

MSD NOTES

- 1) WASTEWATER: SANITARY SEWER IS AVAILABLE BY LATERAL EXTENSION. SANITARY SEWER PATTERNS 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) THE PROPOSED ON-SITE LOW PRESSURE SYSTEM MUST REMAIN PRIVATE AND WILL BE THE RESPONSIBILITY OF THE OWNER TO CONSTRUCT AND MAINTAIN SUBJECT TO BOARD OF HEALTH AND STATE PLUMBING CODES AND REGULATIONS.
- 3) DRAINAGE / STORM WATER DETENTION: 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.
- 4) 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.
- 5) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BMPs.
- 6) THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA, (FEMA MAP 21111C0136 E, DECEMBER 5, 2006)
- 7) 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.
- 8) MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 9) IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAN WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- 10) KDOV AND USACE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 11) ONSITE RUNOFF VOLUME COMPENSATION WILL BE PROVIDED. ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1.

EPSC NOTES

- 1) DUMPSTERS WILL BE LOCATED INSIDE THE BUILDING.
- 10) 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.
- 12) BIKE PARKING WILL BE LOCATED INSIDE THE BUILDING OR ON BIKE RACKS AS SHOWN. FINAL DECISIONS WILL BE MADE ONCE TENANTS ARE KNOWN.
- 13) STREET TREES WILL BE PROVIDED ON ALL PUBLIC RIGHTS-OF-WAY PER LDC CHAPTER 10 REQUIREMENTS.
- 14) LOADING AREAS WILL BE SCREENED FROM ADJACENT STREETS AND RESIDENTIAL USES AS REQUIRED BY THE LAND DEVELOPMENT CODE. SCREENING MAY INCLUDE (BUT IS NOT LIMITED TO) FENCING AND LANDSCAPING.

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 SEED 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 THROUGHOUT 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 FEASIBLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRINCHING, 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.

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IMPERVIOUS AREA CALCULATIONS

SITE AREA:	4,320,611 SF (99.19 ACS)
EXISTING IMPERVIOUS AREA:	900,237 SF (20.67 ACS)
PROPOSED IMPERVIOUS AREA:	2,075,660 SF (47.45 ACS)
DIFFERENCE:	+1,175,423 SF (26.98 ACS)

PREVIOUSLY APPROVED REQUESTS

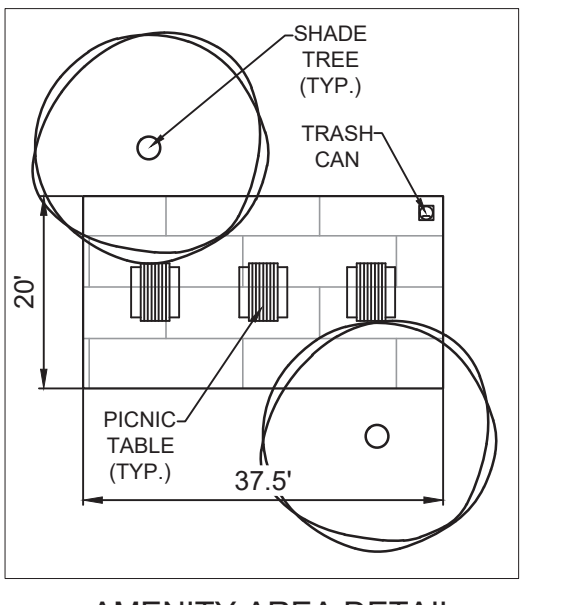
1. VARIANCE TO ENCLOSE INTO 100' STREAM BUFFER FOR WEAVERS RUN.
2. WAIVER TO ENCLOSE INTO THE PROPERTY PERMETER LANDSCAPE BUFFER ADJACENT TO THE KNOTT PROPERTY. (NO LONGER REQUIRED)
3. MODIFIED VARIANCE TO ENCLOSE INTO 100' STREAM BUFFER FOR WEAVERS RUN.

NEW REQUESTS

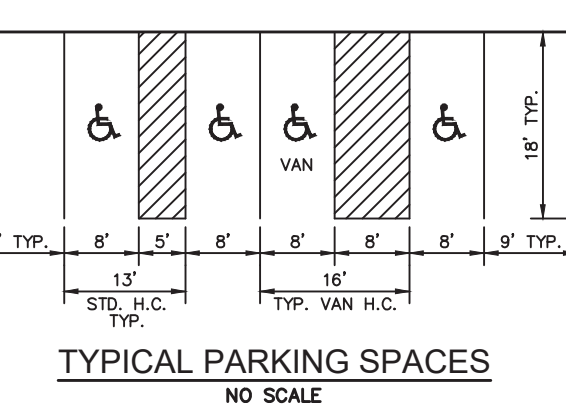
1. WAIVER TO ENCLOSE INTO THE REQUIRED PROPERTY PERMETER LANDSCAPE BUFFER ALONG THE MSD PROPERTY TO THE EAST.

LEGEND

- EX. STORM SEWER
- PROP. STORM SEWER
- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- FM --- PROP. FORCE MAIN
- Z --- EX. PROPERTY LINE TO BE REMOVED
- G --- EX. GAS LINE
- OH --- EX. OVERHEAD UTILITY LINE
- U --- EX. UTILITY POLE
- W --- EX. WATER LINE
- 450 --- EX. MAJOR CONTOUR
- 45.3 --- EX. MINOR CONTOUR
- --- LIMITS OF DISTURBANCE
- --- EX. ZONING BOUNDARY
- --- EX. FORM DISTRICT BOUNDARY
- --- PROP. FLOW ARROW
- --- JURISDICTIONAL WETLAND
- --- IMPACTED WETLAND
- --- 20-30% SLOPES
- --- 30%+ SLOPES



AMENITY AREA DETAIL
SCALE: 1" = 20'



TYPICAL PARKING SPACES
NO SCALE

SITE DATA

EXISTING ZONING:	EZ1
EXISTING FORM DISTRICT:	SUBURBAN WORKPLAN
EXISTING USE:	VACANT/INDUSTRIAL
PROPOSED USE:	INDUSTRIAL/WAREHOUSE
BUILDING HEIGHT:	45'
GROSS SITE AREA:	99.19 ACS
AREA IN ROW:	145 ACS
NET AREA:	97.74 ACS

	TRACT 1	TRACT 2	TRACT 3	TRACT 4	TRACT 5	TOTAL
SITE AREA (SF):	20,23	20,80	9,49	25,32	21,90	97,74
BUILDING (SF):	244,350	294,500	90,000	135,100	181,200	945,150
FAR:	0.28	0.33	0.22	0.12	0.19	0.22

PARKING CALCULATIONS

MIN. PARKING REQUIRED:	1 PARKING SPACE/10,000 SF OF BUILDING
MAX. PARKING ALLOWED:	1 PARKING SPACE/500 SF OF BUILDING
MIN. MAX.:	
TRACT 1:	24 SPACES
TRACT 2:	29 SPACES
TRACT 3:	9 SPACES
TRACT 4:	14 SPACES
TRACT 5:	18 SPACES
TOTAL:	74 SPACES

BICYCLE PARKING

MIN BICYCLE PARKING REQUIRED:	3 SPACES OR 10% OF REQUIRED PARKING
TRACT 1:	12 SPACES
TRACT 2:	15 SPACES
TRACT 3:	8 SPACES
TRACT 4:	7 SPACES
TRACT 5:	10 SPACES

ILA CALCULATIONS

	VIA AREA	7.5% ILA REQUIRED	ILA PROVIDED
TRACT 1:	278,415 SF	20,881 SF	37,670 SF
TRACT 2:	293,998 SF	22,050 SF	19,124 SF
TRACT 3:	96,746 SF	7,256 SF	14,582 SF
TRACT 4:	158,859 SF	11,914 SF	31,668 SF
TRACT 5:	204,734 SF	15,355 SF	30,585 SF

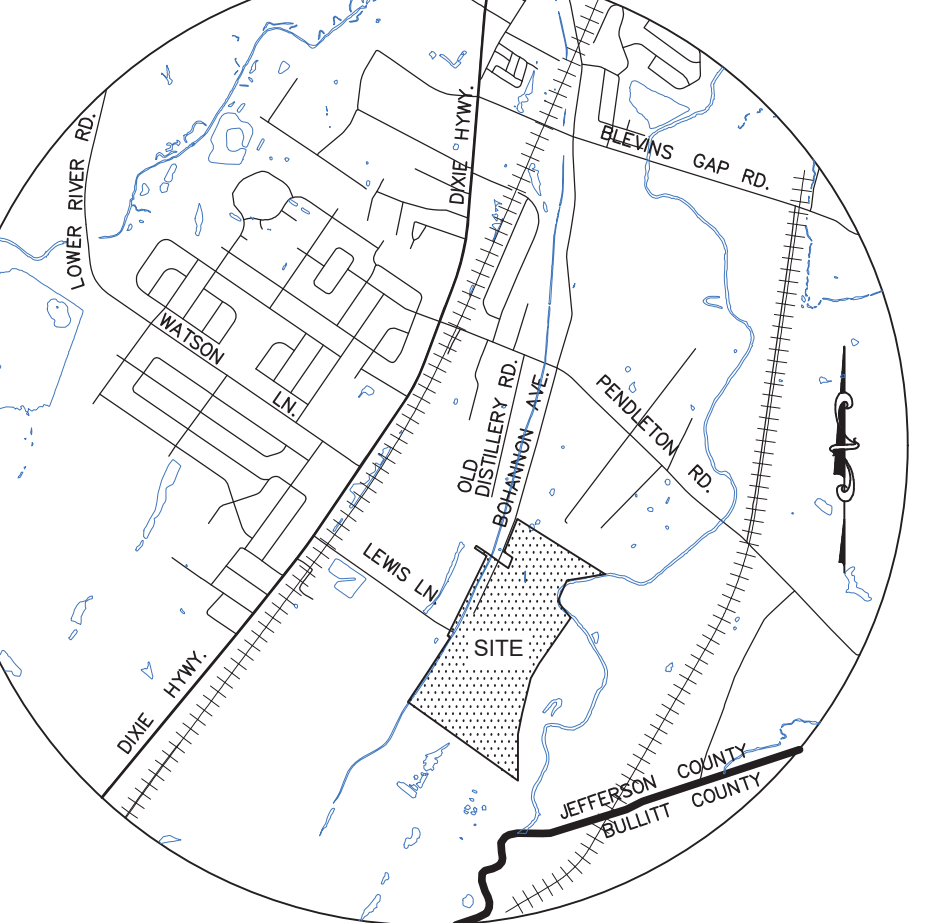
TREE CANOPY CALCULATIONS

	EXISTING CANOPY	PRESERVED CANOPY	TOTAL CANOPY	TREE CANOPY REQUIRED (CASE)
TRACT 1:	750 SF	0 SF	881,174 SF	220,294 SF
TRACT 2:	<50% 0 SF	0 SF	905,986 SF	226,497 SF
TRACT 3:	<50% 0 SF	0 SF	413,399 SF	103,324 SF
TRACT 4:	<50% 0 SF	0 SF	1,102,771 SF	275,693 SF
TRACT 5:	<50% 0 SF	0 SF	933,916 SF	233,479 SF
TOTAL:	<50% 0 SF	0 SF	4,257,249 SF	1,064,314 SF

* ASSUMING 5% REDUCTION FOR GREEN TECHNOLOGY.

AMENITY AREA

	OFFICE AREA	10% AMENITY REQUIRED	AMENITY PROVIDED
TRACT 1:	750 SF	75 SF	750 SF
TRACT 2:	750 SF	75 SF	750 SF
TRACT 3:	750 SF	75 SF	750 SF
TRACT 4:	750 SF	75 SF	750 SF
TRACT 5:	750 SF	75 SF	750 SF



LOCATION MAP
NOT TO SCALE

LOT REQUIREMENTS

	STANDARD	EZ-1
MIN. LOT AREA	<50%	NONE
MIN. LOT WIDTH	<50%	NONE
FRONT YARD*	25'	25'
STREET SIDE YARD*	5'	5'
REAR YARD	NONE	NONE
BUILDING HEIGHT**	50'+	50'+

* 30' IN TRANSITION ZONE
** 45' IN TRANSITION ZONE

OWNER/DEVELOPER
LDC LAND HOLDINGS, LLC & LDC BOHANNON INDUSTRIAL 1
1469 S. 4TH STREET, LOUISVILLE, KY, 40208
FLAT BOOK 63, PAGE 12

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY
606 S. THIRD STREET
LOUISVILLE, KENTUCKY 40202
(502) 584-6271

REVISED DEVELOPMENT PLAN
BOHANNON PROPERTY
8574, 8575, 8524 & 8525 LEWIS LN. & 13919 BOHANNON AVE. LOUISVILLE, KY 40272
TAX BLOCK 4112, LOTS 1, 2, 3, 4 & 5
LDC DEVELOPMENT LLC
555 SOUTH 3RD ST., LOUISVILLE, KY 40202

DATE: 08/25/23
REVISION: 1
REVISION DESCRIPTION: COMMENTS

SHEET TITLE: PROJECT TITLE: BOHANNON INDUSTRIAL 1
JOB NO.: 3192
SCALE: 1"=100'
DATE: 07/14/23
DRAWING NO.: DDP
DEVELOPER: OWNER/DEVELOPER
SHEET 1 OF 1