

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.

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.

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

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.

- 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.

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 EXCAVATION OF THIS AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

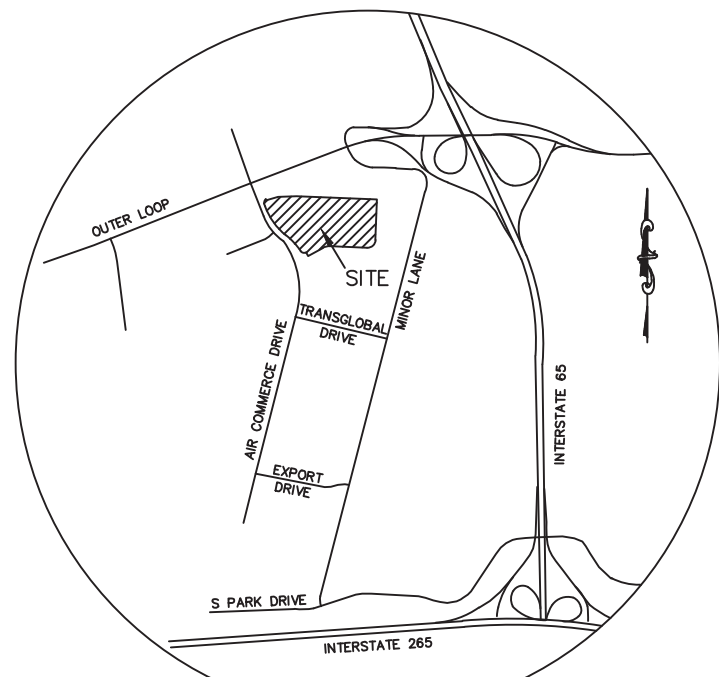
- 3.) WASTEWATER: SANITARY SEWER IS AVAILABLE BY CONNECTION TO DEREK GUTHRIE WASTEWATER TREATMENT PLANT, SUBJECT TO FEES. SANITARY SEWER PATTERN DEPICTED FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SANITARY SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. 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.) EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE SUBMITTED TO THE MISSOURI DEPARTMENT OF TRANSPORTATION AND MISSOURI DNR FOR 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.
- 4.) THE DEVELOPMENT LIES IN THE OKOLONIA FIRE DISTRICT.
- 5.) SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- 6.) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 7.) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATION ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BMPs.
- 8.) ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.

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

ADDITIONAL REQUESTS

1. VARIANCE OF LDC 4.8.3 TO ALLOW THE PROPOSED DEVELOPMENT TO ENCROACH 63' INTO THE REQUIRED 100' STREAM SETBACK.

BM#1 - ELEVATION 465.47' BM #1 IS A CHISELED PLUS CUT IN THE CONCRETE WALK, THAT IS LOCATED AT THE NORTHWEST CORNER OF UNIVERSAL DRIVE AND AIR COMMERCE DRIVE AND IS APPROXIMATELY 12.3' NORTHWEST OF THE TOP BACK OF CURB AT UNIVERSAL DRIVE.



LOCATION MAP
NOT TO SCALE

	STANDARD EZ-1
MIN. LOT AREA	NONE
MIN. LOT WIDTH	NONE
FRONT YARD	25'
STREET SIDE YARD	25'
REAR YARD	NONE

	AREA	HT.
1 TENANT	100	24
2-3 TENANTS	120	26
4> TENANTS	140	28

SWFD / EZ1
 WILLIAM & BERNADINE MILES
 AND JAMES & MARY MILES
 ADDRESS UNKNOWN
 D.B. 3417, PG. 552
 2263.29'

SWFD / EZ1
LOUISVILLE RENAISSANCE
ZONE CORPORATION
PO BOX 9129
LOUISVILLE, KY 40209

2 ADDITIONAL OWNER
LOUISVILLE REGIONAL
AIRPORT AUTHORITY
PO BOX 9129
LOUISVILLE, KY 40209
D.B. 10625, PG. 390

US AREA:	38,000	SF
OUS AREA:	663,636	SF
ASE:	625,636	SF

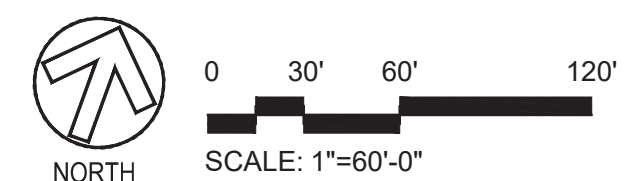
PLEASE NOTE: HARD SURFACE MITIGATION
AND FLOODPLAIN FILL COMPENSATION HAVE
ALREADY BEEN PROVIDED WITH THE TRACT 2
CLEARING, DEMOLITION & EARTHWORK
DRAWINGS APPROVED BY MSD ON JULY 14,
2023 UNDER WATER MANAGEMENT NUMBER
12400.

CASE # — WM # 1240C

OUTER LOOP - ROW VARIES
(MAJOR ARTERIAL)

SWFD / EZ1
RACETRAC PETROLEUM INC
200 GALLERIA PKWY STE 900
ATLANTA, GA 30339
D.B. 12169, PG. 647

SWFD / EZ1
BT OH LLC
55 GLENLAKE PKW
ATLANTA, GA 3032
D.B. 10713, PG. 93



TYPICAL PARKING SPACES
NO. SCALE

500' ————— EXISTING MAJOR CONTOUR
 494' ————— EXISTING MINOR CONTOUR
 EXISTING SANITARY SEWER
 PROPOSED SANITARY SEWER
 EXISTING STORM SEWER
 PROPOSED STORM SEWER
 VARIANCE REQUEST
 PROPOSED FLOW ARROW

PROPOSED WAREHOUSE
1080'X300'
324,000 SF FOOTPRINT

EXISTING ZONING:
FORM DISTRICT:
EXISTING USE:
PROPOSED USE:
GROSS SITE AREA:
BUILDING AREA:
BUILDING HEIGHT:
FAR:

VJA AREA:
ILA REQUIRED (7.5%)
ILA PROVIDED:
TREES REQUIRED:

GROSS SITE AREA: 1,023,979 SF (23.71 ACS)
 EXISTING TREE CANOPY: 0 %
 EXISTING TREE CANOPY TO BE PRESERVED: 0 SF (0%)
 ADDITIONAL TREE CANOPY REQUIRED: 255,995 SF (25%*)
 *COOL ROOF TECHNOLOGY WILL BE UTILIZED

PROPOSED OFFICE SPACE (ESTIMATE):	3,240 SF
REQUIRED AMENITY AREA (10%):	324 SF
PROPOSED AMENITY AREA:	360 SF

MIN PARKING REQUIRED (1 SPACE/10,000 SF): 32 SPACES
MAX PARKING ALLOWED (1 SPACE/500 SF): 648 SPACES

BICYCLE PARKING REQUIRED (10% REQ. PARKING): 3 SPACES
BICYCLE PARKING PROVIDED: 3 SPACES
(BICYCLE PARKING WILL BE LOCATED INSIDE THE BUILDING.)

EXISTING IMPERVIOUS AREA:	38,000 SF
PROPOSED IMPERVIOUS AREA:	663,636 SF
AMOUNT OF INCREASE:	625,636 SF

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