

1. 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.
2. TREE PRESERVATION:
  - A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED:
  - CONSTRUCTION FENCING SHALL BE ERECTED TO PROTECT ANY GRADING OR CONSTRUCTION ACTIVITIES. PREVENTED FROM BEING AIMED, DIRECTED OR FORCED SUCH AS TO PRESERVE. 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 FENCE AREA.
  - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE FAIRDALE FIRE DISTRICT.
6. ALL LUMBER, DEBRIS, BRANCHES, LIMBS OR LIMBS SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONCRETE EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
7. ALL DUMPERST PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
8. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
9. ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM. PARKING AREAS SHALL COMPLY WITH 9.12.1.C OF THE LDC.
10. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT AIR QUALITY VIOLATIONS REACHING ADJACENT ROADS AND NEIGHBORHOODS.
11. THE SUBJECT SITE IS LOCATED OUTSIDE OF THE KARST PRONE AREA OF JEFFERSON COUNTY, AS DEFINED BY APPENDIX 41 OF THE LDC. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY IS NOT REQUIRED. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY DIVISION OF SURFACE WATER INDICATES NO KARST DEVELOPMENT ON THE SUBJECT PROPERTY.
12. ENCROACHMENT AGREEMENTS WITH LG&E AND TEXAS GAS WILL BE REQUIRED TO INSTALL DRAINAGE AND SANITARY SEWERS WITHIN THEIR EXISTING EASEMENTS.
13. SUBJECT PROPERTY HAS ACCESS THROUGH ADJACENT LOT 672 BY WAY OF GENERAL ACCESS EASEMENT. WANTED TO BE 1279.
14. ANY SIGNAGE SHALL COMPLY WITH LDC CHAPTER 8 AND WILL ACQUIRE THE PROPER PERMITS.

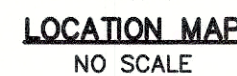
Diagram illustrating the cross-section of a building entrance, showing various accessibility features and dimensions:

- Building** (Top)
- PARKING SIGN (TYP.)**
- WHEEL STOP (TYP.)**
- BACK OF CURB**
- 5% MAX. LONGITUDINAL SLOPE ON ACCESSIBLE ROUTE**
- 2.5' MIN. (TYP.)**
- 5' MIN. (TYP.)**
- 6' MIN.**
- TACTILE WARNING SURFACE (TYP.) (ARMOR-TILE OR APPROVED EQ.)**
- ACCESSIBLE RAMP (TYP.) 1:12 MAX. SLOPE**
- 2% MAX. CROSS SLOPE ON ACCESSIBLE ROUTE**
- FACE OF CURB**
- CURB TAPER (TYP.)**
- EDGE OF PAVEMENT**
- 18" TYP.**
- 9' TYP.**
- 9' TYP.**
- 9' TYP.**
- 5' TYP.**
- 9' TYP.**
- 9' TYP.**
- CAR**
- VAN**
- VAN**
- TYP.**

PLAN VIEW

1. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL. EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE/STORMWATER DETENTION: FLOODPLAIN AND RUNOFF VOLUMES PROVIDED OFF SITE AS DEPICTED ON THE PLAN WITHIN THE OFFSITE BASIN OF DETENTION (PLAN 0402). DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) 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. MSD WILL REQUIRE INCREASED RUNOFF VOLUME AND FLOODPLAIN FILL TO BE COMPENSATED AT 1:5:1.
3. EROSION AND SEDIMENT CONTROL: A SOIL AND SILTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE MSD AND THE MSD AND THE MSD RESOURCE 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. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0109E).
5. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
6. ACCE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. ANY JURISDICTIONAL WETLANDS SHALL BE PROPERLY MITIGATED PER ACCE REQUIREMENTS.
7. LOWEST FINISHED FLOOR TO BE AT OR ABOVE 458' AND LOWEST MACHINERY TO BE AT OR ABOVE 459'.

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. ALL CONSTRUCTION ACTIVITIES AND EROSION CONTROL EDC MEDICATION 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.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR US HIGHWAY AREA.
4. VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A CONDUIT OR UNDERGROUND OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. 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.
7. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
8. 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 SIDEWALK RAMPS AND CURB CUTS, LUCKY STANDARD SPECIFICATIONS FOR ROADWAY BRIDGE AND CONSTRUCTION.
9. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.



	EXISTING CONTOUR
	EXISTING TREE MASS
	EXISTING FENCE
	EXISTING FIRE HYDRANT
	EXISTING GAS W/ SIZE
	EXISTING TELEPHONE MANHOLE
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING CATCH BASIN & YARD DRAIN
	EXISTING HEADWALL
	EXISTING TOP OF BANK
	EXISTING TOE OF SLOPE/DITCH
	EXISTING SANITARY MANHOLE
	PROPOSED CATCH BASIN & YARD DRAIN
	PROPOSED SLOPED & FLARED HEADWALL
	PROPOSED DITCH/SWALE
	PROPOSED SANITARY MANHOLE
	PROPOSED DRAINAGE ARROW

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	E21
EXISTING LAND USE	VACANT
PROPOSED LAND USE	WAREHOUSE/DISTRIBUTION
TOTAL LAND AREA	5.03± AC.
BUILDING AREA	
OFFICE	5,000 ± S.F.
WAREHOUSE	58,000 ± S.F.
TOTAL	63,000 ± S.F.
BUILDING HEIGHT (MAX. 50')	≤60'
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.29
PARKING REQUIRED	64±100
OFFICE	
MINIMUM (1 SPACE/350 S.F.)	14 SPACES
MAXIMUM (1 SPACE/200 S.F.)	25 SPACES
75 WAREHOUSE EMPLOYEES	
MINIMUM (1 SPACE/1.5 EMPLOYEES)	50 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEE)	75 SPACES
PARKING PROVIDED	70 SPACES
CAR PARKING	
(INCLUDES 3 ACCESSIBLE & 3 CARPOOL SPACES)	0 SPACES
BICYCLE PARKING REQUIRED	

V.U.A.	
LOADING/MANEUVERING & STORAGE	53,180± S.F.
<u>EMPLOYEE/VISITOR PARKING</u>	<u>34,806± S.F.</u>
TOTAL V.U.A.	87,986± S.F.
I.L.A. REQUIRED* (7.5%/VUA)	2,610 S.F.
I.L.A. PROVIDED	2,723± S.F.

GROSS SITE AREA	218,940± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	185,910± S.F.(85%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	65,682± S.F.(30%)
TOTAL TREE CANOPY PROVIDED	65,682± S.F.(30%)

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	150,986± S.F.

$$2.9/12 (0.75-0.22) (5.03) = 0.64 \text{ AC-FT}$$

OWNER/DEVELOPER  
AIRTECH UNITED LLC  
178 ROBERTS POINT CIRCLE  
SARASOTA FL 34242

REVISED DISTRICT DEVELOPMENT PLAN

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**AIRTECH III**

980 GLENGARRY DRIVE, LOUISVILLE KY. 40118  
TAX BLOCK 1051, LOT 761  
(TRACT 2A OF D.B. 11271 PG. 229)  
DEED BOOK 11271 PAGE 229

Revisions	
8/30/19	PER AGENCY COMMENTS
9/16/19	PER AGENCY COMMENTS

Vertical Scale: N/A

Date: 8/12/2019  
Job Number: 3362

Sheet

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19 - DDP - 0044

PROJECT # 19-RDDP-0044  
RELATED CASE #10314, #18DEVPLAN1042  
MSD WM #9803

GRAPHIC SCALE 1"=40'