

SITE DATA

LAND USE: 114 ROCHESTER DRIVE
 SITE ADDRESS: T.B. 59P, T.L. 3, T.S.L. 5
 TAX BLOCK & LOT: EZ-1
 EXISTING ZONING DISTRICT: SWFD
 EXISTING FORM DISTRICT: PARKING
 PROPOSED USE: WAREHOUSE
 EXISTING PARCEL AREA: 9.447 ACRES (411,233 S.F.)
 DEED BOOK & PAGE: 8355 x 524

BUILDING DATA
 PROPOSED BUILDING HEIGHT: 40'
 PROPOSED BUILDING FOOTPRINT/GFA: 200,000 S.F.
 PROPOSED FLOOR TO AREA RATIO: 0.45
 EXISTING BUILDING FOOTPRINT/GFA: 14,505

PARKING CALCULATIONS
 MINIMUM REQUIRED (1/1.5 EMPLOYEES MAIN + 2ND SHIFT): 60 SPACES
 MAXIMUM PERMITTED (1/1 EMPLOYEES MAIN + 2ND SHIFT): 90 SPACES
 PARKING PROVIDED: 80 SPACES
 HANDICAP PARKING PROVIDED: 4 SPACES, 4 VAN
 BIKE PARKING PROVIDED: LONG TERM PROVIDED INDOORS
 TRUCK BERTHS REQUIRED: 2 (90,000 SF) + 1/EACH 30,001 SF OVER 90K
 TRUCK BERTHS PROVIDED: 3 AT EACH BUILDING

TREE CANOPY AND OPEN SPACE CALCULATIONS
 SITE AREA: 441,233 S.F.
 TREE CANOPY CATEGORY: CLASS C
 EXISTING TREE COVERAGE: 0-40%
 PRESERVED TREE CANOPY: 0% (0 S.F.)
 REQUIRED TREE CANOPY: 82,247 S.F. (20%)
 TREE CANOPY AND AMENITY SPACE (20,000 SF MIN) TO BE LOCATED ON CAMPUS AT 181 ROCHESTER DRIVE

ILAN/VA CALCULATIONS
 PROPOSED VUA: 174,587 S.F.
 REQUIRED ILA (7.5%): 13,094 S.F.
 PROVIDED ILA: 24796 S.F. (14%)
 ILA TREES REQUIRED (1/4000 S.F.): 44 TREES

FREESTANDING SIGNAGE
 SIGN HEIGHT: 12'
 SIGN AREA: 60 S.F.

EPSC DATA
 EXISTING IMPERVIOUS AREA: 405,919 S.F.
 PROPOSED IMPERVIOUS AREA: 417,898 S.F.
 INCREASE IN IMPERVIOUS: 11,979 (3%)
 SENSITIVE FEATURES: NONE
 SOIL TYPE: ASSUMED C
 HYDROLOGIC SOIL GROUP: URBAN LAND

AGENCY NOTES

- MSD
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES
 - SANITARY SEWER WILL BE BY NEW PSC TO EXISTING PRIVATE SEWERS AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DEREK GUTHRIE WQIC.
 - 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 PROPERTY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - IN LIEU OF ONSITE DETENTION, DEVELOPERS SHALL PAY A FEE TO MSD PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - ALL EXISTING COMBINED SEWER LINES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION PLAN APPROVAL AND SHALL BE RELOCATED AS REQUIRED.
- APCD
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMERSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

HEALTH DEPARTMENT

- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

PDS

- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
- BLANKET CROSS ACCESS EASEMENT TO BE DEDICATED PRIOR TO CERTIFICATE OF OCCUPANCY IF NEEDED.
- PROJECT SHALL OBTAIN ALL REQUIRED CONSTRUCTION PERMITS.

MPW

- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
- COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- WHEEL STOPS TO BE PROVIDED TO COMPLY WITH THE LDC.

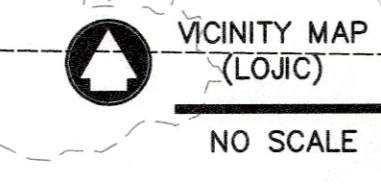
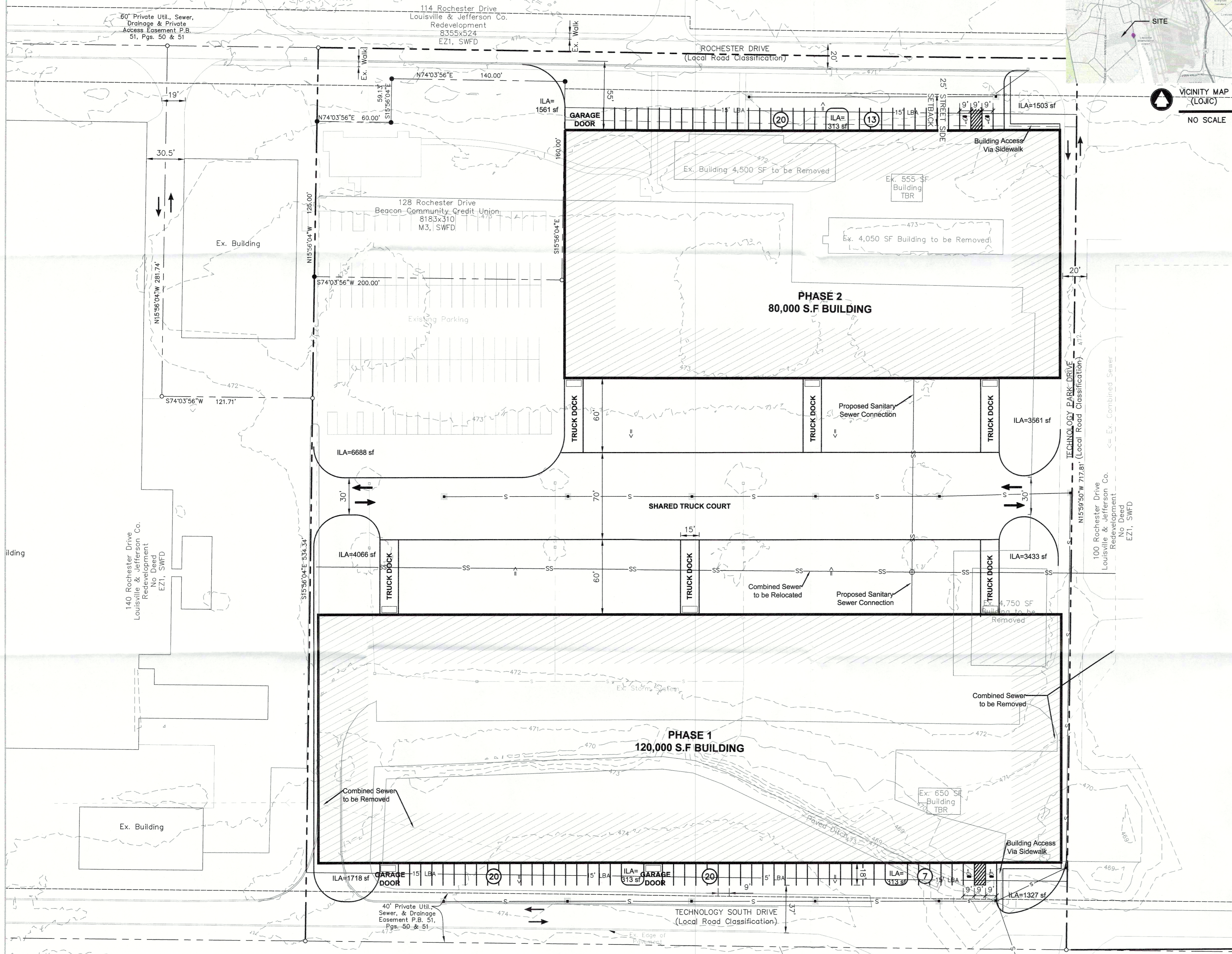
WAIVER & VARIANCE

5.3.4.D.3.g. VARIANCE OF 25' STREET SIDE SETBACK TO PERMIT PARKING AND MANUEVERING
 10.2.10. WAIVER OF 15' VUA LBA

LEGEND

- 469 CONTOUR
- PROPERTY BOUNDARY
- SETBACK
- LBA LANDSCAPE BUFFER AREA
- DRAINAGE ARROW
- EX. COMBINED SEWER
- EX. CATCH BASIN
- EX. STORM PIPE
- PR. CATCH BASIN
- PR. STORM PIPE
- PR. SANITARY PIPE

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Airport Industrial Center

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REV #	DATE	DESCRIPTION
1	12/07/2018	Revised Layout
2	04/22/2019	Agency Revisions
3	05/14/2019	MSD N-File

RDDDP

Job No: 18328.000
 Date: October 29, 2018
 Scale: 1" = 40'
 Drawn By: AWB
 Checked By: AWB
 Drawing Title: Airport Industrial Center Revised Development Plan
 Drawing No: 1 of 1

User: ogrnewell Plot Date: May 20, 2019 11:29 AM
 File Name: X:\ckr\kyf50\N18328\18328.dwg - AIC Dual 12pk Central Lot\Civil Site\Drawings\Development\Plans\18328-rdddp-2019-05-20.dwg

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