

8501 Air Commerce Drive

CATEGORY 3 PLAN

Wednesday, March 17th, 2021

Development Review Committee

Case Number: 21-CAT3-0001

Case Manager: Molly Clark

Plan Prepared By: Mindel Scott



MINDEL SCOTT



Site-Aerial Context

Jefferson Zoning-General

- Commercial/Industrial
- Industrial Only
- Business/Office
- Residential
- Special



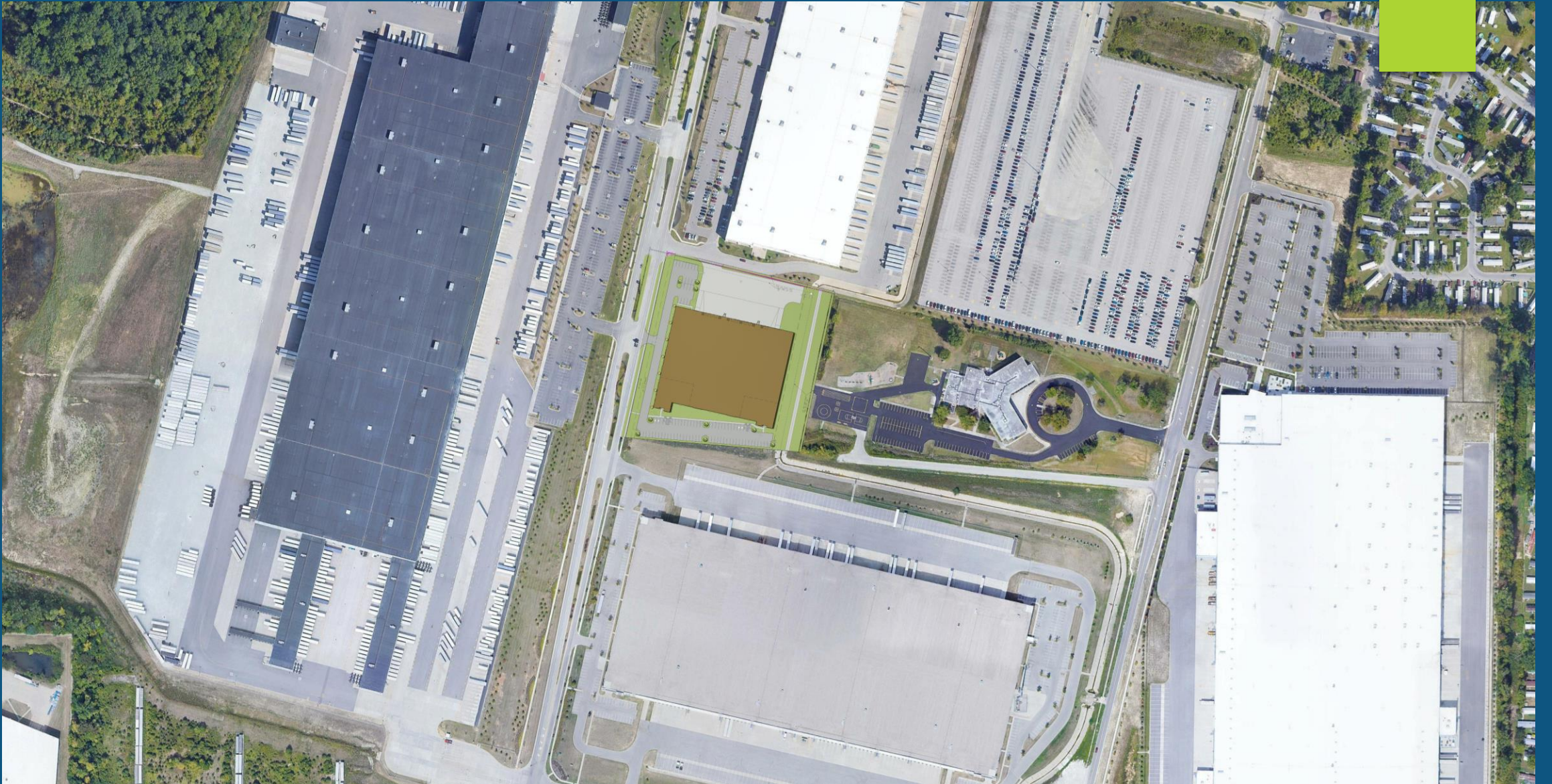
Existing Zoning



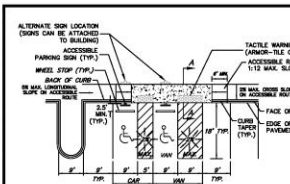
Site Aerial



Rendering



Rendering-Aerial



TYPICAL ACCESSIBLE PARKING SPACES
30 SCALE

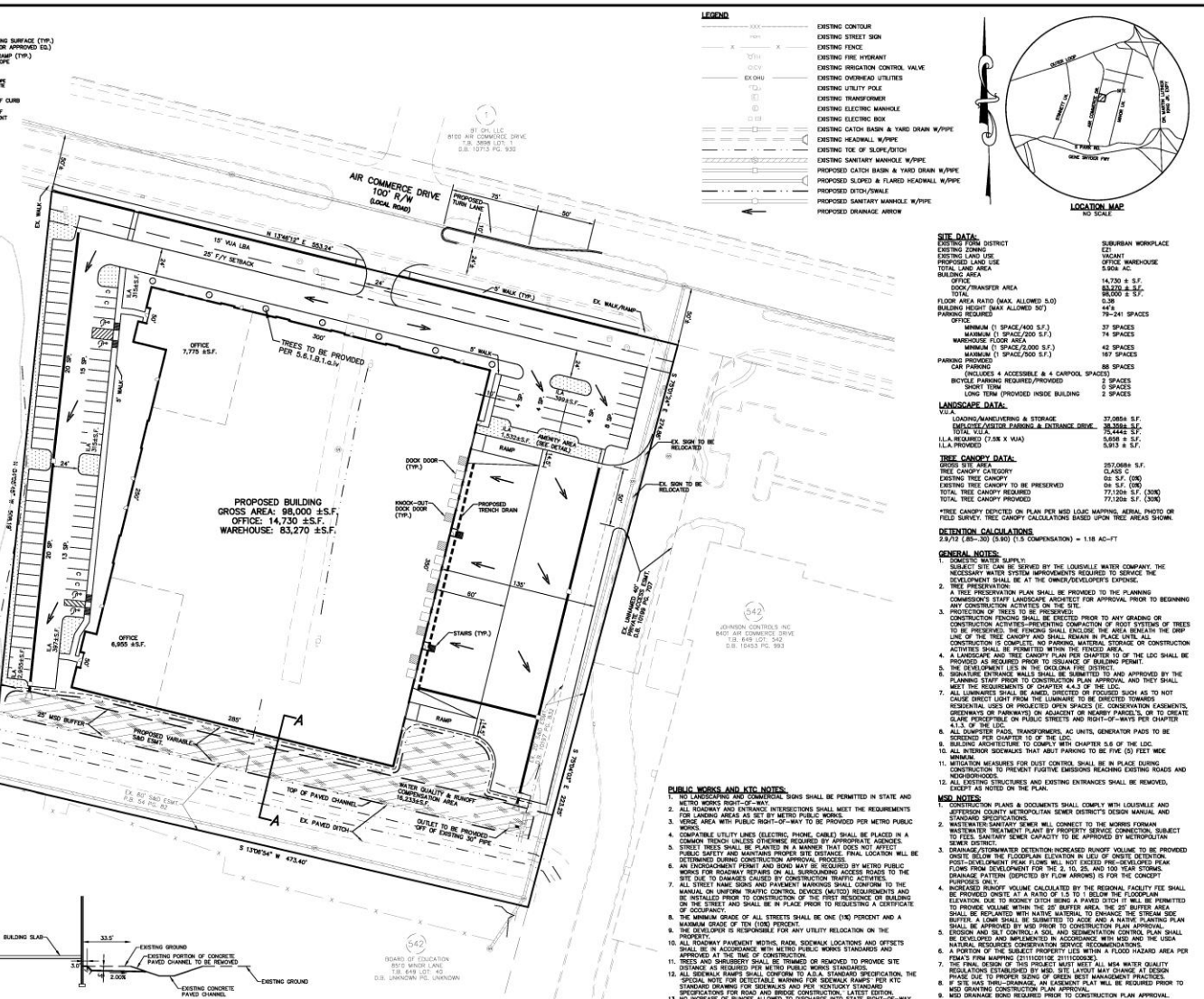


AMENITY AREA DETAIL
SCALE 1"=10'

BENCHMARKS
ELEVATIONS ARE BASED ON MAND 1988 DATUM & WERE DERIVED FROM LOCAL BENCHMARKS BY MEANS OF GPS METERS AND DIFFERENTIAL LEVELING.
SOURCE BENCHMARK 8123-02 NAVD 1988 ELEV. 459.81
FROM THE INTERSECTION OF INTERSTATE 85 AND OUTER LOOP
FOUR FEET LOOP WEST TO THE EAST FOR MINORS LANE
SOUTH ON THE RIGHT OR NORTH SIDE OF OUTER LOOP,
PROCEED 1/4 MILE TO THE INTERSECTION OF MINOR LANE
EAST AND THE OUTER LOOP, CROSS OUTER LOOP & PROCEED
1/4 MILE TO SHANDERS AVENUE, STATION IS ON THE LEFT
ON EAST SIDE OF MINORS LANE LOCATED 44' EAST OF THE
CENTERLINE OF MINORS LANE, 22' EAST OF TELEPHONE
MARKER AND 4' NORTH OF THE NORTH LINE EDGE OF
PAVEMENT.



CROSS SECTION A-A
NO SCALE



LEGEND

---	EXISTING CONTOUR
---	EXISTING STREET SIGN
---	EXISTING FENCE
---	EXISTING FIRE HYDRANT
---	EXISTING IRRIGATION CONTROL VALVE
---	EXISTING OVERHEAD UTILITIES
---	EXISTING UTILITY POLE
---	EXISTING TRANSFORMER
---	EXISTING ELECTRIC MANHOLE
---	EXISTING ELECTRIC BOX
---	EXISTING CATCH BASIN & YARD DRAIN W/PIPE
---	EXISTING HEADWALL W/PIPE
---	EXISTING TIE OF 30.0%/FOOT
---	EXISTING SANITARY MANHOLE W/PIPE
---	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
---	PROPOSED SLOPED & FLARED HEADWALL W/PIPE
---	PROPOSED STBY/WALL
---	PROPOSED SANITARY MANHOLE W/PIPE
---	PROPOSED DRAINAGE ARROW

SITE DATA:

EXISTING ZONING DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	VACANT
EXISTING LAND USE	OFFICE WAREHOUSE
EXISTING LOT USE	5.908 AC.
TOTAL LAND AREA	14,720 ± S.F.
OFFICE	83,270 ± S.F.
WAREHOUSE FLOOR AREA	86,000 ± S.F.
MINIMUM (1 SPACE/200 S.F.)	428
PARKING REQUIRED (MAX ALLOWED 50')	75-241 SPACES
OFFICE	37 SPACES
MINIMUM (1 SPACE/400 S.F.)	74 SPACES
WAREHOUSE FLOOR AREA	43 SPACES
MINIMUM (1 SPACE/200 S.F.)	187 SPACES
PARKING PROVIDED	18 SPACES
CAR PARKING	18 SPACES
ENCLOSURE ACCESSIBLE & 4 CARPOOL SPACES	2 SPACES
BIOSIDE PARKING REQUIRED/PROVIDED	2 SPACES
SHORT TERM PROVIDED INSIDE BUILDING	2 SPACES
LANDSCAPE DATA:	
V.L.A.	37,085 ± S.F.
LOADING/UNLOADING AND STORAGE	34,342 ± S.F.
TOTAL V.L.A.	5,858 ± S.F.
LLA REQUIRED (7.25 X VIA)	5,858 ± S.F.
LLA PROVIDED	5,858 ± S.F.

TREE CANOPY DATA:

EXISTING TREE CANOPY	287,089 ± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	59 ± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	77,120 ± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	77,120 ± S.F. (20%)

*TREE CANOPY DETECTED ON PLAN PER MID LOGIC MARKING AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE MEASUREMENTS.

DETENTION CALCULATIONS
2.3/72 (85-30) (5.90) (1.3 COMPENSATION) = 1.18 AC-FT

GENERAL NOTES:
1. ALL UTILITIES TO BE SUPPLIED BY THE LOUISIANA WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE PROJECT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
A. TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
B. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES BEGINNING ON THE SITE.
C. THE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES BEGINNING ON THE SITE.
4. LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
6. ALL LIGHTING SHALL BE AHEAD DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LIGHTS TO BE DIRECTED TOWARD NEIGHBORING LOTS OR UNOCCUPIED SPACES (E.G. CONSERVATION EASEMENTS, DESIGNATED OR FARMWAYS) OR INTO NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND NEIGHBORING PARCELS PER CHAPTER 4.1.1 OF THE LDC.
7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
8. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.8 OF THE LDC TO ALL INTERIOR SPACES THAT ADJUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING NEIGHBORING LOTS AND NEIGHBORHOODS.
10. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.

MEASUREMENTS:
1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISIANA AND FEDERAL COUNTY METRIC/IMPERIAL SEVEN DEGREE'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. METRIC/IMPERIAL SEVEN SHALL CONNECT TO THE METERS FORNAN WATER TREATMENT PLANT BY PROPERTY SERVICE CONNECTION, SUBJECT TO THE SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN WATER TREATMENT PLANT.
3. DRAINAGE/STORMWATER DETENTION-INCREASED RUNOFF VOLUME TO BE PROVIDED SHALL BE PROVIDED BY THE DEVELOPER/OWNER IN FULL ACCORDANCE WITH THE POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOW FROM DEVELOPMENT FOR THE 10, 25, AND 100 YEAR STORM DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY.
4. INCREASED RUNOFF VOLUME CALCULATED BY THE REGIONAL FACILITY FEES SHALL BE PROVIDED ONCE AS A BASIS OF 1.0 TO 1.1 BELOW THE FLOODPLAIN. A BUFFER A LOAM SHALL BE SUBMITTED TO AGRICULTURE AND NATIVE PLANTING PLAN SHALL BE APPROVED BY THE METROPOLITAN WATER TREATMENT PLANT.
5. EROSION AND SILT CONTROL A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE PROVIDED AND IMPLEMENTED IN ACCORDANCE WITH THE LDC AND THE USA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
6. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL USA WATER QUALITY REGULATIONS FOR THE PROTECTION OF THE METROPOLITAN WATER TREATMENT PLANT PHASE TWO TO PROPER SIZES OF GREEN BEST MANAGEMENT PRACTICES.
7. PARTS HAS TO BE CHANGED, AN ASSESSMENT PLAN THAT BE REQUIRED PRIOR TO MID GRADING CONSTRUCTION PLAN APPROVAL.
8. MID GRADING CONSTRUCTION PLAN APPROVAL.

SITE DISTURBANCE/IMPACTS AREA:
TOTAL SITE DISTURBANCE 22,044 AC.
EXISTING IMPACTS AREA 18,074 S.F.
IMPACTS REMOVED AREA 18,074 S.F.
NET IMPACTS AREA 18,074 S.F.

PUBLIC WORKS AND KIC NOTES:
1. THE LANDSCAPE AND CONSTRUCTION SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. ALL SIGNAGE AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDSCAPE AREAS AS SET BY METRO PUBLIC WORKS.
3. VEHICLE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED FOR METRO PUBLIC WORKS.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATIONS WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
6. AN ENCROACHMENT PERMIT AND SIGNAGE AS REQUIRED BY METRO PUBLIC WORKS FOR SIGNAGE PERMITS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
7. ALL STREET MARK SIGNAGE AND PUBLIC WORKS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
8. THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MINIMUM GRADE OF TEN (10%) PERCENT.
9. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELLOCATION ON THE PROPERTY.
10. ALL EXISTING PAVEMENT WIDTH, BANK, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED BY THE METRO PUBLIC WORKS.
11. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE ACCESS AND TO BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS.
12. ALL EXISTING RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE STANDARD FOR ACCESSIBLE WALKWAYS FOR SIDEWALK RAMP PER A.D.A. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
13. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.

DEVELOPER: SUMMIT CONSTRUCTION, LLC
OWNER: ASBY PROPERTIES II, LLC
ADDRESS: 8500 AIR COMMERCE DRIVE, JEFFERSONVILLE, TN, 37130

ARCHITECT: MINDEL SCOTT ARCHITECTURE
ADDRESS: 801 N. LEXINGTON BLVD., SUITE 200, JEFFERSONVILLE, TN, 37130

DATE: 1/4/2021
JOB NUMBER: 3768

CASE #: 21-CAT3-0001
RELATED CASE #: 18DEVPLAN1204
MSD WM #: 11958

GRAPHIC SCALE: 1"=40'
0 10 20 40 80

VERTICAL SCALE: N/A
HORIZONTAL SCALE: 1"=40'

DATE: 1/4/2021
JOB NUMBER: 3768

SHEET: 1
OF 1



DEVELOPER: SUMMIT CONSTRUCTION, LLC
ADDRESS: 4632 OXFORD DRIVE, LOUISVILLE, KY 40209

OWNER: ASBY PROPERTIES II, LLC
ADDRESS: 8500 AIR COMMERCE DRIVE, JEFFERSONVILLE, TN, 37130

CATEGORY 3 PLAN: AIR COMMERCE DRIVE OFFICE WAREHOUSE
ADDRESS: 8500 AIR COMMERCE DRIVE, LOT 544, TAX BLOCK 6-6B, DEED BOOK 11295, PAGE 85

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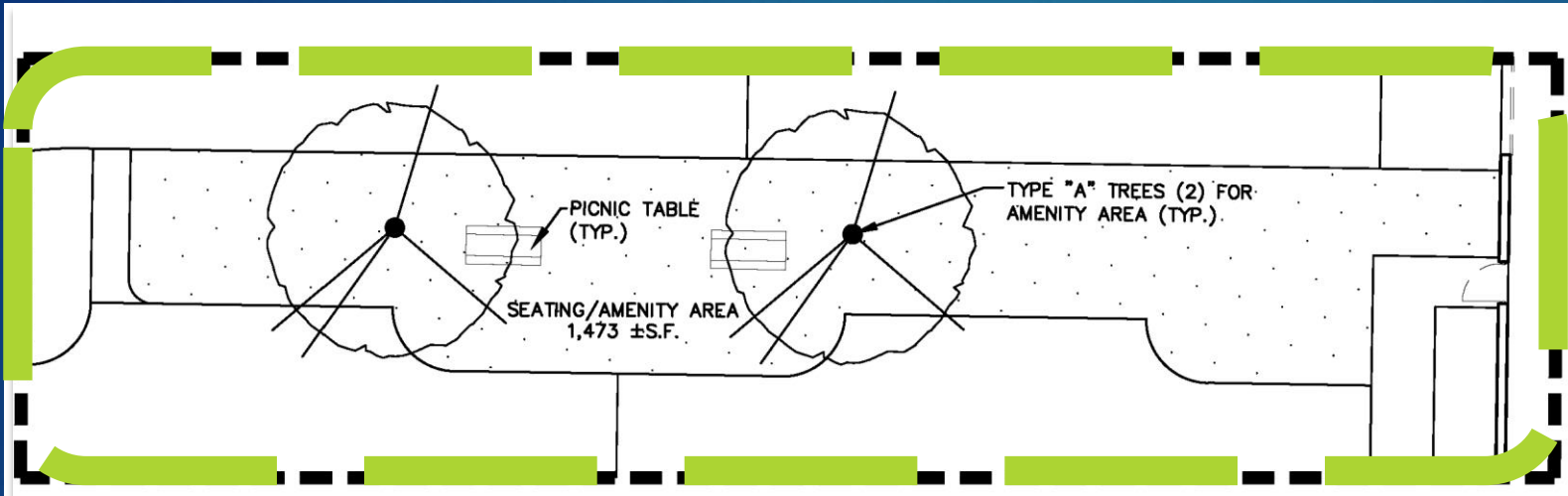
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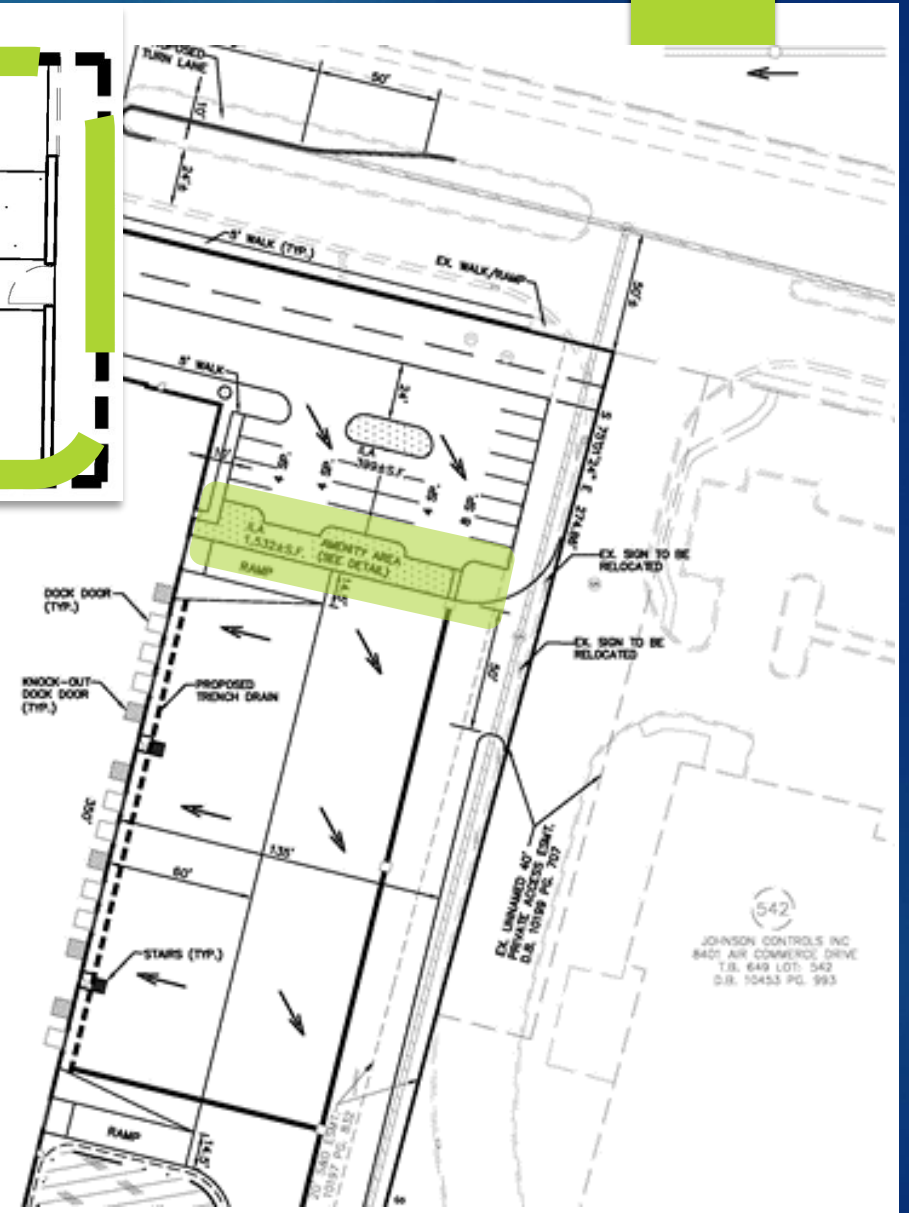
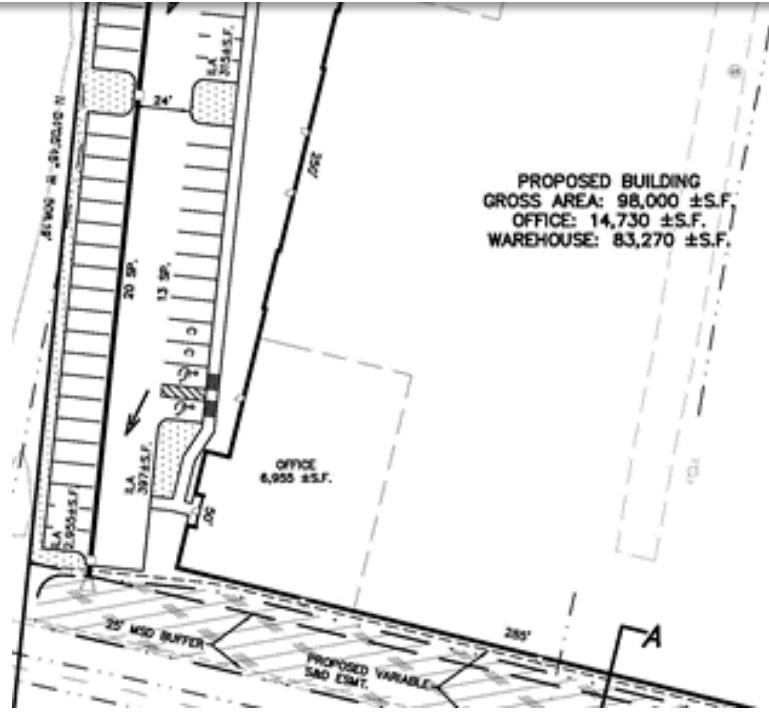
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SHEET: 1
OF 1



AMENITY AREA DETAIL

SCALE 1"=10'





Northwestern view of Export Dr | Minors Ln Elementary School



Image capture: May 2019 © 2021 Google United States Terms Report a problem

Southern view | Transglobal Dr & Air Commerce Dr



Northern view | Air Commerce Dr

8501 Air Commerce Drive

CATEGORY 3 PLAN

Wednesday, March 17th, 2021

Development Review Committee

Case Number: 21-CAT3-0001

Case Manager: Molly Clark

Plan Prepared By: Mindel Scott



MINDEL SCOTT