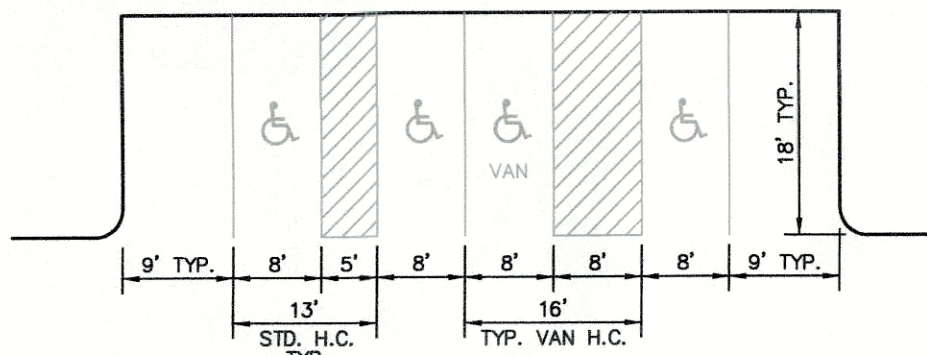


BENCHMARKS (NAVD 88 DATUM)

BM#1 - ELEVATION 456.56 - SET RR SPIKE IN NORTH SIDE OF ELECTRIC POLE 1' ABOVE GROUND. POLE #06985-48819

BM#2 - ELEVATION 462.41 - SET RR SPIKE IN WEST SIDE OF ELECTRIC POLE 1' ABOVE GROUND. POLE #07905-49203

BM#2704 - ELEVATION 662.77 - X-CUT IN CONCRETE SIDEWALK ON NORTH SIDE OF UNIVERSAL WAY 104' EAST OF THE END OF PAVEMENT

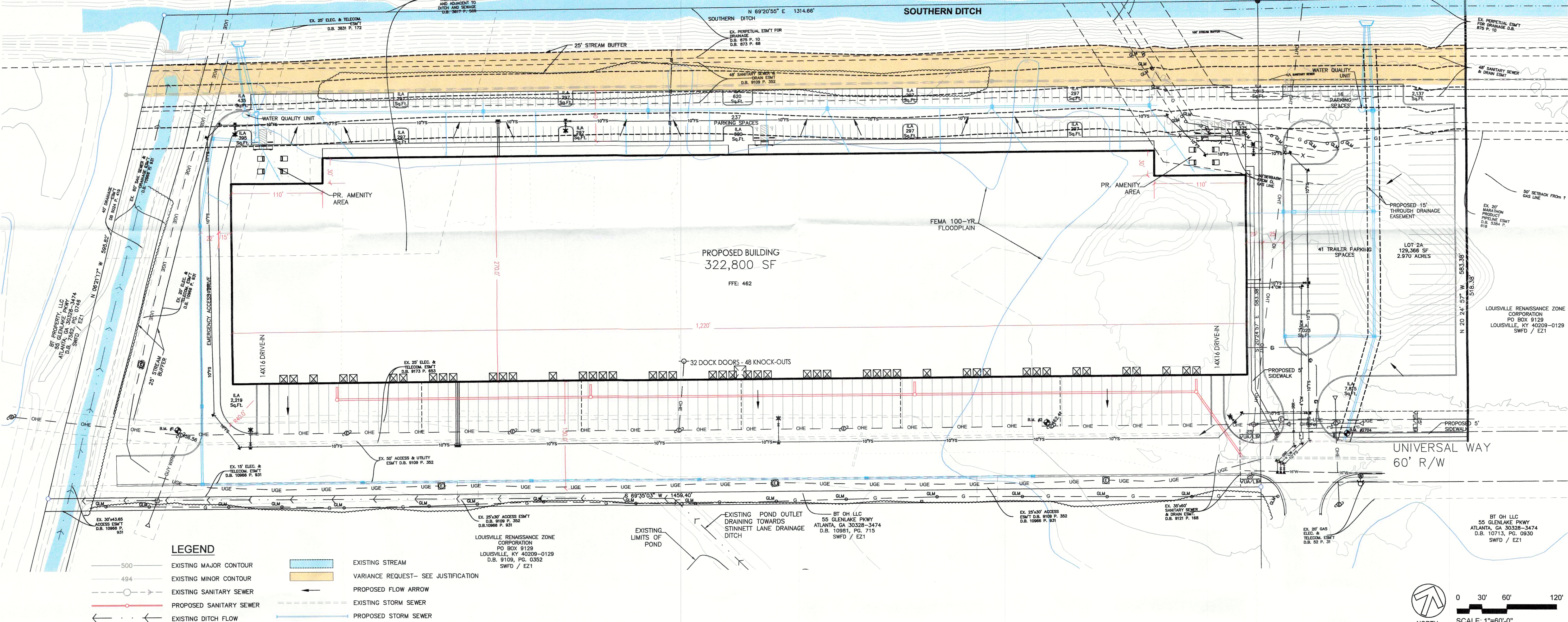


TYPICAL PARKING SPACES

NO SCALE

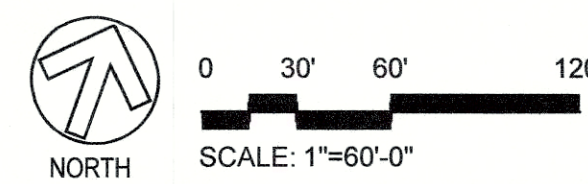
WASTE MANAGEMENT OF KENTUCKY
PO BOX 1450,
CHICAGO, IL 60690-1450
D.B. 06400050, PG. LH01
SWFD / EZ1

LOUISVILLE RENAISSANCE ZONE
CORPORATION
PO BOX 9129
LOUISVILLE, KY 40209-0129
D.B. 8986, PG. 25
SWFD / EZ1



LEGEND

500	EXISTING MAJOR CONTOUR	EXISTING STREAM
494	EXISTING MINOR CONTOUR	VARIANCE REQUEST- SEE JUSTIFICATION
---	EXISTING SANITARY SEWER	PROPOSED FLOW ARROW
---	PROPOSED SANITARY SEWER	EXISTING STORM SEWER
---	EXISTING DITCH FLOW	PROPOSED STORM SEWER



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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING 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 SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. 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 PRACTICABLE, BUT NOT 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.

EPSC CONCEPT PLAN

- INSTALL SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
- EXISTING TEMPORARY SEDIMENT BASIN SHALL BE CHECKED & MAINTAINED THROUGHOUT PROJECT.
- BEGIN SITEWORK GRADING AND STORM SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- REMOVE TEMPORARY SEDIMENT BASIN & STABILIZE SITE.
- REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

UTILITY NOTES

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 ALL 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.

ADDITIONAL REQUESTS

- VARIANCE OF LDC 4.8.B RELATED TO STREAM SETBACK

IMPERVIOUS CALCS

EXISTING IMPERVIOUS AREA: 0 SF
PROPOSED IMPERVIOUS AREA: 644,911 SF
AMOUNT OF INCREASE: 644,911 SF

AMENITY AREA CALCS

PROPOSED OFFICE SPACE: TBD SF
REQUIRED AMENITY AREA (10%): TBD SF
PROPOSED AMENITY AREA: 4,000 SF

* FINAL AMENITY AREA CALCS PROVIDED AT THE TIME OF CONSTRUCTION WILL FALL WITHIN THE REQUIREMENTS OF LDC.

LOT REQUIREMENTS

	STANDARD
MIN. LOT AREA	NONE
MIN. LOT WIDTH	NONE
FRONT YARD	25'
STREET SIDE YARD	25'
REAR YARD	NONE

FREESTANDING SIGN TABLE

	AREA	HEIGHT
1 TENANT	100	24
2-3 TENANTS	120	26
4+ TENANTS	140	28

GENERAL NOTES

1) WASTEWATER: SANITARY SEWER IS AVAILABLE BY CONNECTION TO DEREK GUTHRIE WASTEWATER TREATMENT PLANT, SUBJECT TO FEES. SANITARY SEWER PATTERN DEPICTED 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: 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.

3) THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.

4) SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.

5) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

6) ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.

7) ALL PARKING AREAS, INCLUDING ISLANDS SHALL BE OUTLINED WITH MIN. 6" HT. & W. CONCRETE CURB UNLESS NOTED OTHERWISE.

8) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.

9) ALL SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE LDC.

10) CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

11) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

12) 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.

13) DUMPSTERS WILL BE LOCATED INSIDE THE BUILDING. IF DUMPSTERS ARE LOCATED OUTSIDE IN THE FUTURE, THEY WILL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.

14) THE LOWEST FINISHED FLOOR AND ALL ELECTRICAL AND MECHANICAL SERVING THE STRUCTURE TO BE VERIFIED AT OR ABOVE ELEVATION 462.

15) A MINOR SUBDIVISION PLAT CONSOLIDATING INDIVIDUAL PROPERTIES TO BE RECORDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

16) THE APPLICANT HAS REQUESTED A FEE-IN-LIEU FOR TREE CANOPY COMPLIANCE PER LDC SECTION 10.1.3.A.3.c.6. THE FEE SHALL BE PAID PRIOR TO THE APPROVAL OF THE LANDSCAPE AND TREE PRESERVATION PLAN FOR THE SITE. THE FINAL AMOUNT WILL BE DETERMINED AND SHOWN ON THE APPROVED LANDSCAPE AND TREE PRESERVATION PLAN FOR THE SITE.

MSD NOTES

1) 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.

2) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DISCRETION OF MSD DUE TO PROPER SIZING OF GREEN BMPs.

3) THIS PROPERTY IS LOCATED WITHIN THE JEFFERSON COUNTY FLOODPLAIN ORDINANCE REVIEW ZONE AND AN MSD FLOODPLAIN PERMIT WILL BE REQUIRED. (FEMA MAP 21111C0109 E, DECEMBER 5, 2008)

4) 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.

5) MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

6) IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

7) INCREASED RUN OFF VOLUME TO BE PROVIDED AT 1.5 X 1 CALCULATED BY THE RFF CALCULATION AND ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED AT 1.5 TO 1 IN THE OFFSITE REGIONAL BASIN. VOLUME TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. VOLUME TO BE PROVIDED ON SITE BELOW THE FLOODPLAIN ELEVATION IF ANY COMPENSATION VOLUME IS REQUIRED PROVIDED THE VOLUME ACCOUNTED FOR PREVIOUSLY IN THE OFFSITE REGIONAL BASIN.

8) KDOV APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

9) THIS SITE IS LOCATED WITHIN THE JEFFERSON COUNTY FLOODPLAIN ORDINANCE REVIEW ZONE AND AN MSD FLOODPLAIN PERMIT WILL BE REQUIRED.

10) MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.

11) 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.

PARKING CALCULATIONS

MIN PARKING REQUIRED: 161
(1 SPACE PER 2,000 SF)
MAX PARKING ALLOWED: 323
(1 SPACE PER 1,000 SF)
PARKING PROVIDED: 253
(INCLUDING 8 H.C. SPACES & 5 CARPOOL SPACES.)

BICYCLE PARKING: NONE
(SHORT TERM = NONE)
(LONG TERM = 2 OR 1/50 EMPLOYEES)**
BICYCLE PARKING PROVIDED: NONE

ILA CALCULATIONS

PASSENGER VUA AREA: 88,723 SF
LOADING AREA VUA: 215,462 SF
(NO ILA REQUIRED PER LDC 10.2.12.)
TOTAL VUA AREA: 304,185 SF
ILA REQUIRED (7.5%): 22,814 SF
ILA PROVIDED: 23,811 SF
TREES REQUIRED: 98 TREES
(1 TREE/4,000 SF +25%)

TREE CANOPY CALCULATIONS

GROSS SITE AREA: 934,578 SF
EXISTING TREE CANOPY: 21,455 ACRES
EXISTING TREE CANOPY TO BE PRESERVED: 0 SF (0%)
ADDITIONAL TREE CANOPY REQUIRED (INDUSTRIAL 25%): 233,644.5 SF 25%
**INCLUDES 5% REDUCTION WITH WHITE ROOF
TREE CANOPY PROVIDED: 234,000 SF (25%)+
**TREE CANOPY REQUIREMENTS WILL BE ACHIEVED USING A COMBINATION OF ON SITE PLANTINGS AND A FEE IN LIEU, PER LDC SECTION 10.1.3.A.3.c.6. THE EXACT AMOUNT OF TREE CANOPY PROVIDED THROUGH FEE IN LIEU SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION.

HARD SURFACE MITIGATION

Cpre=0.24
Cpost=(0.95x14.81)+(0.24x6.65)=0.73
21.455
Cchange=0.49
Voc-ft=(2.8x0.49x21.455)x1.5=3.91 Ac-ft
12

SITE DATA

EXISTING ZONING: EZ-1
FORM DISTRICT: SUBURBAN WORKPLACE
EXISTING USE: VACANT
PROPOSED USE: WAREHOUSE
GROSS SITE AREA: TRACT C: 18.485 ACRES
LOT 2A: 2.970 ACRES
TOTAL: 21.455 ACRES
322,800 SF
44'8" .345

OWNER/DEVELOPER: LOUISVILLE RENAISSANCE ZONE CORPORATION
PLANNING & DESIGN SERVICES
PO BOX 9129
LOUISVILLE, KY 40209-0129
D.B. 9109, PG. 0352

RECEIVED
FEB 22 2021

CASE # 20-CAT3-0019
WM # 12232

NO.	REVISION	DATE
1	1/25/2021	
2	2/22/2021	

AGENCY COMMENTS	
AGENCY COMMENTS	

CATEGORY 3 PLAN	
TRACT 1 DEVELOPMENT PLAN	
2430 OUTER LOOP, LOUISVILLE, KY 40219	
T.B. 0649, LOT NO. 0529, SUBLOT NO. 0000	
OWNER/DEVELOPER: LOUISVILLE RENAISSANCE ZONE CORPORATION	
PO BOX 9129	
LOUISVILLE, KY 40209-0129	

SHEET TITLE:	TRACT 1 DEVELOPMENT PLAN
PROJECT TITLE:	2430 OUTER LOOP, LOUISVILLE, KY 40219
JOB NO.:	2504-13
SCALE:	1"=60'
DATE:	12/28/2020
DRAWING NO.:	1
SHEET 1 OF 1	