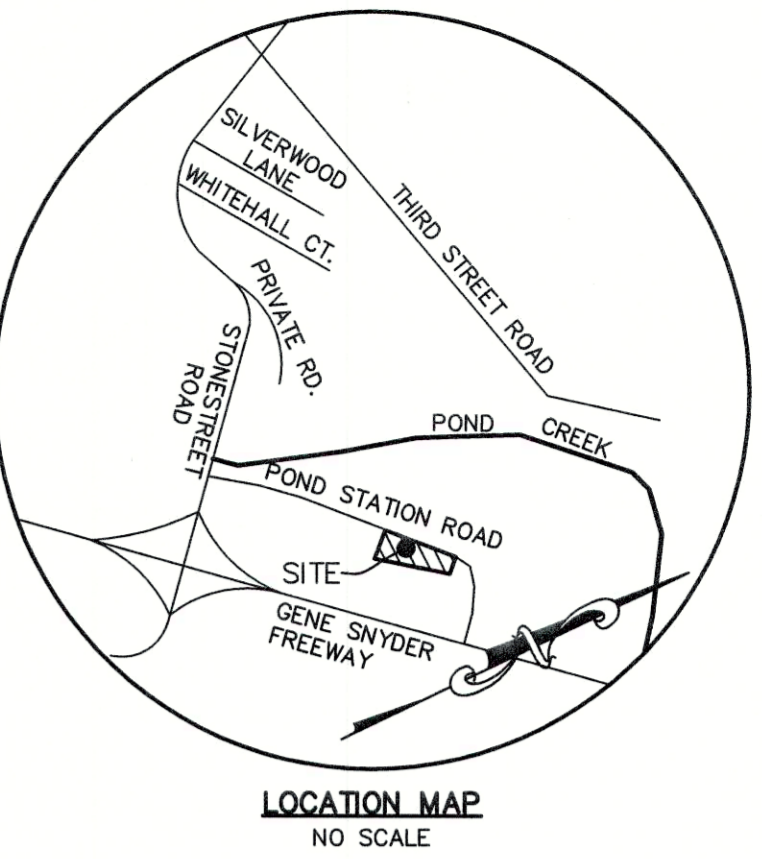


APPROVED:
LOUISVILLE METRO PLANNING
COMMISSION
DATE August 1, 2018
BY: *[Signature]*

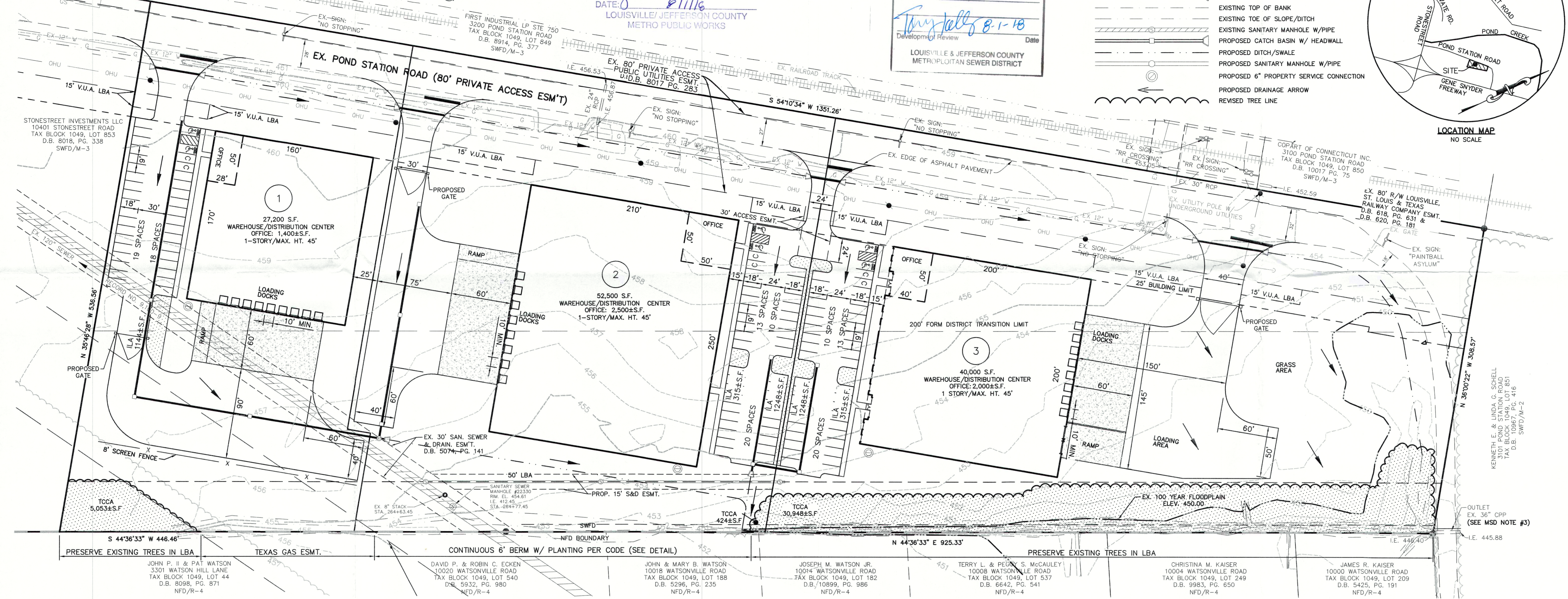
**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**
CONDITIONS:
BY: *[Signature]*
DATE: *[Signature]*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval:
[Signature] 8-1-18
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

- LEGEND**
- EXISTING CONTOUR
 - EXISTING TREE MASS
 - EXISTING WATER LINE W/ SIZE
 - EXISTING GAS W/ SIZE
 - EXISTING OVERHEAD UTILITIES
 - EXISTING CATCH BASIN W/ HEADWALL
 - EXISTING TOP OF BANK
 - EXISTING TOE OF SLOPE/DITCH
 - EXISTING SANITARY MANHOLE W/PIPE
 - PROPOSED CATCH BASIN W/ HEADWALL
 - PROPOSED DITCH/SWALE
 - PROPOSED SANITARY MANHOLE W/PIPE
 - PROPOSED 6" PROPERTY SERVICE CONNECTION
 - PROPOSED DRAINAGE ARROW
 - REVISED TREE LINE



MINDEL SCOTT
ENGINEERING & ARCHITECTURE
5151 Jefferson Blvd., Louisville, KY 40219
502-485-1508 | MindelScott.com



OWNER/DEVELOPER
GLOBAL PORT UNITED LLC
13425 EASTPOINT CENTRE DR.
SUITE 125
LOUISVILLE, KY 40223

CATEGORY 3 PLAN
**STONESTREET SUMMIT
WAREHOUSE DISTRIBUTION PARK**
3201 POND STATION ROAD, LOUISVILLE, KY 40272
TAX BLOCK 1049, LOT 852
D.B. 8904, PG. 893 & D.B. 10617 PG. 739

- MSD NOTES:**
- 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.
 - WASTEWATER:** SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE/STORMWATER:** DEVELOPER SHALL COORDINATE WITH ADJACENT PROPERTY OWNER TO PROVIDE A 2ND OUTLET PIPE NEAR THE NORTHEAST CORNER OF THE SITE TO PROVIDE POSITIVE DRAINAGE. SITE IS SUBJECT TO REGIONAL FACILITY FEE. VERIFICATION OF THE DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS 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.
 - EROSION AND 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.
 - A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110106E).
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - WETLAND JURISDICTIONAL DETERMINATION REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - ANY INCREASE IN RUNOFF TO ADJACENT PROPERTIES WILL REQUIRE APPROVAL FROM THE LAND OWNER.
 - APPROVAL FROM THE DIVISION OF WATER WILL BE REQUIRED.

- OVERALL SITE DATA:**
- | | |
|------------------------|------------------------|
| EXISTING FORM DISTRICT | SUBURBAN WORKPLACE |
| EXISTING ZONING | M2 |
| EXISTING LAND USE | VACANT |
| PROPOSED LAND USE | DISTRIBUTION/WAREHOUSE |
| TOTAL LAND AREA | 13.12± AC. |
- GENERAL NOTES:**
- 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.
 - TREE PRESERVATION:** A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 - PROTECTION OF TREES TO BE PRESERVED:** CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE TRIP 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 FENCED AREA.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
 - ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE CONSERVATION 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.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 AND 5.5.2.A.1 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - ALL PROPOSED SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 8 OF THE LDC. A SHARED BUSINESS SIGN IS PROPOSED NEAR STONESTREET ROAD TO SERVE ALL OF THE INDUSTRIAL LOTS ON POND STATION ROAD. A DEVELOPMENT IDENTIFICATION SIGN FOR THIS LOT SHALL BE PROVIDED AT THE POND STATION ROAD ENTRANCE THAT SHALL HAVE A MAXIMUM 6' HEIGHT AND 50 S.F. AREA.
 - SIDEWALKS IS NOT REQUIRED ON POND STATION (PRIVATE) ROAD.
 - VEGETATED SCREEN PROVIDED PER APPROVED LANDSCAPE PLAN (DOCKET #1-11893) TO MEET SEC. 10.2.4 OF THE LDC.
 - A SUBDIVISION MINOR PLAT TO CREATE THE LOTS SHALL BE SUBMITTED PRIOR TO BUILDING PERMIT APPROVAL.
 - THE LOUISVILLE LOOP, A SHARED USE PATH, IS PROPOSED TO INTERSECT THE DEVELOPMENT SITE. THE EXACT LOCATION OF THE PATH SHALL BE DETERMINED AT A LATER DATE AND BE COORDINATED WITH LOUISVILLE METRO PUBLIC WORKS. THE PATH SHALL BE LOCATED WITHIN THE POND STATION ROAD ACCESS EASEMENT ON THE SOUTH SIDE OR WITHIN THE 25' BUILDING LIMIT, SO LONG AS IT DOES NOT NEGATIVELY IMPACT THE PROPOSED DEVELOPMENT SHOWN ON THIS PLAN. IN ADDITION, THE DEVELOPER IS NOT RESPONSIBLE FOR ANY COSTS INCURRED BY THE LOUISVILLE LOOP.
 - PER 2002 REDWING DELINEATION, NO WETLANDS WERE IDENTIFIED ON THIS PROPERTY. AN UPDATED STUDY SHALL BE COMPLETED PRIOR TO CONSTRUCTION APPROVAL.

LOT 1 SITE DATA:

TOTAL LAND AREA	3.20± AC.
TOTAL BUILDING AREA	1,400 ± S.F.
VACANT	25,800 ± S.F.
DOCK/TRANSFER AREA	50,000 ± S.F.
TOTAL	27,200 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 4.0)	0.20
PARKING REQUIRED	24-37 SPACES
OFFICE	MINIMUM (1 SPACE/350 S.F.) 4 SPACES MAXIMUM (1 SPACE/200 S.F.) 7 SPACES
WAREHOUSE EMPLOYEES (MAIN & 2ND SHIFT)	30
MINIMUM (1 SPACE/1.5 EMPLOYEES)	20 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEE)	30 SPACES
PARKING PROVIDED	37 SPACES
CAR PARKING	(INCLUDES 2 ACCESSIBLE & 2 CARPOOL SPACES)
BICYCLE PARKING REQUIRED/PROVIDED	1 LONG TERM SPAC

LOT 1 TREE CANOPY DATA:

GROSS SITE AREA	139,186± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	9,451± S.F. (7%)
EXISTING TREE CANOPY TO BE PRESERVED	5,053± S.F. (4%)
TOTAL TREE CANOPY REQUIRED	27,837± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	11,44± S.F. (8%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

LOT 2 SITE DATA:

TOTAL LAND AREA	4.43± AC.
TOTAL BUILDING AREA	2,500 ± S.F.
VACANT	50,000 ± S.F.
DOCK/TRANSFER AREA	52,500 ± S.F.
TOTAL	52,500 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 4.0)	0.27
PARKING REQUIRED	30-48 SPACES
OFFICE	MINIMUM (1 SPACE/350 S.F.) 7 SPACES MAXIMUM (1 SPACE/200 S.F.) 13 SPACES
WAREHOUSE EMPLOYEES (MAIN & 2ND SHIFT)	35
MINIMUM (1 SPACE/1.5 EMPLOYEES)	23 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEE)	35 SPACES
PARKING PROVIDED	43 SPACES
CAR PARKING	(INCLUDES 2 ACCESSIBLE & 2 CARPOOL SPACES)
BICYCLE PARKING REQUIRED/PROVIDED	1 LONG TERM SP.

LOT 2 TREE CANOPY DATA:

GROSS SITE AREA	192,803± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	424± S.F. (0.2%)
EXISTING TREE CANOPY TO BE PRESERVED	424± S.F. (0.2%)
TOTAL TREE CANOPY REQUIRED	38,617± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	38,617± S.F. (20%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

LOT 3 SITE DATA:

TOTAL LAND AREA	5.49± AC.
TOTAL BUILDING AREA	2,000 ± S.F.
VACANT	38,000 ± S.F.
DOCK/TRANSFER AREA	40,000 ± S.F.
TOTAL	40,000 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 4.0)	0.17
PARKING REQUIRED	30-48 SPACES
OFFICE	MINIMUM (1 SPACE/350 S.F.) 6 SPACES MAXIMUM (1 SPACE/200 S.F.) 10 SPACES
WAREHOUSE EMPLOYEES (MAIN & 2ND SHIFT)	35
MINIMUM (1 SPACE/1.5 EMPLOYEES)	23 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEE)	35 SPACES
PARKING PROVIDED	43 SPACES
CAR PARKING	(INCLUDES 2 ACCESSIBLE & 2 CARPOOL SPACES)
BICYCLE PARKING REQUIRED/PROVIDED	0 SPACES

LOT 3 TREE CANOPY DATA:

GROSS SITE AREA	239,336± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	30,948± S.F. (13%)
EXISTING TREE CANOPY TO BE PRESERVED	30,948± S.F. (13%)
TOTAL TREE CANOPY REQUIRED	38,249± S.F. (16%)
TOTAL TREE CANOPY PROVIDED	38,249± S.F. (16%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

LOT 1 LANDSCAPE DATA:

V.U.A.	29,177± S.F.	LOADING/MANEUVURING & STORAGE	14,800± S.F.
EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	14,800± S.F.	EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	14,800± S.F.
TOTAL V.U.A.	43,977± S.F.	TOTAL V.U.A.	40,890± S.F.
ILL.A. REQUIRED* (7.5% X VUA)	1,110 S.F.	ILL.A. REQUIRED* (7.5% X VUA)	1,100 S.F.
ILL.A. PROVIDED	1,144± S.F.	ILL.A. PROVIDED	1,563± S.F.
*N.I.C. LOADING/MANEUVURING & STORAGE AREAS		*N.I.C. LOADING/MANEUVURING & STORAGE AREAS	

LOT 2 LANDSCAPE DATA:

V.U.A.	26,224± S.F.	LOADING/MANEUVURING & STORAGE	14,668± S.F.
EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	14,668± S.F.	EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	14,668± S.F.
TOTAL V.U.A.	40,892± S.F.	TOTAL V.U.A.	40,892± S.F.
ILL.A. REQUIRED* (7.5% X VUA)	1,100 S.F.	ILL.A. REQUIRED* (7.5% X VUA)	1,100 S.F.
ILL.A. PROVIDED	1,563± S.F.	ILL.A. PROVIDED	1,563± S.F.
*N.I.C. LOADING/MANEUVURING & STORAGE AREAS		*N.I.C. LOADING/MANEUVURING & STORAGE AREAS	

LOT 3 LANDSCAPE DATA:

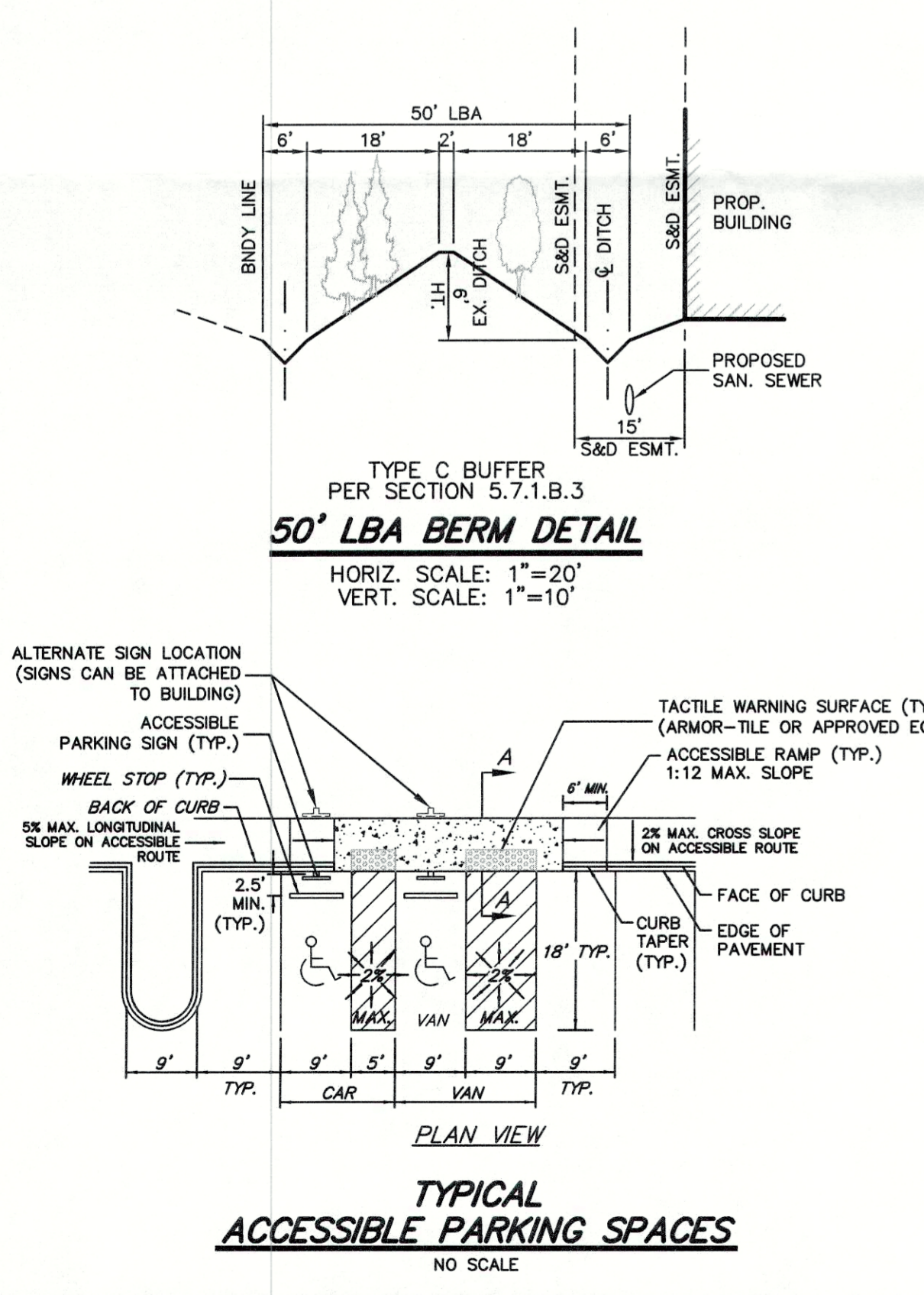
V.U.A.	30,989± S.F.	LOADING/MANEUVURING & STORAGE	14,668± S.F.
EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	14,668± S.F.	EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	14,668± S.F.
TOTAL V.U.A.	45,657± S.F.	TOTAL V.U.A.	45,657± S.F.
ILL.A. REQUIRED* (7.5% X VUA)	1,100 S.F.	ILL.A. REQUIRED* (7.5% X VUA)	1,100 S.F.
ILL.A. PROVIDED	1,563± S.F.	ILL.A. PROVIDED	1,563± S.F.
*N.I.C. LOADING/MANEUVURING & STORAGE AREAS		*N.I.C. LOADING/MANEUVURING & STORAGE AREAS	

WAIVER REQUEST:

A WAIVER IS REQUESTED FROM SECTION 5.5.4.B.1 OF THE LDC TO ELIMINATE THE 6' HEIGHT BERM REQUIRED FOR A PORTION OF THE 50' L.B.A. WIDTH IN THE AREA OF THE TEXAS GAS EASEMENT AND WHERE PRESERVING THE VEGETATION, SIMILAR TO PREVIOUSLY APPROVED PLAN DOCKET # 8786, 3-39-06W AND 14DEVPLAN1052.

SETBACKS:

M-3	TRANSITION
FRONT	25'
STREET SIDE	25'
SIDE	0'
REAR	0'



Vertical Scale: N/A
Horizontal Scale: 1"=50'
Date: 4/2/18
Job Number: 2362
Sheet

RECEIVED
JUL 25 2018
PLANNING & DESIGN SERVICES

CASE #18DEVPLAN1061
RELATED CASE #14DEVPLAN1052
& 15687
MSD WM #8345

GRAPHIC SCALE 1"=50'

1 of 1

**CONDITIONS OF APPROVAL
CASE NO. 18DEVPLAN1061**

1. A minor subdivision plat will need to be recorded for the three proposed lots showing the dedication of the public access easement for the Louisville Loop no sooner than issuance of clearing and grading approval and no later than full construction approval.
2. "The Louisville Loop, a shared use path, is proposed to intersect the development site. The exact location of the path shall be determined at a later date and be coordinated with Metro Public Works. The path shall be located within the Pond Station Road access easement or within the 25 ft. building limit, so long as it does not negatively impact the proposed development shown on this plan. In addition, the developer is not responsible for any costs incurred by the Louisville Loop".
3. The applicant shall provide the interior landscaping requirement in accordance with Chapter 10 Part 2 Section 12 of the LDC or request a waiver.

PRELIMINARY APPROVAL
Condition of Approval
Date
LOUISVILLE METRO PLANNING COMMISSION LOUISVILLE, KY 40203

APPROVED
LOUISVILLE METRO PLANNING
COMMISSION
DATE _____
BY _____

APPROVED FOR RECORDATION
DATE _____