

## GENERAL NOTES

- 1.) WASTEWATER, SANITARY SEWER IS AVAILABLE BY LATERAL EXTENSION, SUBJECT TO FEES. SANITARY SEWER PATTERN DEPICTED IS FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 2.) DRAINAGE / STORM WATER DETENTION: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. OFFSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25, & 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 3.) EROSION & 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. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- 4.) THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT. CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE OKOLONA FIRE DISTRICT. A STATEMENT ON THE ADEQUACY OF ACCESS TO THE PROPERTIES SHALL BE OBTAINED FROM THE FIRE DISTRICT.
- 5.) SIDEWALKS AND ROADWAY PAYMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- 6.) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 7.) INCREASED RUNOFF VOLUME COMPENSATION WILL BE PROVIDED IN THE EXISTING COMPENSATION AREA TO THE NORTH OF THE SITE ALONG SOUTHERN DITCH WITHIN THIS WATERSHED.
- 8.) ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
- 9.) ALL PARKING ISLANDS SHALL BE OUTLINED WITH CONCRETE MEDIAN CURB UNLESS NOTED OTHERWISE.
- 10.) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- 11.) A PORTION OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. FEMA MAP 2111100093 E & 211110010 E, DECEMBER 5, 2006.
- 12.) CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 13.) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 14.) ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
- 15.) ALL SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE LDC.
- 16.) 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 MANAGEMENT PRACTICES.
- 17.) KDOV AND ACOE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. (ACOE APPROVAL HAS ALREADY BEEN OBTAINED FOR THIS SITE UNDER PERMIT NUMBER 20060079.)
- 18.) ANY DEVIATIONS FROM THE GENERAL KY910 PERMIT, INCLUDING STREAM BUFFER REQUIREMENTS WILL REQUIRE KDOV APPROVAL.
- 19.) MINORS LANE WIDENING IMPROVEMENTS SUBJECT TO REVIEW, APPROVAL, ENCROACHMENT PERMIT, AND BONDING FROM METRO PUBLIC WORKS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 20.) FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5:1.
- 21.) ALL PROPOSED PARKING AREAS BELOW FLOODPLAIN TO HAVE SIGNS PER FLOODPLAIN ORDINANCE.

## EPSC 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 EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

## EPSC CONCEPT PLAN

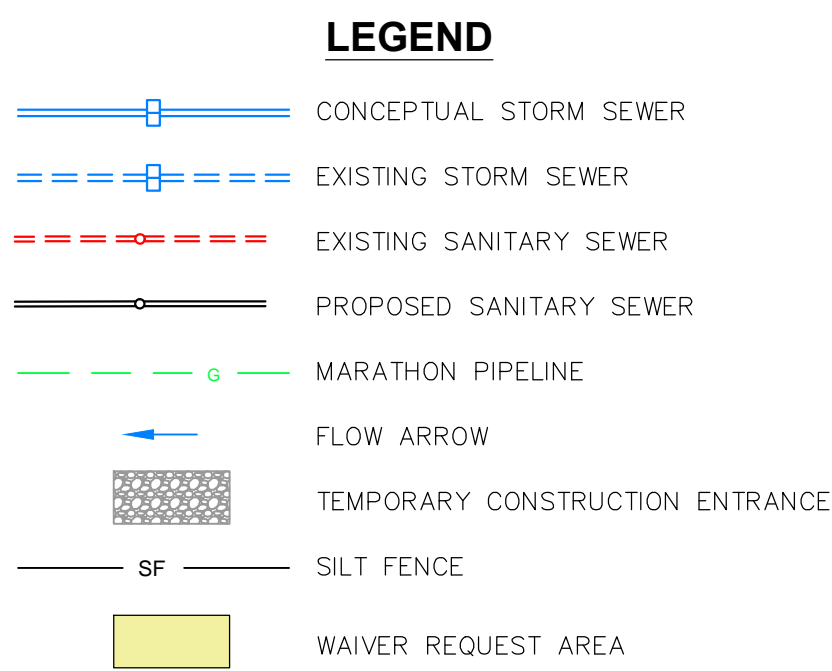
- INSTALL SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
- INSTALL TEMPORARY SEDIMENT BASIN.
- BEGIN SITEWORK GRADING AND STORM SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

## UTILITY NOTE

- 1.) ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER (B.U.D.) (TOLL FREE PHONE NO. 1-800-382-5544) 48 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 WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.
- 2.) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE AND STATUS OF ANY EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.



OFF-SITE CONSERVATION AREA  
NO SCALE



## ILA CALCULATIONS

PASSENGER VIA AREA	215,993 SF
ILA REQUIRED (7.5%)	16,199 SF (7.5%)
TREES REQUIRED	19,669 SF (9%)
LOADING VIA AREA	935,465 SF
(NO ILA REQUIRED PER LDC 10.2.12)	

## TREE CANOPY CALCULATIONS

AREA OF DEVELOPMENT	3,720,244 SF
EXISTING TREE CANOPY	1,679,522 SF (45%)
EXISTING TREE CANOPY TO BE PRESERVED	0 SF (0%)
ADDITIONAL TREE CANOPY REQUIRED	930,061 SF (25%)
TOTAL TREE CANOPY PROVIDED	930,069 SF (25%)
ON-SITE: 689-3" TYPE 'A' TREES @ 960 SF =	661,440 SF
OFF-SITE: CONSERVATION AREA =	268,368 SF

\* THE AREA OF FUTURE DEVELOPMENT HAS BEEN EXCLUDED FROM THESE CALCULATIONS. FUTURE DEVELOPMENT AREA TREE CANOPY WILL BE ADDRESSED WHEN THAT PORTION OF THE SITE IS DEVELOPED.

\*\* EXACT AMOUNT OF BORROWED TREE CANOPY MAY FLUCTUATE BETWEEN THE PRELIMINARY PLAN AND CONSTRUCTION PLANS. EXACT NUMBERS TO BE DETERMINED AT THE TIME OF LANDSCAPE PLAN APPROVAL.

## IMPERVIOUS AREA CALCULATIONS

EXISTING IMPERVIOUS AREA	598,378 SF
PROPOSED IMPERVIOUS AREA	2,054,538 SF
AMOUNT OF INCREASE	2,056,160 SF

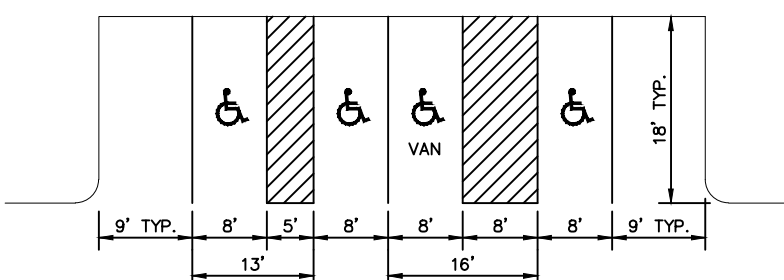
## VEHICLE PARKING SUMMARY

NUMBER OF EMPLOYEES (1ST & 2ND SHIFT)	620 EMPLOYEES
MILL-CALL AREA	6,000 SF
MIN. PARKING REQUIRED	433 SPACES
(1/1.5 EMPLOYEES ON 1ST & 2ND SHIFT=413)	
(1/300 SF MILL-CALL=204)	
MAX. PARKING ALLOWED	650 SPACES
(1/EMPLOYEE ON 1ST & 2ND SHIFT=620)	
(1/200 SF MILL-CALL=300)	
PARKING PROVIDED	646 SPACES
(INCLUDING 14 H.C. SPOTS & 5 CARPOOL SPOTS)	

- \* WILL CALL PARKING IS BASED ON THE HARDWARE/HOME IMPROVEMENT STORE CLASSIFICATION IN THE LAND DEVELOPMENT CODE.
- \*\* LONG TERM BIKE PARKING WILL BE LOCATED INSIDE THE BUILDING.

## LOADING SUMMARY

LOADING DOCKS REQUIRED	19 DOCKS
LOADING DOCKS PROVIDED	184 DOCKS
TRAILER PARKING SPACES	386 SPACES



TYPICAL PARKING SPACES  
NO SCALE

## SITE DATA

EXISTING ZONING:	EZ-1
FORM DISTRICT:	SUBURBAN WORKPLACE
EXISTING USE:	VACANT
PROPOSED USE:	WAREHOUSE
CROSS SITE AREA:	109.84 ACS
(AREA OF DEVELOPMENT: 85.41 ACS)	
BUILDING FOOTPRINT:	1,462,589 SF
BUILDING AREA:	1,497,409 SF
BUILDING HEIGHT:	50' MAX.
FAR:	0.31

## WAIVER REQUESTS

1. WAIVER OF LDC 5.12.2 TO PROVIDE 20,295 SF OF AMENITY AREA WHICH IS EQUAL TO 10% OF THE OFFICE SQUARE FOOTAGE AND 1% OF THE WAREHOUSE SQUARE FOOTAGE.
2. WAIVER OF LDC 5.5.4.1 TO ELIMINATE THE 6' BERM REQUIREMENT FOR THE PROPERTY PERIMETER LANDSCAPE BUFFER ADJACENT TO THE MOBILE HOME PARK.

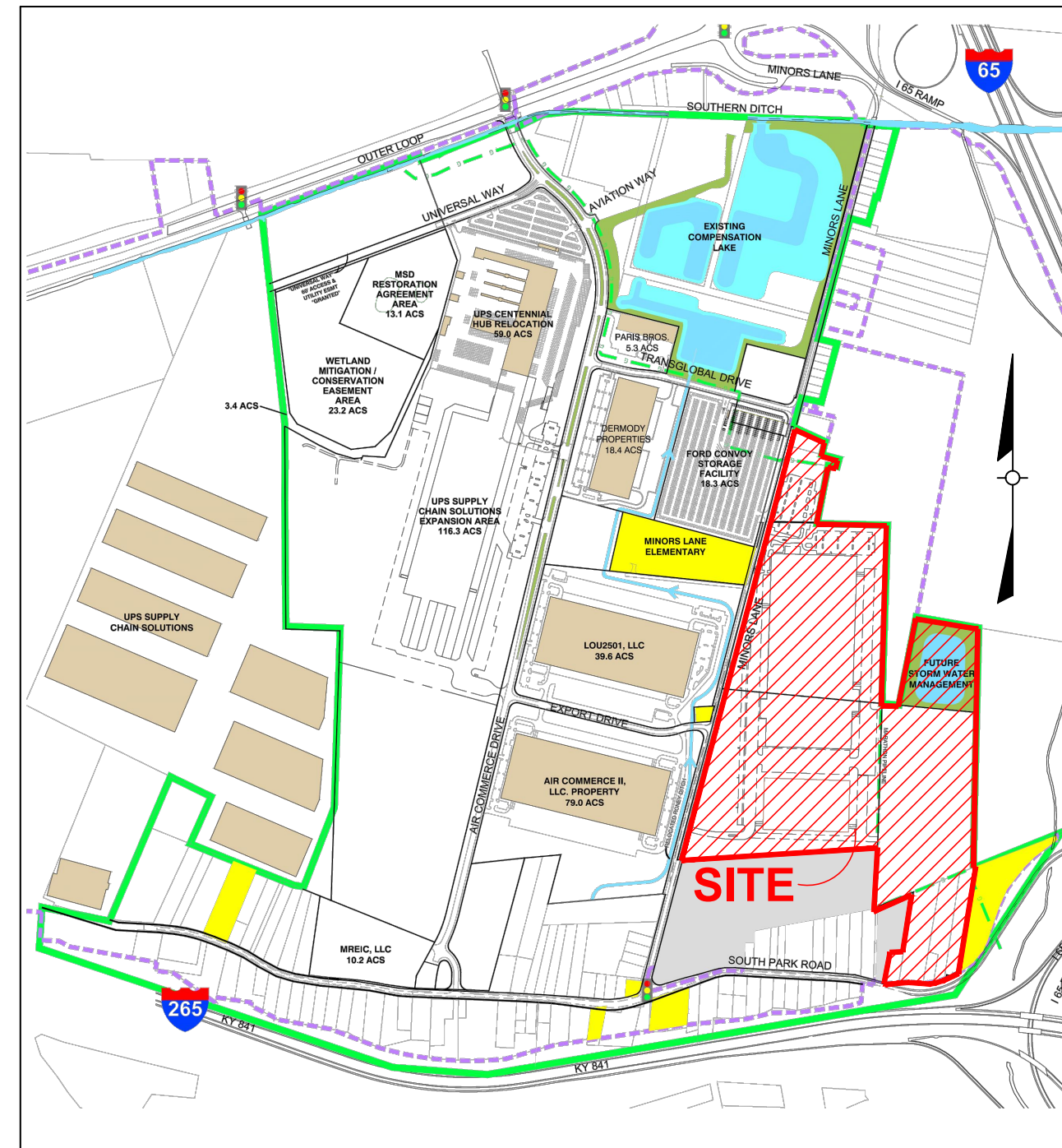
## LOT REQUIREMENTS

MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT DEPTH	STREET SIDE YARD	REAR YARD
1 TENANT	80 SF	18'	20'	20'
2-3 TENANTS	100 SF	20'	20'	20'
> 3 TENANTS	120 SF	22'	20'	20'

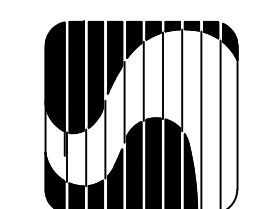
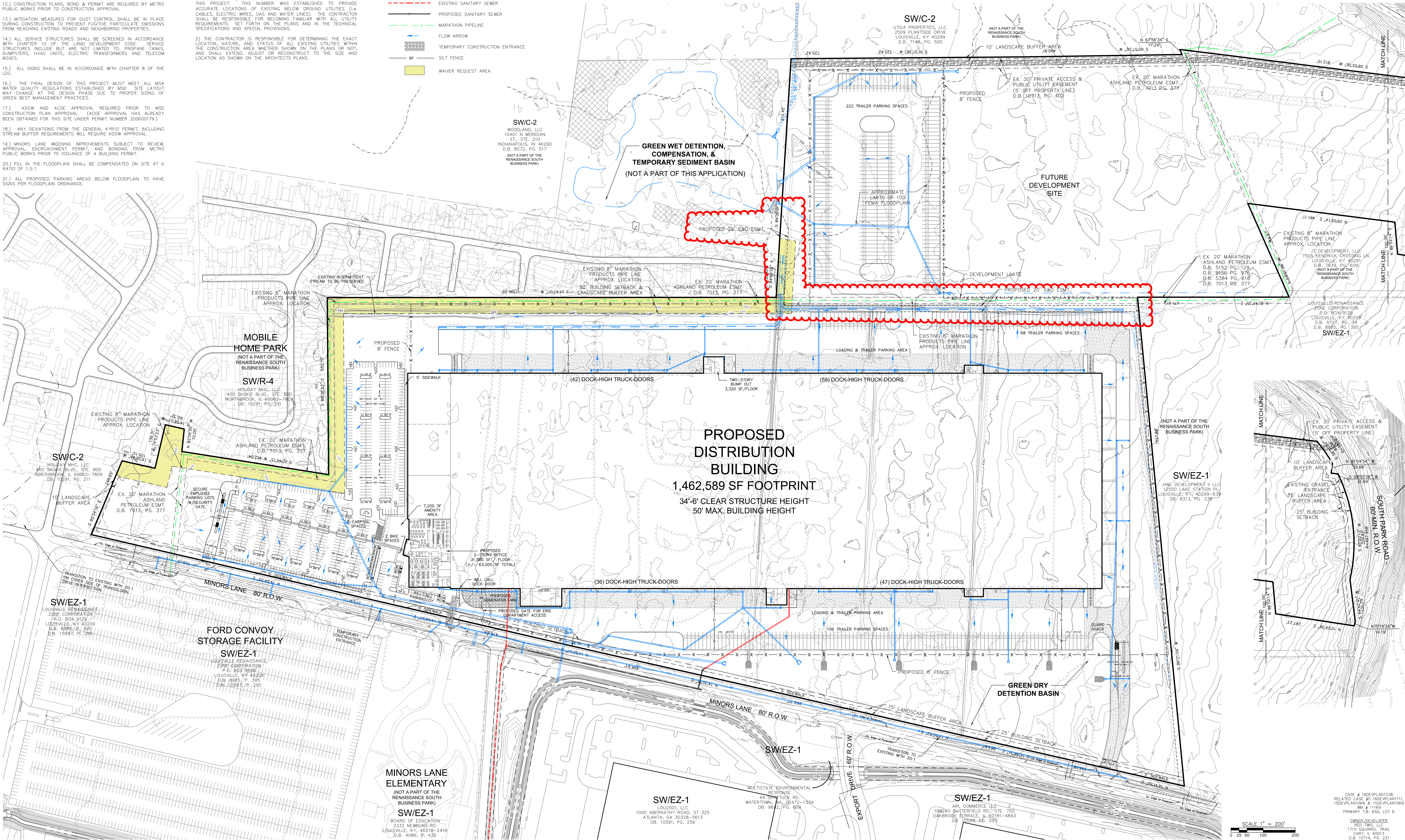
## FREESTANDING SIGN TABLE

AREA	HEIGHT
80 SF	18'
100 SF	20'
120 SF	22'

NOTE: 2 FREESTANDING SIGNS ARE ALLOWED ALONG MINORS LANE. TOTAL SQUARE FOOTAGE OF THE SIGNS ON EACH FRONTAGE COMBINED SHALL NOT EXCEED THE AREA LISTED IN THE ABOVE TABLE.



LOCATION MAP  
NO SCALE



NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	05/24/17
2	FOR LANDSCAPE DESIGN TEAM COMMENTS	05/24/17

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