

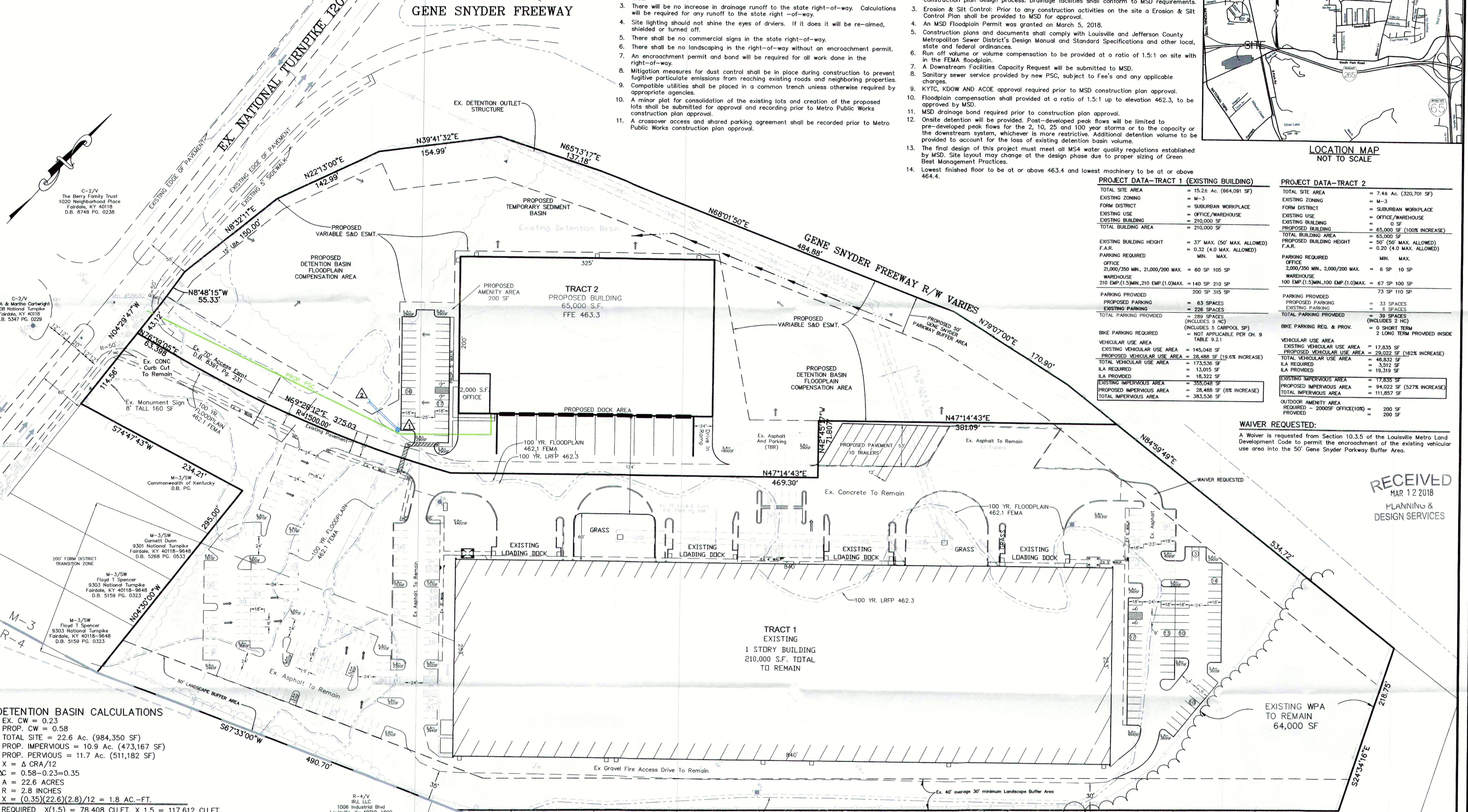
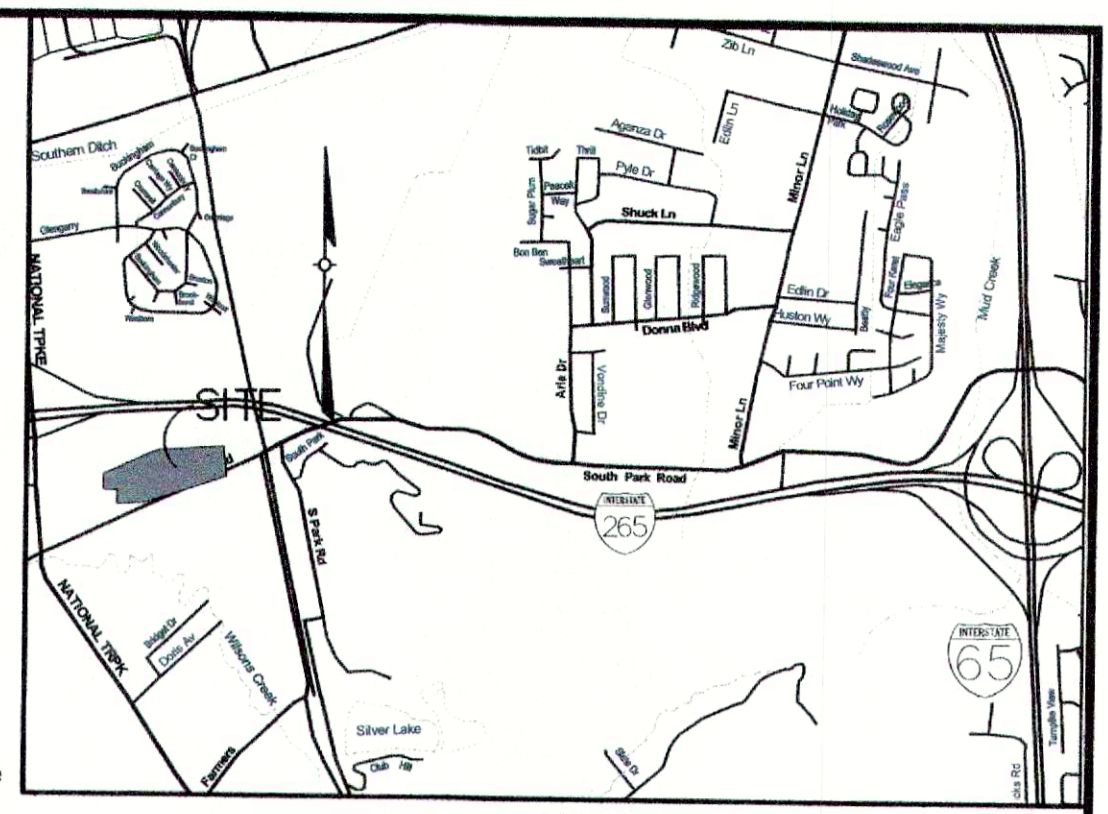
DOCKET#14516
 GRANTED AMENDMENT TO A BINDING ELEMENT APPROVED 8-25-2010
 BINDING ELEMENT 18, DOCKET #9-89-97 AMENDED TO NOT PROVIDE
 THE FIVE FOOT TALL BERM AND TO INSTALL EVERGREEN TREES 30 FT
 ON CENTER RATHER THAN 15 FT ON CENTER ALONG THE SOUTH AND
 SOUTHEAST PROPERTY LINES.

GENERAL NOTES

- Parking areas and drive lanes to be a hard and durable surface.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- There will be no increase in drainage runoff to the state right-of-way. Calculations will be required for any runoff to the state right-of-way.
- Site lighting should not shine the eyes of drivers. If it does it will be re-aimed, shielded or turned off.
- There shall be no commercial signs in the state right-of-way.
- There shall be no landscaping in the right-of-way without an encroachment permit.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- 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.
- A minor plat for consolidation of the existing lots and creation of the proposed lots shall be submitted for approval and recording prior to Metro Public Works construction plan approval.
- A crossover access and shared parking agreement shall be recorded prior to Metro Public Works construction plan approval.

MSD NOTES:

- The site is within the 100 year flood plain per FIRM Map No. 21111C0109E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) 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.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- An MSD Floodplain Permit was granted on March 5, 2018.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal ordinances.
- Run off volume or volume compensation to be provided at a ratio of 1.5:1 on site with in the FEMA floodplain.
- A Downstream Facilities Capacity Request will be submitted to MSD.
- Sanitary sewer service provided by new PSC, subject to Fee's and any applicable charges.
- KYTC, KDOW AND ACOE approval required prior to MSD construction plan approval.
- Floodplain compensation shall provided at a ratio of 1.5:1 up to elevation 462.3, to be approved by MSD.
- MSD drainage bond required prior to construction plan approval.
- Onsite detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for the 2, 10, 25 and 100 year storms or to the capacity of the downstream system, whichever is more restrictive. Additional detention volume to be provided to account for the loss of existing detention basin volume.
- The final design of this project must meet all MSA water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
- Lowest finished floor to be at or above 463.4 and lowest machinery to be at or above 464.4.



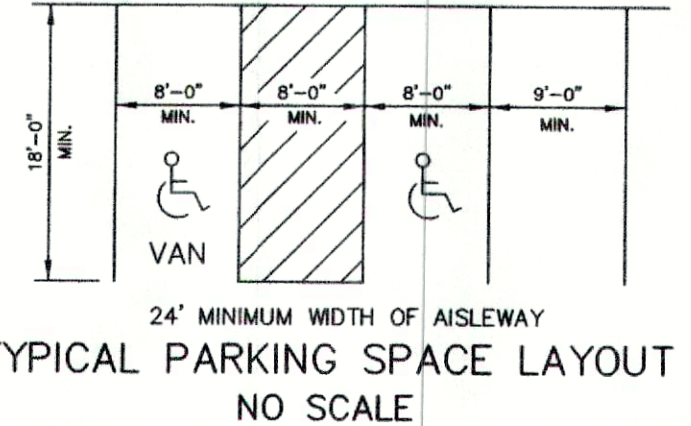
PROJECT DATA-TRACT 1 (EXISTING BUILDING)		PROJECT DATA-TRACT 2	
TOTAL SITE AREA	= 15.24 Ac. (664,091 SF)	TOTAL SITE AREA	= 7.44 Ac. (320,701 SF)
EXISTING ZONING	= M-3	EXISTING ZONING	= M-3
FORM DISTRICT	= SUBURBAN WORKPLACE	FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING BUILDING	= OFFICE/WAREHOUSE	EXISTING BUILDING	= OFFICE/WAREHOUSE
EXISTING BUILDING AREA	= 210,000 SF	PROPOSED BUILDING	= 65,000 SF (100% INCREASE)
TOTAL BUILDING AREA	= 210,000 SF	TOTAL BUILDING AREA	= 65,000 SF
EXISTING BUILDING HEIGHT	= 37' MAX. (50' MAX. ALLOWED)	PROPOSED BUILDING HEIGHT	= 50' (50' MAX. ALLOWED)
F.A.R.	= 0.32 (4.0 MAX. ALLOWED)	F.A.R.	= 0.20 (4.0 MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.	PARKING REQUIRED	MIN. MAX.
OFFICE	21,000/350 MIN., 21,000/200 MAX. = 60 SP 105 SP	WAREHOUSE	2,000/350 MIN., 2,000/200 MAX. = 6 SP 10 SP
WAREHOUSE	210 EMP.(1.5)MIN., 210 EMP.(1.0)MAX. = 140 SP 210 SP	OFFICE	100 EMP.(1.5)MIN., 100 EMP.(1.0)MAX. = 67 SP 100 SP
PARKING PROVIDED	200 SP 315 SP	PARKING PROVIDED	73 SP 110 SP
PROPOSED PARKING	= 63 SPACES	EXISTING PARKING	= 33 SPACES
EXISTING PARKING	= 226 SPACES	PROPOSED PARKING	= 8 SPACES
TOTAL PARKING PROVIDED	= 289 SPACES	TOTAL PARKING PROVIDED	= 39 SPACES
(INCLUDES 9 HC)		(INCLUDES 2 HC)	
(INCLUDES 3 CARPOOL SP)		(INCLUDES 2 HC)	
BIKE PARKING REQUIRED	= NOT APPLICABLE PER CH. 9 TABLE 9.2.1	BIKE PARKING REQ. & PROV.	= 0 SHORT TERM 2 LONG TERM PROVIDED INSIDE
VEHICULAR USE AREA	= 145,048 SF	VEHICULAR USE AREA	= 17,835 SF
EXISTING VEHICULAR USE AREA	= 145,048 SF	EXISTING VEHICULAR USE AREA	= 17,835 SF
PROPOSED VEHICULAR USE AREA	= 28,488 SF (19.6% INCREASE)	PROPOSED VEHICULAR USE AREA	= 29,222 SF (162% INCREASE)
TOTAL VEHICULAR USE AREA	= 173,536 SF	TOTAL VEHICULAR USE AREA	= 46,832 SF
I.A. REQUIRED	= 13,015 SF	I.A. REQUIRED	= 3,512 SF
I.A. PROVIDED	= 18,322 SF	I.A. PROVIDED	= 19,319 SF
EXISTING IMPERVIOUS AREA	= 355,048 SF	EXISTING IMPERVIOUS AREA	= 17,835 SF
PROPOSED IMPERVIOUS AREA	= 28,488 SF (8% INCREASE)	PROPOSED IMPERVIOUS AREA	= 94,022 SF (527% INCREASE)
TOTAL IMPERVIOUS AREA	= 383,536 SF	TOTAL IMPERVIOUS AREA	= 111,857 SF
		OUTDOOR AMENITY AREA	
		REQUIRED = 2000SF OFFICE(10%)	= 200 SF
		PROVIDED	= 200 SF

WAIVER REQUESTED:
 A Waiver is requested from Section 10.3.5 of the Louisville Metro Land Development Code to permit the encroachment of the existing vehicular use area into the 50' Gene Snyder Parkway Buffer Area.

RECEIVED
 MAR 12 2018
 PLANNING & DESIGN SERVICES

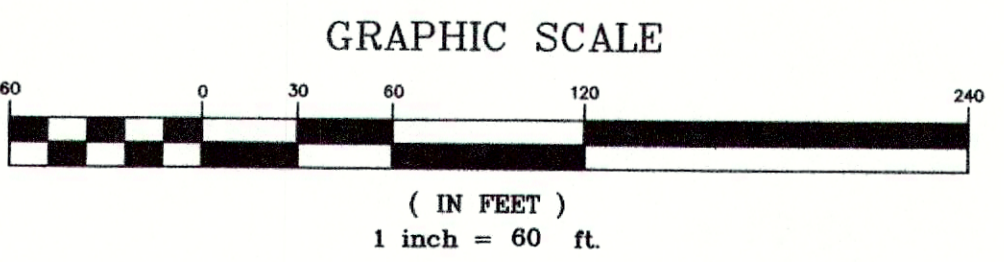
DETENTION BASIN CALCULATIONS
 EX. CW = 0.23
 PROP. CW = 0.58
 TOTAL SITE = 22.6 Ac. (984,350 SF)
 PROP. IMPERVIOUS = 10.9 Ac. (473,167 SF)
 PROP. PERVIOUS = 11.7 Ac. (511,182 SF)
 X = Δ CRA/12
 ΔC = 0.58 - 0.23 = 0.35
 A = 22.6 ACRES
 R = 2.8 INCHES
 X = (0.35)(22.6)(2.8)/12 = 1.8 AC.-FT.
 REQUIRED X(1.5) = 78,408 CU.FT. X 1.5 = 117,612 CU.FT.
 PROVIDED BASIN = 72,000 SQ.FT.
 TOTAL = 72,000 SQ.FT. @ APPROX. 1.7 FT. DEPTH = 122,400 CU.FT. > 117,612 CU.FT.

FLOODPLAIN COMPENSATION CALCULATIONS
 FILL IN THE FLOODPLAIN
 X 1.5 = 15,477 CY
 X 2.316 CY = 23,216 CY
 CUT IN THE FLOODPLAIN
 RUNOFF VOLUME AT 1.5:1 = 23,331 CY
 NET CUT = 4,280 CY
 NET CUT/FILL RATIO = 1.23:1
 (19,051 / 15,477)
 OFFSITE FLOODPLAIN PURCHASE = 0.27:1



MSD STANDARD EROSION CONTROLS

	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE



TREE CANOPY CALCULATIONS: CLASS 'C'
 THERE IS A 37% INCREASE IN IMPERVIOUS SURFACE AND 32% INCREASE IN BUILDING AREA.
 TOTAL SITE AREA = 984,792 S.F.
 EXISTING SITE TREE CANOPY COVERAGE = 0%-40%
 EXISTING TREE CANOPY TO BE PRESERVED = 12.8% (126,270 S.F.)
 TOTAL TREE CANOPY REQUIRED = 16% (157,567 S.F.)
 MIN. NEW TREE CANOPY TO BE PROVIDED = 3.2% (31,680 S.F.)
 TOTAL TREE CANOPY TO BE PROVIDED = 16% (157,950 S.F.)

SITE ADDRESS:
 9205 NATIONAL TURNPIKE
 LOUISVILLE, KY 40214
 TRACT 1&2
 TAX BLOCK 1051, LOT 734
 D.B. 9153, PG. 966

CASE: 17DEVPLAN1052
 RELATED CASES: 16DEVPLAN1036
 9-89-97
 # 14516
 W.M. # 5166

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA
 FILE NAME: 00076-RDDDP.dwg
 DATE: 3/12/18
 SCALE: AS SHOWN
 CHECKED BY: AER
 DRAWN BY: JH

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 FILE NAME: 00076-RDDDP.dwg
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LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SERVICES • LANDSCAPE ARCHITECTURE
 6060 DUTCHMANS LANE STE 100
 LOUISVILLE, KY 40205
 PHONE: (502) 444-9774
 FAX: (502) 444-9774

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
AIRSPACE III LLC
 OWNER/DEVELOPER
 AIRSPACE III LLC PRINCIPAL REAL ESTATE
 6060 DUTCHMANS LANE STE 100
 LOUISVILLE, KY 40205

JOB NO. 00076
 SHEET 1 OF 1

REVISIONS

PROJECT DATA

LD&D

AIRSPACE III LLC

JOB NO. 00076