

LEGEND:

PSC	PROPERTY SERVICE CONNECTION
EX	EXISTING
L.B.A.	LANDSCAPE BUFFER AREA
R/W	RIGHT OF WAY
P/L	PROPERTY LINE
TBR	TO BE REMOVED
B.D.G.	BUILDING
100	EXISTING MAJOR CONTOUR
102	EXISTING MINOR CONTOUR
	EXISTING SIDEWALK
	EXISTING EOP & CURB
	EXISTING FENCE
	PR. RIGHT OF WAY
	EXISTING WATER
	EXISTING GAS
	PROPERTY LINES
	CONCEPT DRAINAGE ARROWS
PSC	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED SIDEWALK
SF	PR. SILT FENCE

EROSION CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

PRELIMINARY APPROVAL

Condition of Approval:

Tong Kelly 4/27/16
Development Review

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

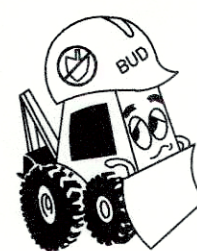
**PRELIMINARY APPROVAL
DEVELOPMENT PLAN****CONDITIONS:**

BY: *Amey Mallett*
DATE: *4-22-16*
LOUISVILLE / JEFFERSON COUNTY
METRO PUBLIC WORKS

UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detailed by	Chk'd by	Approved By
3	3/31/16	CLIENT CHANGES	JDC	-	-
2	3/18/16	AGENCY COMMENTS	JDC	-	-
1	2/25/16	AGENCY COMMENTS	JDC	-	-



The New Look for Digging Safely in Kentucky
Kentucky 811
Call 811 Before You Dig

BENCHMARK

TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.

DETENTION CALCULATIONS

$$X = \Delta C R A / 12$$

$$\Delta C = 0.95 - 0.30 = 0.65$$

$$A = 21,845 \text{ AC. (951,568 S.F.)}$$

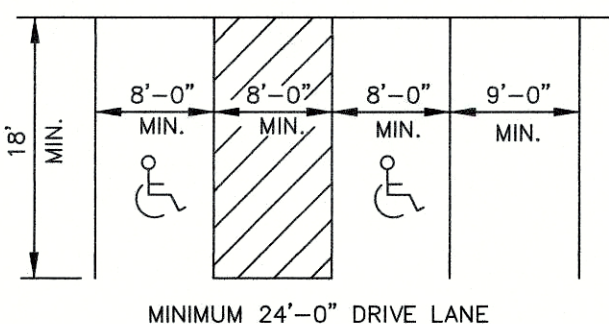
$$R = 2.8 \text{ INCHES}$$

$$X = (0.65)(951,568)(2.8) / 12 = 144,321 \text{ CUBIC-FEET}$$

$$\text{REQUIRED } X = 144,321 \text{ CU.FT.}$$

$$\text{BASIN AREA} = 43,560 \text{ S.F.}$$

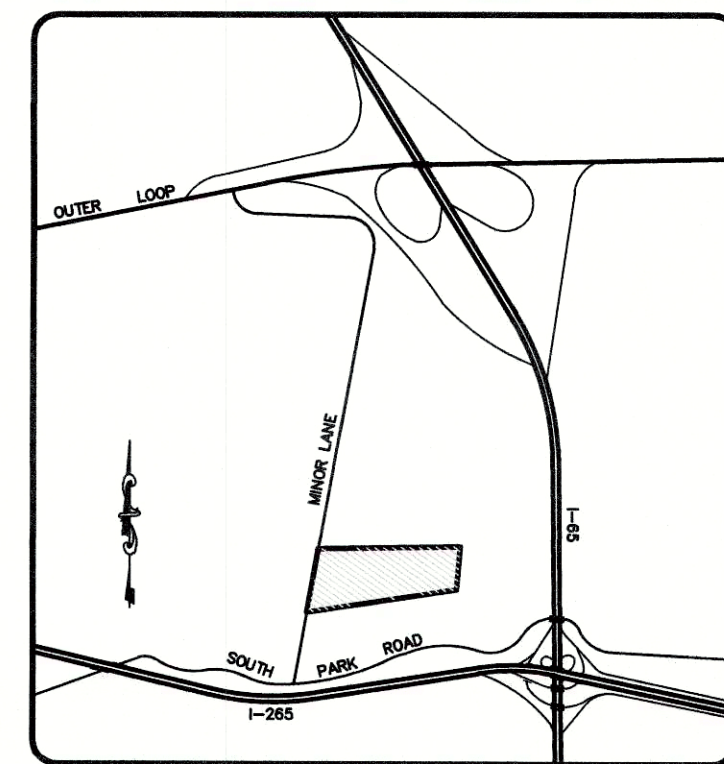
$$\text{TOTAL: } 43,560 \text{ S.F. @ APPROX. } 3.3 \text{ FT. DEPTH} = 144,321 \text{ CU.FT.}$$

TYPICAL PARKING SPACE LAYOUT

NOT TO SCALE

NOTES

- 1) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW L.E. SEWER LINE AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- 2) DOMESTIC WATER SUPPLY: SUBJECT SITE TO 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.
- 3) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (--->) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- 4) THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
- 5) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0110E REV. DECEMBER 5, 2006).
- 6) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ANY ADJUTING RESIDENTIAL AREAS.
- 7) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- 8) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 9) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- 10) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 11) 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.
- 12) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- 13) MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 14) RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT SHALL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL BY TRANSPORTATION PLANNING.
- 15) DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS, FINAL SURFACE OVERLAY, AND STRIPING ASSOCIATED WITH THE REQUIRED ROAD IMPROVEMENTS.
- 16) A PORTION OF THE SITE LIES IN THE LOCAL REGULATORY FLOODPLAIN. LOWEST FINISHED FLOOR OR MACHINERY SHALL BE AT OR ABOVE ELEV. 472.7.
- 17) REQUIRED FLOODPLAIN COMPENSATION SHALL BE ON-SITE AND AT A RATIO OF 1.5:1 UP TO ELEVATION 471.7.
- 18) DOWNSTREAM CAPACITY TO BE VERIFIED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 19) CONSTRUCTION PLANS WILL REQUIRE KDOI AND USACOE APPROVAL.
- 20) SITE IS SUBJECT TO REGIONAL FACILITY FEE + \$3 FOR RUN OFF VOLUME.
- 21) SANITARY DEPARTMENT APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

LOCATION MAP
NOT TO SCALE**OWNER**

JAM DEVELOPMENT II, LLC.
12550 LAKE STATION PLACE
LOUISVILLE, KY 40299

SITE DATA

9101 MINOR LANE
LOUISVILLE, KY 40219
D.B. 8313, PG. 338
TAX BLOCK 659, LOT 3, SUB-LOT 3

TOTAL SITE AREA ±21.845 ACRES
EX. FORM DISTRICT 133 SPACES
EX. ZONING SUBURBAN WORKPLACE
EX. LAND USE VACANT
PR. LAND USE OFFICE / WAREHOUSE
PR. BUILDING 324,400 SF

SETBACK DATA

MIN. FRONT YARD 25'
STREET SIDE YARD 25'
SIDE YARD NONE*
REAR YARD NONE*
MAX. BUILDING HEIGHT 45'
PR. BUILDING HEIGHT 45'
* NOTE: A 50' LANDSCAPE BUFFER AREA IS REQUIRED IF ADJACENT TO RESIDENTIAL

PARKING DATA

WAREHOUSE EMPLOYEES	PHASE I	PHASE II	TOTAL
MIN. PARKING REQUIRED (1SP/1.5 EMP.)	100 EMP.	200 EMP.	320 EMP.
MAX. PARKING ALLOWED (1SP/1 EMP.)	67 SPACES	213 SPACES	280 SPACES
OFFICE	2,000 S.F.	2,000 S.F.	2,000 S.F.
MIN. PARKING REQUIRED (1SP/3500S.F.)	6 SPACES	6 SPACES	6 SPACES
MAX. PARKING ALLOWED (1SP/200S.F.)	10 SPACES	10 SPACES	10 SPACES
TOTAL MIN. PARKING REQUIRED	73 SPACES	138 SPACES	212 SPACES
TOTAL MAX. PARKING ALLOWED	110 SPACES	210 SPACES	320 SPACES
PARKING PROVIDED	83 SPACES	187 SPACES	270 SPACES
PHASE I INCL. TOTAL OF 4 ADA SPACES & 5 CARPOOL SPACES			
PHASE II INCL. TOTAL OF 8 ADA SPACES & 5 CARPOOL SPACES			

BICYCLE SUMMARY

	PHASE I	PHASE II	TOTAL
SHORT TERM REQUIRED (NOT REQUIRED PER LDC)	NONE	NONE	NONE
LONG TERM REQUIRED (2 SPACES OR 1/50 EMPLOYEES)	2 SPACES	4 SPACES	6 SPACES
TOTAL LONG TERM PARKING PROVIDED	2 SPACES	4 SPACES	6 SPACES

TREE CANOPY CALCULATIONS

GROSS SITE AREA	951,568 S.F. (21.845 Ac.)
CANOPY COVERAGE CLASS	CLASS C
AREA OF SITE WITH EX. TREE CANOPY	100%
TREE CANOPY REQUIRED	249,163 S.F. (30%)
TREE CANOPY PRESERVED	NONE*
MAX. TREE CANOPY PLANTED	285,470 S.F.
TOTAL TREE CANOPY PROVIDED	285,470 S.F. (30%)

*NOTE: IF TREE CANOPY AREAS CAN BE DETERMINED TO REMAIN AT TIME OF CONSTRUCTION THEY MAY BE INCLUDED AS PART OF THE PROJECT AND WILL BE SHOWN ON THE LANDSCAPE PLAN AS TREE CANOPY PROTECTION AREAS (TCPA).

LANDSCAPE DATA

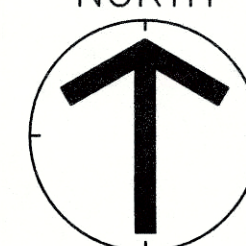
PROPOSED AUTO V.U.A. (PHASE I)	29,072 S.F.
PROPOSED AUTO V.U.A. (PHASE II)	64,031 S.F.
PROPOSED TRUCK V.U.A. (PHASE I)	155,759 S.F.
PROPOSED TRUCK V.U.A. (PHASE II)	34,574 S.F.
TOTAL V.U.A.	283,436 S.F.
V.U.A. AREA REQUIRING I.L.A. (AUTO PHASE I & II)	93,103 S.F.
I.L.A. REQUIRED (7.5%)	6,983 S.F.
I.L.A. PROVIDED	6,985 S.F.

OUTDOOR AMENITIES

TOTAL BUILDING AREA	324,400 S.F.
AREA REQUIRED (10% TOTAL BUILDING AREA)	32,440 S.F.
AREA PROVIDED (LANDSCAPING, WALKWAYS & SEATING AREAS)	35,992 S.F.

RECEIVED
APR 25 2016
PLANNING &
DESIGN SERVICES

NORTH



80 0 80 160
GRAPHIC SCALE

CASE# 16DEVPLAN1023 WM# 11351

REVISED DETAILED DISTRICT
DEVELOPMENT PLAN
FOR
OFFICE / WAREHOUSE
9101 MINOR LANE
LOUISVILLE, KY 40219

JOB NO: 15075 (08012)

HORIZ. SCALE: 1"=80'

VERT. SCALE: N/A

DESIGNED BY: SWH

DETAILED BY: WDT/JDC

CHECKED BY: SWH

DATE: FEBRUARY 8, 2016

SHEET

C05