


GENERAL NOTES

- () DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (I.E. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE AREA.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. OFF STREET LOADING AND REFUSE COLLECTION AREA SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- ALL SIGNS SHALL BE IN COMPLIANCE WITH CHAPTER 8 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE AND ALL APPLICABLE ORDINANCES.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LDC.
- ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- SANITARY SEWERS AVAILABLE BY LATERAL EXTENSION AND SUBJECT TO APPLICABLE FEES.
- SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT.
- POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- SIDEWALK HANDICAP RAMPS AT ENTRANCES TO BE LOCATED IN FRONT OF STOP BAR LOCATIONS AND PER PUBLIC WORKS STANDARDS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
- 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.
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- INCREASED RUNOFF VOLUME AND FLOODPLAIN MITIGATION SHALL BE PROVIDED AT A 1.5:1 RATIO. THIS SHALL BE ACCOMPLISHED BY LOWERING THE PONDS ON THE ADJACENT EVANGEL SITE.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- IN THE EVENT THAT COMMERCIAL DEVELOPMENT OCCURS ON THE PROPOSED OUT-LOTS IN EXCESS OF 60,000 S.F. AN OUTDOOR AMENITY SHALL BE PROVIDED IN ACCORDANCE WITH 5.12.2.
- RECIPROCAL AND CROSSOVER ACCESS EASEMENT AGREEMENT IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE CREATED BETWEEN ALL PARCELS SHOWN ON THE DEVELOPMENT PLAN. RIGHTS OF ACCESS SHALL BE RETAINED FOR THE PUBLIC TO THE ARCHEOLOGICAL FEATURE ON LOT 2. THIS AGREEMENT SHALL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- KDOW AND ACCE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- A UNIFIED SIGNAGE PLAN SHALL BE CREATED THAT SETS CONSISTENT STANDARDS FOR THE DESIGN, APPEARANCE AND LOCATION OF SIGNS WITHIN THE DEVELOPMENT.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

TREE CANOPY CALCULATIONS

SITE AREA: 51.71 AC (2,252,316 S.F.) (CLASS C)
EXISTING TREE CANOPY PRIOR TO SITE DISTURBANCE: 1,141,707 S.F. (50.7%)
EXISTING TREES PRESERVED: 0 (0%)
REQUIRED NEW TREE CANOPY: 563,079 S.F. (25%)
NEW TREE CANOPY TO BE PROVIDED: 563,079 S.F. (25%)
TOTAL TREE CANOPY: 563,079 S.F. (25%)
(TREE PLANTING TO BE PROVIDED OFF SITE AT 3203 DUPIN DR)

A REVISED LANDSCAPE PLAN SHALL BE SUBMITTED TO METRO PLANNING AND DESIGN SERVICES, SINCE THE PROPOSED ADDITIONAL PARKING WILL IMPACT THE PROPOSED TREE CANOPY PLANTINGS PREVIOUSLY DESIGNED WITHIN THIS OPEN SPACE AREA. THE REVISED LANDSCAPE PLAN WILL DOCUMENT THE RELOCATION OF THE REQUIRED TREE CANOPY TO AN ALTERNATIVE OFF-SITE LOCATION. THE ALTERNATIVE METHOD(S) OF COMPLIANCE SHALL BE PROVIDED ON THE LANDSCAPE PLAN PER THE PLANNING COMMISSION AT THE TIME OF DEVELOPMENT PLAN APPROVAL. THE PLANNING COMMISSION MAY ALSO REQUIRE A RECORDED LEGAL INSTRUMENT (I.E. DEED OF RESTRICTIONS) TO OUTLINE THE AREA OF OFF-SITE PLANTINGS AND THEIR CONTINUED MAINTENANCE AND PRESERVATION

EROSION PREVENTION AND SEDIMENT 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 EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S 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. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

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

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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 PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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

PARKING SUMMARY (LOT 1)

EXISTING PARKING REQUIRED (20-DDP-0019)		
TOTAL		
MINIMUM	319 SPACES	
MAXIMUM	500 SPACES	
NEW PARKING REQUIRED		
MANUFACTURING/WAREHOUSE	650 EMPLOYEES	
MIN. (1 SPACE/1.5 EMPLOYEES)	433 SPACES	
MAX. (1 SPACE/1 EMPLOYEE)	650 SPACES	
OFFICE	30,000 S.F.	
MIN. (1 SPACE/350 S.F.)	86 SPACES	
MAX. (1 SPACE/200 S.F.)	150 SPACES	
TOTAL		
MINIMUM	519 SPACES	
MAXIMUM	800 SPACES	
PARKING PROVIDED		
STANDARD SPACES	787 SPACES	
HANDICAP SPACES	11 SPACES	
TOTAL PROVIDED	798 SPACES	

PARKING SUMMARY (LOT 6)

PARKING REQUIRED		
RESTAURANT	9,446 S.F.	
MIN. (1 SPACE/125 S.F.)	76 SPACES	
MAX. (1 SPACE/50 S.F.)	189 SPACES	
PARKING PROVIDED		
STANDARD SPACES	176 SPACES	
HANDICAP SPACES	5 SPACES	
TOTAL PROVIDED	181 SPACES	

INCREASED RUNOFF CALCULATIONS

Cpre = 0.24
Cpost = 0.86
AREA = 61.37 AC
(0.86 - 0.24) X 2.8/12 X 61.37 AC = 8.87 AC-FT
8.87 AC-FT X 1.5 = 13.305 AC-FT

INCREASED IMPERVIOUS SURFACE

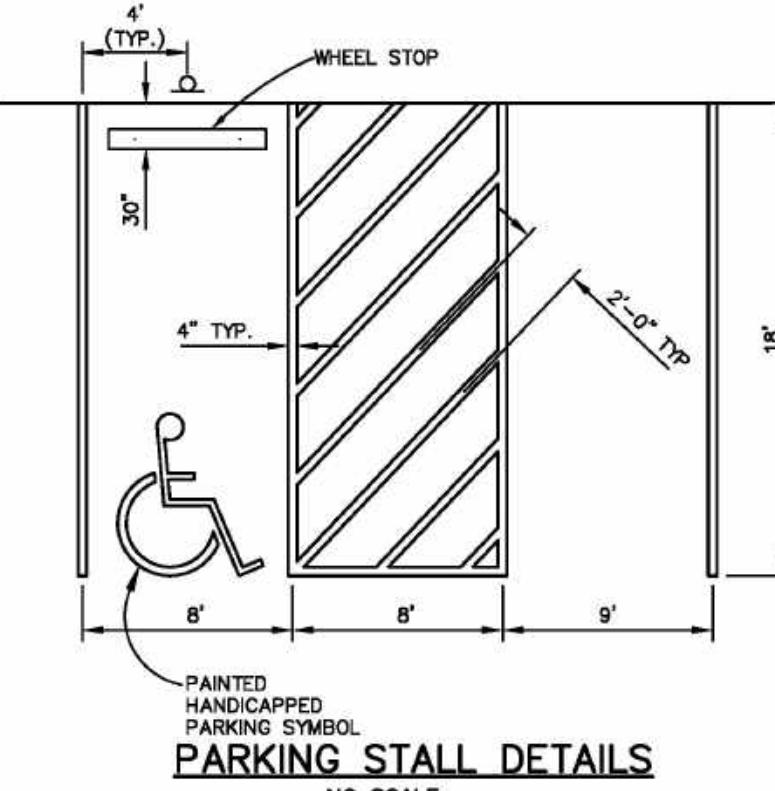
PRE-DEVELOPED IMPERVIOUS SURFACE = 6,513 S.F.
EXISTING POST-DEVELOPED IMPERVIOUS SURFACE (20-DDP-0019) = 1,709,374 S.F.
POST-DEVELOPED IMPERVIOUS SURFACE = 1,806,933 S.F.
NET INCREASE IN IMPERVIOUS SURFACE = 1,800,420 S.F.

PROJECT SUMMARY (LOT 1)

















EXISTING ZONE	PEC
EXISTING FORM DISTRICT	SW
EXISTING USE	VACANT
PROPOSED USE	MANUFACTURING/WAREHOUSE
LOT 1 AREA	52.77 AC. (2,238,679 S.F.)
FLOOR AREA RATIO	0.40
PROPOSED OFFICE SQ. FT.	30,000 S.F.
PROPOSED WAREHOUSE SQ. FT.	901,397 S.F.
TOTAL PROPOSED BUILDING SQ. FT.	931,397 S.F.
VUA (PARKING LOT)	411,174 S.F.
ILA REQUIRED (7.5%)	30,838 S.F.
ILA PROVIDED	51,759 S.F.
MAX BUILDING HEIGHT	50'
MAX BUILDING HEIGHT (IN TRANSITION ZONE)	45'
OUTDOOR AMENITY AREA	3,000 S.F.

PROJECT SUMMARY (LOT 6)

EXISTING ZONE	PEC
EXISTING FORM DISTRICT	SW
EXISTING USE	RESTAURANT
PROPOSED USE	VACANT
LOT 6 AREA	2.27 AC. (98,692 S.F.)
FLOOR AREA RATIO	0.095
PROPOSED RESTAURANT SQ. FT.	9,446 S.F.
VUA (PARKING LOT)	62,480 S.F.
ILA REQUIRED (7.5%)	4,686 S.F.
ILA PROVIDED	5,144 S.F.
MAX BUILDING HEIGHT	50'
MAX BUILDING HEIGHT (IN TRANSITION ZONE)	45'



LEGEND

	= EX. FIRE HYDRANT
	= EX. UTILITY POLE
	= EX. CONTOUR
	= EX. OVERHEAD ELECTRIC
	= PROPOSED DUMPSTER
	= TO BE REMOVED
	= PROPOSED HEADWALL
	= PROPOSED YARD DRAIN
	= PROPOSED CATCH BASIN
	= PROPOSED PARKING COUNT
	= PROPOSED CONSTRUCTION ENTRANCE
	= PROPOSED SILT FENCE
	= EXISTING ZONING LINE
	= PROPOSED ZONING LINE
	= LIMITS OF ILA
	= FLOW ARROW

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0093C.

CASE #20-DDP-0044
RELATED CASE(S) # 20-DDP-0019,
19DEVPLAN1120; 18ZONE1049, 9-5-99,
#9-104-83 & 10-4-99,
19-DDP-0048
**REVISED DETAILED DISTRICT
DEVELOPMENT PLAN**

OF
LOGISTICS AIRPARK
5540 MINOR LANE
LOUISVILLE, KY 40219

FOR

OWNER:
LAGRANGE LLC & NICKLES EXCHANGE LLC
6060 DUTCHMANS LN STE 110,
LOUISVILLE, KY 40205
D.B. 11089, Pg. 672
T.B. 641, LOT 4

DEVELOPER:
NICKLES DEVELOPMENT
6060 DUTCHMANS LANE, SUITE 110
LOUISVILLE, KENTUCKY 40205

WM #5296

18016devB.dwg













108 Davenport Lane, Suite 300 Louisville, KY 40223
502.327.7073 www.milestonedesign.org

LOGISTICS
AIRPARK

RECEIVED
SEP 09, 2020
PLANNING & DESIGN
SERVICES

DATE: 7/31/20
DRAWN BY: D.L.E.
CHECKED BY: D.L.E.
SCALE: 1"=100' (HORZ)
SCALE: N/A (VERT)

REVISIONS	
	AGENCY CMNTS 9/3/20
	
	
	
	
	
	
	
	
	

REVISED DETAILED
DISTRICT
DEVELOPMENT PLAN

JOB NUMBER
18016

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OF
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20-DDP-0044