
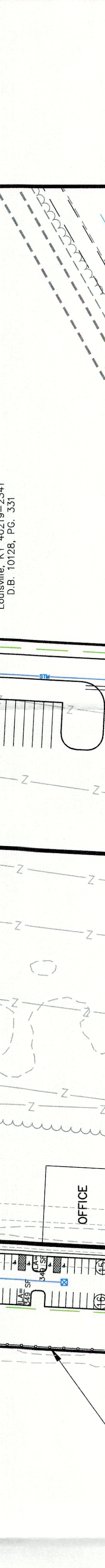
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PROPERTY OWNERS & SITE ADDRESSES

REPORT LOGISTICS, LLC INDIANAPOLIS, IN 8119 MINOR LANE LOUISVILLE, KY 40219 D.B. 10969, PG. 228	WOODLAND, LLC 10401 N. MERIDIAN STREET INDIANAPOLIS, IN 46260-1000	SMITHSON PROPERTIES LLC 2708 WATER LOOP LOUISVILLE, KY 40218-5044	MINOR LANE LOUISVILLE, KY 40219 D.B. 8272, PG. 317
8119 MINOR LANE LOUISVILLE, KY 40219 D.B. 8272, PG. 317	8111 MINOR LANE LOUISVILLE, KY 40219 D.B. 11278, PG. 004	8105 MINOR LANE LOUISVILLE, KY 40219 D.B. 8272, PG. 317	MINOR LANE LOUISVILLE, KY 40219 D.B. 8272, PG. 317
8001 MINOR LANE LOUISVILLE, KY 40219 D.B. 8272, PG. 317	8117 MINOR LANE LOUISVILLE, KY 40219 D.B. 11278, PG. 004	MINOR LANE LOUISVILLE, KY 40219 D.B. 8272, PG. 317	MINOR LANE LOUISVILLE, KY 40219 D.B. 8272, PG. 317

RECEIVED
 FEB 09 2021
 PLANNING & DESIGN SERVICES

WOODLAND WAREHOUSES
 DEVELOPER
 BARRINGTON INVESTMENT COMPANY, LLC
 10401 NORTH MERIDIAN STREET
 SUITE 201
 INDIANAPOLIS, INDIANA 46290

LAND DESIGN & DEVELOPMENT, INC.
 125 WESTERS AVENUE SUITE 100
 LEXINGTON, KY 40502-2214
 PHONE: 502.251.8274
 FAX: 502.251.8274
 WWW.LDD&D.COM

PROJECT DATA
 FILE NAME: 2019-1000P.dwg
 DATE: 10/19/2020
 SCALE: AS SHOWN
 DRAWN BY: JH/BB
 CHECKED BY: KY

PROFESSIONAL'S SEAL

REVISIONS

NO.	DATE	DESCRIPTION	BY
1.	1.09.20	REVISED PER AGENCY COMMENTS	AFR
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OF 1 SHEET 1
 2019

CASE # 20-ZONE-0102
 RELATED CASES: 20-ZONEPA-0051
 09-064-86,
 10-016-86,
 WM #12165

COUNCIL DISTRICT - 13
 FIRE PROTECTION DISTRICT - OKOLONA
 MUNICIPALITY - LOUISVILLE

20-ZONE-0102