

- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 - 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.
 - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT. THE DEVELOPMENT LIES IN THE JEFFERSON-TOWN FIRE DISTRICT. ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND HIGHWAYS PER CHAPTER 4.1.3 OF THE LDC.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
 - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY PROFESSIONAL SERVICES INDUSTRIES, INC. ON 5/19/2020. POTENTIAL KARST TOPOGRAPHY WAS FOUND AND IS INDICATED ON THE PLAN. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
 - ALL LOADING AREAS SHALL COMPLY WITH THE REQUIREMENTS 9.1.12 OF THE LDC. PLANTS REQUIRED WHERE THE LANDSCAPE BUFFER AREA (LBA) IS OVERLAPPED BY THE 15' LAKE EASEMENT SHALL BE LOCATED ELSEWHERE IN THE LBA OUTSIDE OF THE EASEMENT.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYD'S FORD WASTEWATER TREATMENT PLANT BY PRIVATE LIFT STATION TO AN EXISTING SANITARY SEWER. SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN DISTRICT.
 - DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO DOWNSTREAM CAPACITY, WHICH IS MORE RESTRICTIVE DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. 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 AND 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.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211100 040).
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
 - RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
 - AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION. THE SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - THERE SHOULD 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 IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-ARMED, SHIELDED OR TURNED OFF.
 - METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.

CURVE TABLE

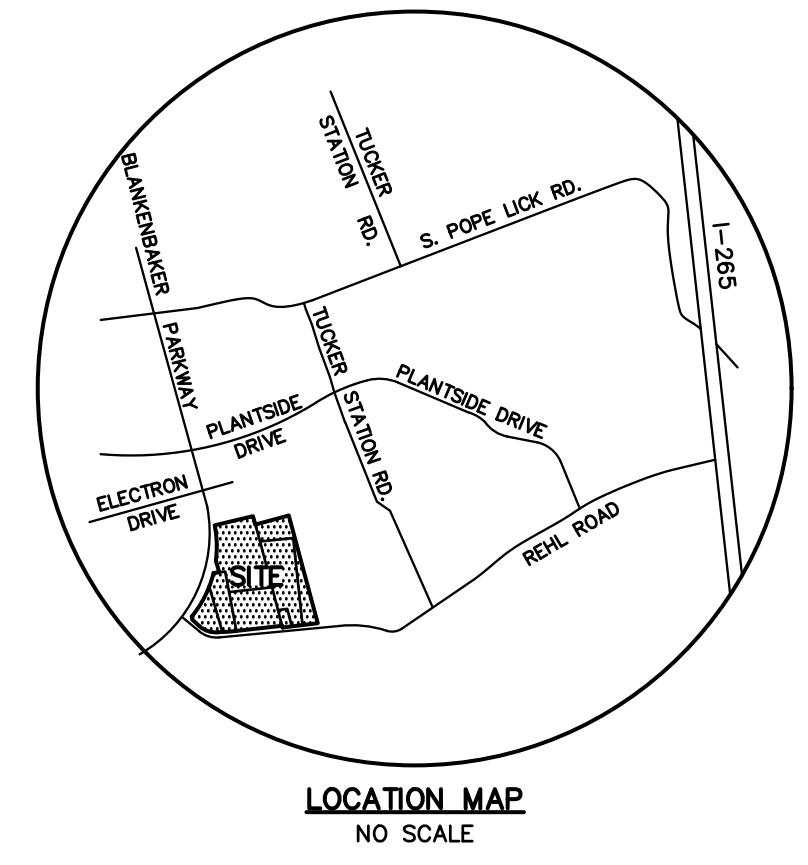
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	S 71°45'55" E	211.28	260.00
C2	N 30°13'07" E	376.65	1205.92
C3	N 17°21'38" E	158.43	1205.92
C4	N 00°39'10" W	335.35	1205.92

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 83°05'51" W	166.31
L2	S 83°05'51" W	117.32
L3	S 83°05'51" W	102.04
L4	N 14°40'26" W	19.21
L5	S 83°38'18" W	81.87
L6	S 87°07'23" W	70.57
L7	S 87°07'45" W	48.29
L8	N 06°42'16" W	34.45
L9	N 83°07'33" E	62.13
L10	N 83°30'26" E	65.00
L11	N 09°39'10" W	42.93
L12	N 11°37'11" W	7.86



- LEGEND**
- EXISTING CONTOUR
 - EXISTING TREE MASS
 - EXISTING FENCE
 - EXISTING RAILROAD TRACKS
 - LOT LINE TO BE CONSOLIDATED
 - FORM DISTRICT BOUNDARY
 - ZONING LINE
 - EXISTING WATER LINE W/SIZE
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING GAS METER/ANT
 - EXISTING GAS W/SIZE
 - EXISTING OVERHEAD UTILITIES
 - EXISTING ELECTRIC BOX
 - EXISTING ELECTRIC TRANSFORMER
 - EXISTING ELECTRIC TOWER
 - EXISTING LIGHT POLE
 - EXISTING SPLICE BOX
 - EXISTING SANITARY MANHOLE W/PIPE
 - EXISTING SANITARY FLOW ARROW
 - PROPOSED HANDICAP SPACE
 - PROPOSED WHEEL STOP
 - PROPOSED CARPOOL PARKING
 - PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
 - PROPOSED HEADWALL W/PIPE
 - PROPOSED DITCH/SWALE
 - FUTURE CATCH BASIN & YARD DRAIN W/PIPE
 - FUTURE HEADWALL W/PIPE
 - PROPOSED PRIVATE PUMP STATION
 - PROPOSED FORCEMAIN
 - PROPOSED 6" PROPERTY SERVICE CONNECTION
 - PROPOSED CLEANOUT
 - PROPOSED TREE CANOPY CREDIT AREA



OWNERS

- LARRY R. & SHAREN SORRELL**
12426 DOMINION WAY, LOUISVILLE, KY 40299
T.B. 0039 LOT 0166, D.B. 4288 PG. 21
- LARRY & SHAREN L. SORRELL**
14409 HARKAWAY AVE, LOUISVILLE, KY 40299
T.B. 0039 LOT 0081, D.B. 4530 PG. 551
- WILLIAM ANDREW & TINA COOMBS**
10713 TATTENHAM LN, LOUISVILLE, KY 40243
T.B. 0039 LOT 0217, D.B. 6675 PG. 663
- SHERRILL RAY & JOETTA E. SMITH**
1702 LANDMARK PL, LOUISVILLE, KY 40245
T.B. 0039 LOT 0528, D.B. 6618, PG. 277
- SHERRILL R. SMITH, BRENT SMITH & TERI M. MEDLEY**
1702 LANDMARK PL, LOUISVILLE, KY 40245
T.B. 0039 LOT 0529, D.B. 10297, PG. 167
- SHERRILL R. SMITH, JOETTA SMITH, BRENT SMITH & TERI M. MEDLEY**
1702 LANDMARK PL, LOUISVILLE, KY 40245
T.B. 0039 LOT 1045, D.B. 11299, PG. 650
- SHERRILL R. SMITH, JOETTA SMITH, BRENT SMITH & TERI M. MEDLEY**
1702 LANDMARK PL, LOUISVILLE, KY 40245
T.B. 0039 LOT 1043, D.B. 11299, PG. 650

SITE DATA:

- EXISTING FORM DISTRICT: SUBURBAN WORKPLACE
- EXISTING ZONING: R-1 & R-4
- PROPOSED ZONING: PEC
- EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED LAND USE: OFFICE/WAREHOUSE
- NET LAND AREA: 28.01± AC.
- OFFICE: 30,000± S.F.
- WAREHOUSE: 227,500± S.F.
- WAREHOUSE PHASE 2: 570,000± S.F.
- FLOOR AREA RATIO (MAX. ALLOWED 1.0): 0.47
- BUILDING HEIGHT (MAX. 50' AT SETBACK): 45'± HT.
- PARKING REQUIRED:
 - MINIMUM (1 SPACE/350 S.F.): 88 SPACES
 - MAXIMUM (1 SPACE/200 S.F.): 150 SPACES
 - 200 WAREHOUSE EMPLOYEES
 - MINIMUM (1 SPACE/7.5 EMPLOYEES): 133 SPACES
 - MAXIMUM (1 SPACE/1 EMPLOYEE): 200 SPACES
 - TOTAL REQUIRED: 219-350 SPACES
- PARKING PROVIDED: 335 SPACES (INCLUDES 8 ACCESSIBLE & 5 CARPOOL SPACES)
- BICYCLE PARKING REQUIRED/PROVIDED: 2 SPACES
- LONG TERM (PROVIDED IN BLDG): 2 SPACES

LANDSCAPE DATA:

- V.I.A. LOADING/MANEUVERING & STORAGE: 78,835± S.F.
- EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE: 114,436± S.F.
- TOTAL V.I.A.: 193,271± S.F.
- L.L.A. REQUIRED* (7.5X V.I.A.): 8,583± S.F.
- L.L.A. PROVIDED: 8,689± S.F.
- *L.L.A. LOADING/MANEUVERING & STORAGE AREAS
- ** 25% ADDITIONAL L.A. TREES WILL BE REQUIRED DUE TO EXCEEDING THE MINIMUM NUMBER OF PARKING SPACES

TREE CANOPY DATA:

- GROSS SITE AREA: 1,248,373± S.F.
- TREE CANOPY REQUIREMENT: 374,512± S.F. (30%)
- EXISTING TREE CANOPY TO BE PRESERVED: 66,036± S.F. (5.3%)
- ADDITIONAL TREE CANOPY REQUIRED: 308,476± S.F. (24.7%)
- *TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OF FIELD SURVEY. TREE CANOPY CALCULATIONS BASED ON UPRN TREE SHOW.

IMPERVIOUS AREA:

- EXISTING IMPERVIOUS AREA: 73,301± S.F.
- PROPOSED IMPERVIOUS AREA: 773,373± S.F.
- NET INCREASE IMPERVIOUS AREA: 700,072± S.F.

AMENITY AREA REQUIREMENTS:

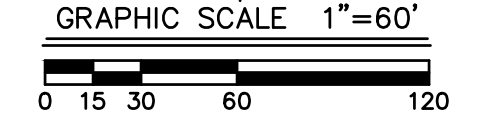
- MIN. SIZE (10X OFFICE SPACE): 3,000± S.F.
- SEAT (1 SEAT/200 L.F.): 15 SEATS

DETENTION CALCULATIONS

2.9/12 (0.85-0.23) (27.97) = 4.19 AC-FT (5' DEEP)

WAIVER REQUEST

A WAIVER OF 5.8.2.A.1.b.ii OF THE LDC IS REQUESTED TO OBTAIN THE VEHICULAR AND PEDESTRIAN CIRCULATION REQUIRED BETWEEN ABUTTING NON-RESIDENTIAL USES.



DEVELOPER
REPUBLIC NATIONAL DISTRIBUTING COMPANY, LLC
ONE NATION DRIVE, ATLANTA, GA 30336

OWNER
SHERRILL R. SMITH
1702 LANDMARK PLACE
LOUISVILLE, KY 40245

DETAILED DISTRICT DEVELOPMENT PLAN
REPUBLIC NATIONAL DISTRIBUTING COMPANY
11899 R. 11907, 12003, 12007 & 12009 REHL ROAD
LOUISVILLE, KY 40299

Vertical Scale: N/A
Horizontal Scale: 1"=60'
Date: 7/20/20
Job Number: 3550
Sheet: 1

CASE #20-ZONE-0067 & #20-ZONEPA-0052 MSD WM #12167

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