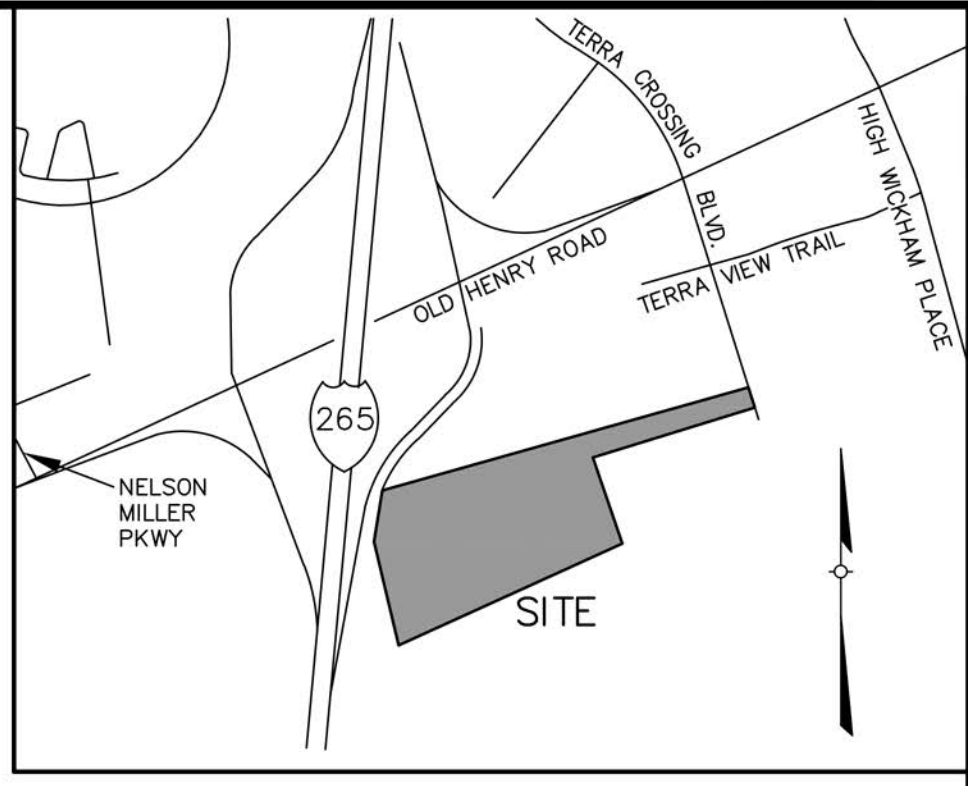


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AMENITY AREA #1 DETAIL NOT TO SCALE
 AMENITY AREA #2 DETAIL NOT TO SCALE



PROJECT DATA

TOTAL SITE AREA	= 24.1± Ac. (1,052,088 SF)
TRACT 1 AREA	= 8.0± Ac. (349,989 SF)
TRACT 2 AREA	= 16.1± Ac. (702,099 SF)
EXISTING ZONING	= M-3
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= QUARRY
PROPOSED USE	= OFFICE/WAREHOUSE
BUILDING HEIGHT	= 45 FT (60 FT. MAX. ALLOWED)
BUILDING AREA	
TRACT 1	
OFFICE	= 6,000 SF
WAREHOUSE	= 98,800 SF
TRACT 2	
OFFICE	= 6,500 SF
WAREHOUSE	= 126,000 SF
TOTAL BUILDING AREA	= 237,300 SF
F.A.R. (237,300/1,052,088)	= 0.23 (4.0 MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
OFFICE	
12,500 SF/400 SF MIN.	= 32 SP
12,500 SF/150 SF MAX.	= 84 SP
WAREHOUSE (INDUSTRIAL)	
224,800 SF/10,000 MIN.	= 23 SP
224,800 SF/500 MAX.	= 450 SP
TOTAL PARKING REQUIRED	= 55 SP 534 SP
TOTAL PARKING PROVIDED	= 261 SPACES (8 HC SP INCLUDED)
BIKE PARKING REQ'D & PROV'D	= 2 LONG-TERM SPACES INSIDE BUILDING
VEHICULAR USE AREA	
EMPLOYEE/CUSTOMER PARKING	= 83,300 SF
LOADING/UNLOADING	= 516,342 SF
TOTAL	= 599,642 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5% OF VJA)	= 44,973 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 46,069 SF
EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 838,482 SF

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - There shall be no commercial signs in the right-of-way.
 - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
 - Construction 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 remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
 - Off-street loading and refuse collection areas shall be located and screened so as not to be visible from adjacent public streets and residential uses. Screening may be accomplished through use of a fence with landscaping that at maturity will equal the height of the fence, or a wall constructed of the same building material as the principal structure.
 - All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
 - Dumpsters shall be located inside buildings.
 - Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.

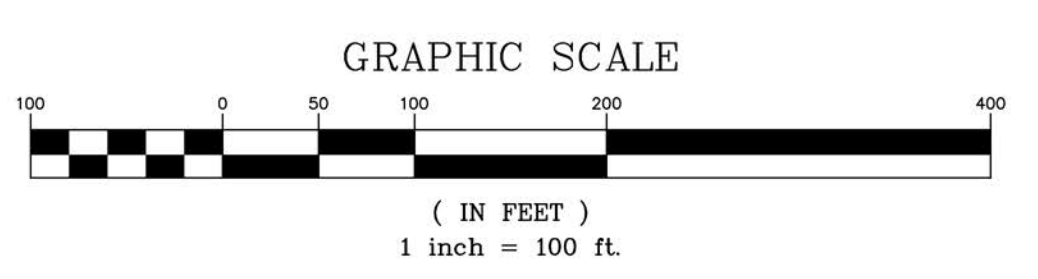
- MSD NOTES:**
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
 - Sanitary sewer service will be provided by Private Force Main and Property Service Connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0034 & 0033 E dated December 5, 2006.
 - Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
 - If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
 - Storm water detention is being provided off-site.
 - 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.
 - 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 Mgmt. Practices.
 - If site has thru drainage, an easement plat will be required prior to MSD granting construction plan approval.

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.85 - 0.23 = 0.62$
 $R = 24$ ACRES
 $X = 2.6$ INCHES
 $X = (0.62)(24)(2.6)/12 = 3.224$ AC.-FT.
 REQUIRED X = 140,437 CU.FT.
 PROVIDED BASIN = 160,000 SQ.FT.
 TOTAL = 115,700 SQ.FT. @ APPROX. # 10 FT. DEPTH
 = 1,157,000 CU.FT. > 140,437 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 1,052,096 SF
EXISTING TREE CANOPY	= 0 SF
TOTAL TREE CANOPY AREA REQUIRED	= 30% (315,629 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 30% (315,629 SF)



LEGEND

• = BOLLARD	⊙ = WATER MANHOLE
⊕ = SIGN	⊗ = WATER VALVE
⊕⊕ = DOUBLE SIDED SIGN	⊙M = WATER METER
⊕ = UTILITY POLE	⊕ = FIRE HYDRANT
⊕ = GUY ANCHOR	⊕ = GAS VALVE
⊕ = LIGHT POLE	⊕ = TELECOMM. MANHOLE
⊕ = BOLLARD WITH LIGHT	⊕ = ELECTRIC MANHOLE
⊕ = GROUND LIGHT	⊕ = MISCELLANEOUS MANHOLE
⊕ = CLEAN-OUT	⊕ = OVERHEAD UTILITY LINES
⊕ = CATCH BASIN	⊕ = PROPOSED STORM SEWER, CATCH BASIN
⊕ = STORM DRAINAGE MANHOLE	⊕ = PROPOSED SEWER AND MANHOLE
	⊕ = PROPOSED DRAINAGE SWALE

TYPICAL PARKING SPACE LAYOUT
 NO SCALE
 24' MINIMUM WIDTH OF AISLEWAY

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

265 LOGISTICS PARK
TERRA VIEW TRAIL
 OWNER/DEVELOPER
KENWOOD HOLDING LLC
 700 COLONEL ANDERSON PARKWAY
 LOUISVILLE, KY 40222

LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
 605 WINDSOR DRIVE, SUITE 100, LOUISVILLE, KY 40228
 TEL: 502.426.9778 FAX: 502.426.9774
 WEB SITE: WWW.LD&D.COM

REVISIONS

NO.	DATE	DESCRIPTION	BY	DT
1	12/16/21	PER AGENCY COMMENTS	TF	

PROJECT DATA

FILE NAME: 18157-RDDP
 DATE: 11/19/21
 SCALE: AS SHOWN
 CHECKED BY: DT
 DRAWN BY: JH

PROJECT DATA

NO. 1
 DATE 12/16/21
 DESCRIPTION PER AGENCY COMMENTS
 BY TF
 DT

ENGINEER'S SEAL

SURVEYOR'S SEAL

JOB NO. 18157

SHEET 1 OF 1

CASE #20-DDDP-0073
 RELATED CASES: 09-062-82
 WM# 12112

COUNCIL DISTRICT - 19
 FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN
 MUNICIPALITY - LOUISVILLE