

PACCAR

Riverport Phase 5

June 19th, 2019

Docket No 19DEVPLAN1064

Developer:

PACCAR Inc &

Louisville Metro Riverport Authority

Prepared By:

Derek Triplett, RLA



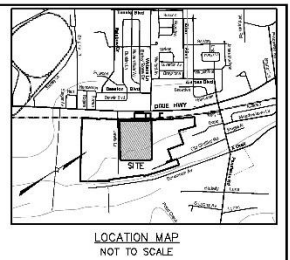
LAND DESIGN & DEVELOPMENT INC

503 Washburn Avenue, Suite 101, Louisville, KY 40222 | p: (502) 426-9374

General Development Plan Consulting By:



Rendered General Development Plan



PROJECT DATA

TOTAL SITE AREA	= 162.86 ACRES (7,094,247 SF)
LOT 1	= 48.13 ACRES (2,148,830 SF)
LOT 2	= 40.03 ACRES (1,742,521 SF)
LOT 3	= 49.33 ACRES (2,148,830 SF)
LOT 4	= 15.34 ACRES (668,200 SF)
EMWING ZONING	= E-1
EXISTING USE	= VACANT

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and curable surface.
 - An encasement permit and bond will be required for all work done in the right-of-way.
 - No increase in droplogs run off to side roadways.
 - There shall be no commercial signs in the Right of Way.
 - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of road systems of trees to be preserved. The fencing shall enclose the area beneath the crown of the tree canopy and shall remain in place. No rock, material storage, or construction activities shall be permitted within the fenced area.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - Proposed roads by Louisville and Jefferson County Riverport Authority.
 - Concrete knee stops or curbing at least six (6) inches high and six (6) inches wide shall be provided to prevent vehicles from overhanging existing sidewalks, properties or public rights-of-way, to protect landscaped areas or to protect adjacent properties. Such wheel stops or curbing shall be located at least three (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
 - A Record 'As-Built' shall be recorded by others to create the subject lot and the suite of rights-of-way prior to construction plan approval.
 - Dumpsters shall be located inside the work area.
 - Future public road classification to be determined.

- MSD NOTES:**
- Construction plans and encasements shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
 - Sanitary sewer service will be provided by lateral extension.
 - A portion of the site within the 100 year flood plain per IFEM Map No. 21111 C D156 E dated December 5, 2006.
 - Drainage pattern depicted by arrows (==) is for conceptual purposes.
 - If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
 - Any recycled fill in the floodplain shall be composted on site at a ratio of 1.5:1.
 - Increased run off volume shall be mitigated on-site by the FEMA floodplain elevation in lieu of on-site detention on lot 4.
 - Division of Water and U.S. Army Corps of Engineers permitting (including wetlands) to be provided by Louisville and Jefferson County Riverport Authority.
 - Floodings and ponding assessments to be released and mitigated for prior to MSD construction approval.

DETENTION BASIN CALCULATIONS

X = CRA/12	Y = 0.75-0.25=0.5
X = CRA/12	Y = 0.75-0.25=0.5
X = CRA/12	Y = 0.75-0.25=0.5
X = (3.125)(12) = 37.5	Y = 17.55 AC-FIT
REQUIRED 764,278 = CULF	PROPOSED BASIN = 500,000 SQ.FT.
TOTAL = 500,000 SQ.FT. @ APPROX. 1.75 FT. DEPTH	= 875,000 CULF. > 764,478 CULF.

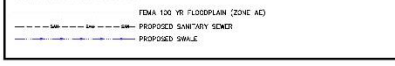
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 162.86 ACRES (7,094,247 SF)
LOT 1	
SITE AREA	= 48.13 ACRES (2,148,830 SF)
PRESEVED TREE CANOPY	= 0 SF (0%)
REQUIRED TREE CANOPY:	= 505,938 SF (23%)
LOT 2	
SITE AREA	= 40.03 ACRES (1,742,521 SF)
PRESEVED TREE CANOPY	= 0 SF (0%)
REQUIRED TREE CANOPY:	= 248,804 SF (14%)
LOT 3	
SITE AREA	= 49.33 ACRES (2,148,830 SF)
PRESEVED TREE CANOPY	= 0 SF (0%)
REQUIRED TREE CANOPY:	= 429,786 SF (20%)
LOT 4	
SITE AREA	= 15.34 ACRES (668,200 SF)
PRESEVED TREE CANOPY	= 0 SF (0%)
REQUIRED TREE CANOPY:	= 118,662 SF (18%)

LEGEND

EX. FENCE	EX. DRIVE	EX. CONTOUR	EX. TRANSITION ZONE	EX. ZONING LINE
POTENTIAL METHODS	FEMA 100 YR FLOODPLAIN (ZONE A)	PROPOSED SANITARY SEWER	PROPOSED DRIVE	

1. R-4/A BROWN POINT CO 100 REVERDE RD NEPT PAUL DEACAL FL D306-00 D.E. --- P# ---	2. R-4/A PAULI, MARY & NOVA F 1095 OLD STATE ROAD 44 HARDENSBURG, TN 37056-8284 D.E. 7500, P# 3777	3. R-4/A MELTON INVESTMENTS LLC 1020 STONEMASTER DR LOUISVILLE, KY 40222-2320 D.E. 9991, P# 3450	4. C-2/SWC MAYNARD, ROBERT & SHERRON JAN JEFFERSONVILLE, KY 40299-1508 D.E. 5844, P# 5088	5. C-2/SWC RITTSKY, JAMES T & CYNTHIA A 1400 WOODBINE RD WEST POINT, KY 40371-6842 D.E. 7008, P# 5287	6. C-2/SWC HAGAN, RICHARD LARRY 8605 OLYMPIA DR LOUISVILLE, KY 40258-2820 D.E. 9283, P# 0474	7. C-2/SWC GIBBS, SCHILY L & MAURSETTA LOUISVILLE, KY 40272-3408 D.E. 3458, P# 0633	8. C-2/SWC GIBBS, SCHILY L & MAURSETTA LOUISVILLE, KY 40272-3408 D.E. 3458, P# 0633	9. C-2/SWC GIBBS, SCHILY L & MAURSETTA LOUISVILLE, KY 40272-3408 D.E. 3458, P# 0633	10. C-2/SWC 824 BURNHAM WAY LOUISVILLE, KY 40272-2320 D.E. 9991, P# 3450	11. M-2/SWC GIBBS, SCHILY L & MAURSETTA 904 GONZAVAL WAY LOUISVILLE, KY 40272-3408 D.E. 3458, P# 0633	12. C-2/SWC NARAYAN, MUNI LLC 1508 W. GLENVIEW BLVD LOUISVILLE, KY 40211-1109 D.E. 1808, P# 0259	13. C-2/SWC EASTMAN ACRES REALTY CO 200 700 LOUISVILLE, KY 40255-0066 D.E. 5610, P# 0383	14. C-2/SWC EASTMAN ACRES REALTY LOUISVILLE, KY 40255-0066 D.E. 3005, P# 0285	15. C-2/SWC 30414 MOON, BRANNO & WAFAR A WORTH RD LOUISVILLE, KY 40272-4521 D.E. 3994, P# 0628	16. C-2/SWC SCURRY, CHARLES 117 CHANTRELLE CIR GOLF BROOK, FL 32681-0061 D.E. 4334, P# 0108	17. C-2/SWC 2708 N. H-4 AND AVE JACKSONVILLE, TN 38564-1864 D.E. 11028, P# 495	18. C-2/SWC WILLIAMS, CHRISTOPHER E WILLER WANDA H 13068 BIRCH HOLLOW LOUISVILLE, KY 40272-1009 D.E. 9924, P# 0037	19. C-2/SWC WILLIAMS, CHRISTOPHER E WILLER WANDA H 13068 BIRCH HOLLOW LOUISVILLE, KY 40272-1009 D.E. 9924, P# 0037	20. C-2/SWC WILLIAMS, CHRISTOPHER E WILLER WANDA H 13068 BIRCH HOLLOW LOUISVILLE, KY 40272-1009 D.E. 9924, P# 0037	21. C-2/SWC 4714 POPPULAR LEVEL RD LOUISVILLE, KY 40211-2402 D.E. 7418, P# 0818	22. C-2/SWC 4714 POPPULAR LEVEL RD LOUISVILLE, KY 40211-2402 D.E. 7418, P# 0818	23. C-2/SWC 11028 N. H-4 LOUISVILLE, KY 40272-4434 D.E. 3458, P# 0633	24. C-2/SWC 11028 N. H-4 LOUISVILLE, KY 40272-4434 D.E. 3458, P# 0633	25. C-2/SWC 11028 N. H-4 LOUISVILLE, KY 40272-4434 D.E. 3458, P# 0633	26. C-2/SWC 11028 N. H-4 LOUISVILLE, KY 40272-4434 D.E. 3458, P# 0633	27. C-2/SWC WOLFE, DEAN M & WOLFE DANIEL PO BOX 72200 LOUISVILLE, KY 40272-0330 D.E. 4444, P# 0665	28. C-2/SWC WOLFE, DEAN M & WOLFE DANIEL PO BOX 72200 LOUISVILLE, KY 40272-0330 D.E. 4444, P# 0665	29. C-2/SWC WOLFE, DEAN M & WOLFE DANIEL PO BOX 72200 LOUISVILLE, KY 40272-0330 D.E. 4444, P# 0665	30. R-4/A ADAMS, ROBT & ALICE 625 BETHANY LN LOUISVILLE, KY 40272-4434 D.E. 3458, P# 0633	31. R-4/A ADAMS, ROBT & ALICE 625 BETHANY LN LOUISVILLE, KY 40272-4434 D.E. 3458, P# 0633	32. R-4/A ADAMS, ROBT & ALICE 625 BETHANY LN LOUISVILLE, KY 40272-4434 D.E. 3458, P# 0633	33. R-4/A ADAMS, ROBT & ALICE 625 BETHANY LN LOUISVILLE, KY 40272-4434 D.E. 3458, P# 0633	34. R-4/A ADAMS, ROBT & ALICE 625 BETHANY LN LOUISVILLE, KY 40272-4434 D.E. 3458, P# 0633	35. R-4/A ADAMS, ROBT & ALICE 625 BETHANY LN LOUISVILLE, KY 40272-4434 D.E. 3458, P# 0633	36. R-4/A ADAMS, ROBT & ALICE 625 BETHANY LN LOUISVILLE, KY 40272-4434 D.E. 3458, P# 0633	37. R-4/A ADAMS, ROBT & ALICE 625 BETHANY LN LOUISVILLE, KY 40272-4434 D.E. 3458, P# 0633	38. R-4/A ADAMS, ROBT & ALICE 625 BETHANY LN LOUISVILLE, KY 40272-4434 D.E. 3458, P# 0633	39. R-4/A ADAMS, ROBT & ALICE 625 BETHANY LN LOUISVILLE, KY 40272-4434 D.E. 3458, P# 0633	40. R-4/A ADAMS, ROBT & ALICE 625 BETHANY LN LOUISVILLE, KY 40272-4434 D.E. 3458, P# 0633
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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	7-28-16	PER OFFICE COMMENTS	JAN
2	8-15-16	PER OFFICE COMMENTS	JAN
3	9-22-16	PER OFFICE COMMENTS	JAN
4	10-27-16	PER OFFICE COMMENTS	JAN

PROJECT DATA

PROJECT NO: 16182
SHEET: 1
OF: 2

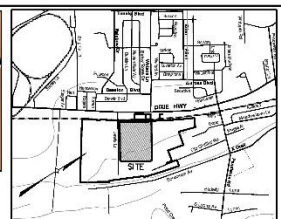
PACCAR RIVERPORT PHASE 5
OWNER: LOUISVILLE & JEFFERSON COUNTY RIVERPORT AUTHORITY
DESIGNER: TACCAR INC.
1777000 AVENUE
BELL, VA 28604

RENDERED GENERAL & DEVELOPED ZONING DEVELOPMENT PLAN

COUNCIL DISTRICT - 14
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK

CASE: 190E/PLAN1064
RELATED CASE: 1370/PL1061
WM# 10864

Rendered RDDDP



LOT 2 PROJECT DATA

LOT 2 TOTAL SITE AREA	= 40.00 ACRES (1,742,531 SF)
EXISTING ZONING	= E21
FORM DISTRICT	= SUB-URBAN WORKPLACE
EXISTING USE	= VACANT
PROPOSED USE	= OFFICE/WAREHOUSE
BUILDING HEIGHT	= STORY (30' MAX/45' MAX IN TRANSITION ZONE)
TOTAL BUILDING AREA	= 692,000 SF
WAREHOUSE	= 440,000 SF
PHASE I	= 252,000 SF
10' A.I.R.M.	= 0.195 (50.0 MAX. ALLOWED)
PHASE I	= 0.253
PHASE I	= 0.145

PARKING REQUIRED (PHASE I):	M/N.	MAX.
OFFICE (10,000 SF)	= 29 SPACES	50 SPACES
10,000/350 SF MAX.		
WAREHOUSE (170 EMPLOYEES)	= 70/15 SPACES	70 SPACES
70/15 EMPLOYEES MIN		
TOTAL PARKING REQUIRED	= 76 SF MIN 120 SF MAX	
10' A.I.PARKING PROVIDED	= 115 (5 A.I.A. SF INCLUD)	
BKC PARKING REQUIRED	= 2 LONG TERM	
BKC PARKING PROVIDED	= 2 (PROVIDED INDOORS)	
AMENITY AREA		
REQUIRED & PROVIDED		
SEATING		
PHASE I VEHICULAR USE AREA:		
LOADING DOCK VIA (NO I.A. REQ)	= 18,289 SF	
PARKING AREA V.A. (LA REQ)	= 44,330 SF	
INTERIOR LANDSCAPE AREA REQUIRED:		
INTERIOR LANDSCAPE AREA PROVIDED	= 3,325 SF (7.5%)	
3,215 SF		

PHASE I VEHICULAR USE AREA:		
LOADING DOCK VIA (NO LA REQ)	= 105,000 SF	
EXISTING IMPERVIOUS AREA	= 0 SF	
PROPOSED IMPERVIOUS AREA (ALL P-USES)	= 24.13 ACRES (1,050,976 SF)	

- ### GENERAL NOTES:
- Parking areas and drive lanes to be a hard and durable surface.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - No increase in drainage run off to site roadways.
 - There shall be no commercial signs in the Right of Way.
 - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
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 - Proposed by Louisville and Jefferson County Riverport Authority.
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 - A Record Plat shall be recorded by others to create the subject lot and the public right-of-way prior to construction plan approval.
 - Dumpsters shall not be located inside the warehouse.
 - Future public road classification is to be determined.
 - Off-road loading and refuse collection areas shall be visually screened from adjacent public streets and residential uses.

- ### MSD NOTES:
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state or federal ordinances.
 - Sanitary sewer service will be provided by a proposed lateral extension by others.
 - A portion of the site is within the 100 year flood plain per FEMA Map No. 21111 C D136 E dated December 5, 2006.
 - Drainage pattern depicted by arrows (==>) is for conceptual purposes.
 - If the site has any drainage on an easement plat will be required prior to MSD granting construction plan approval.
 - As required (R) in the foundation shall be compensated on site at a ratio of 1 to 1. Compensation will be provided either by Louisville and Jefferson County Riverport Authority. The final design of this project must meet all MSD water quality regulations established by MSD. Site layout may change at the design phase due to proper siting of Green Best Mgmt. Practices.
 - Retention of off-site storm water by Louisville and Jefferson County Riverport Authority.
 - Increased run off volume shall be mitigated on-site below the FEMA floodplain elevation in lieu of site retention on lot 4.
 - Division of Water and U.S. Army Corps of Engineers permitting (including wetlands) to be provided by Louisville and Jefferson County Riverport Authority.
 - Flowlogs and ponding easements to be released and mitigated for prior to MSD construction approval.

LOUISVILLE & JEFFERSON COUNTY RIVERPORT AUTHORITY
6000 RIVERPORT DRIVE
LOUISVILLE, KENTUCKY 40258

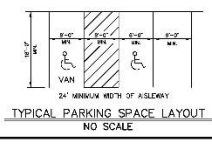
SITE ADDRESSES:
LOT 1 DIXIE HWY 6501 LEWIS LANE
LOT 2 DIXIE HWY 6501, PC 0062 DB 10364, PC 0424
6000 RIVERPORT DRIVE 15807 DIXIE HWY OLD DISTILLERY ROAD
LOT 3 DIXIE HWY 14049 DIXIE HWY DB 10364, PC 0424
LOT 4 DIXIE HWY 14049 DIXIE HWY DB 10364, PC 0424
LOT 5 DIXIE HWY 14049 DIXIE HWY DB 10364, PC 0424

OWNER: LOUISVILLE & JEFFERSON COUNTY RIVERPORT AUTHORITY
PROJECT: 1905EPLAN1064
RELATED CASE: 1905EPLAN1061

COUNCIL DISTRICT - 14
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
WM # 10864

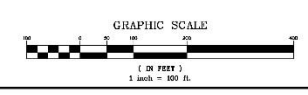
LEGEND

W	EX. FIRE WETLAND
EX	OVERHEAD ELECTRIC LINES
EX	FENCE
PROPOSED STORM SEWER CATCH BASIN	PROPOSED PROTECTION AND REDUCED
PROPOSED SCHED. AND MANHOLE	
DRAINAGE FLOW DIRECTION	
EX. STREAM	
EX. CONTOUR	
EX. TRANSITION ZONE	
EX. ZONE LINE	
POTENTIAL WETLANDS	
PROPOSED SHALE	



TREE CANOPY CALCULATIONS

TOTAL SITE AREA (CLASS C)	= 40.00 ACRES (1,742,531 SF)
EXISTING TREE CANOPY AREA	= 0 SF (0% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= 0 SF
TOTAL TREE CANOPY AREA REQUIRED	= 205 (345,504 SF)
TOTAL TREE CANOPY PROPOSED	= 348,534 SF (20%)



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	7-28-19	PER OFFICE COMMENTS	DP
2	8-15-19	AGENCY COMMENTS	JAH
3	8-24-19	PER AGENCY COMMENTS	DT

PROJECT DATA

FILE NO.	19-0507-0000-000
DATE	8/28/19
SCALE	AS SHOWN
DESIGNED BY	DP

LD&D
LAND DESIGN & DEVELOPMENT, INC.
1000 W. MARKET STREET, SUITE 200
LOUISVILLE, KY 40202
TEL: 502-261-1111 FAX: 502-261-1112

REVISED GENERAL & RELEASD DESIGN DEVELOPMENT PLAN

PACCAR RIVERPORT PHASE 5
OWNER/DEVELOPER
TACCAR INC.
7777
2000 AVENUE
BELLINGHAM, WA 98204

NO. 18182
SHEET 2
OF 2

Aerial



REVISIONS	
NO.	DATE
1	2-25-19
2	3-22-19
3	3/27/19
4	3/27/19

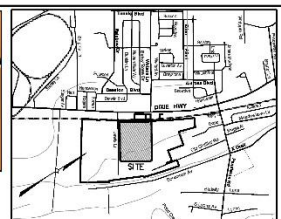
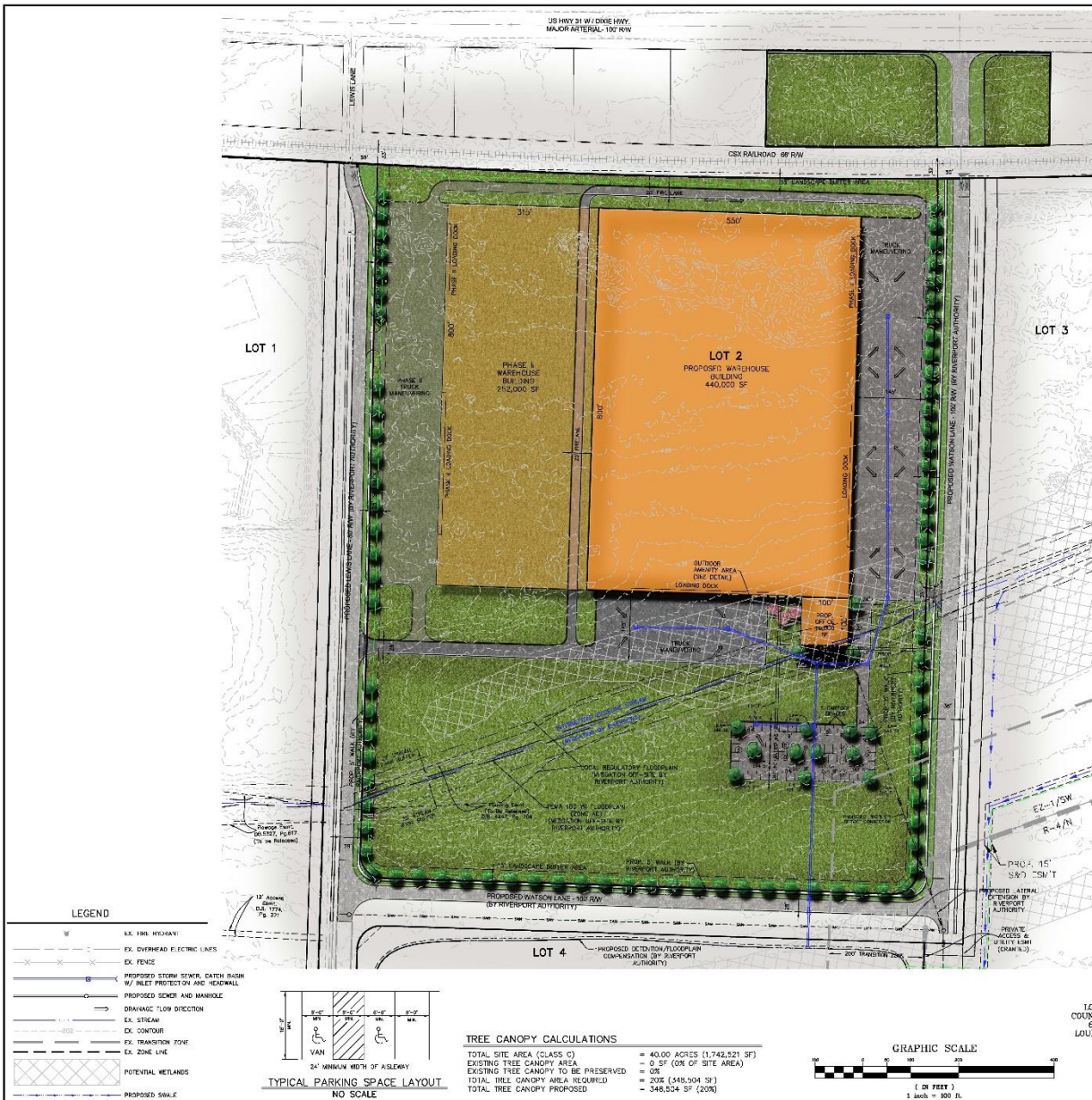
NO.	DATE	DESCRIPTION	BY
1	2-25-19	per agency comments	DT
2	3-22-19	PER AGENCY COMMENTS	DT
3	3/27/19	PER AGENCY COMMENTS	DT
4	3/27/19	PER AGENCY COMMENTS	DT

PROJECT DATA	
FILE NAME	18182-000P.AIA
DATE	3-11-19
CREATED BY DT	GWAN IN AIA

L&D
LAND DESIGN & DEVELOPMENT, INC.
 1000 W. STATE ST. SUITE 100, LIBERTY, MISSISSIPPI 38929
 TEL: 662-892-1111 FAX: 662-892-1112
 WWW.LANDDESIGN.COM

ACERIAL RODP
PACCAR RIVERPORT PHASE 5
 PREPARED BY
PACCAR INC.
 777 106th AVE NE
 BELLUVA, WA 98004

Rendered RDDDP



LOT 2 PROJECT DATA

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PARKING AREA V.A. (LA REQ)	= 44,330 SF	
INTERIOR LANDSCAPE AREA REQUIRED:		
INTERIOR LANDSCAPE AREA PROVIDED	= 3,325 SF (7.5%)	
	= 3,215 SF	

PHASE I VEHICULAR USE AREA:		
LOADING DOCK VIA (NO LA REQ)	= 105,000 SF	
EXISTING IMPERVIOUS AREA	= 0 SF	
PROPOSED IMPERVIOUS AREA (ALL P-USES)	= 24.13 ACRES (1,050,976 SF)	

- ### GENERAL NOTES:
- Parking areas and drive lanes to be a hard and durable surface.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
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 - There shall be no commercial signs in the Right of Way.
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MSD NOTES:

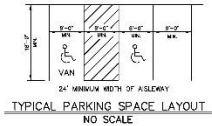
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- Flowlogs and ponding easements to be released and mitigated for prior to MSD construction approval.

OWNERS:	LOUISVILLE & JEFFERSON COUNTY RIVERPORT AUTHORITY	6000 RIVERPORT DRIVE, LOUISVILLE, KENTUCKY 40258
DEVELOPER:	LAND DESIGN & DEVELOPMENT, INC.	10000 WOODBURN AVENUE, BELLEVUE, WA 98004
OWNER'S SITE ADDRESS:	LOT 1038 DIXIE HWY, 6501 LEWIS LANE, DB 0601, PC 0682	TAX BLOCK 109, LOT 0040, DB 10384, PC 0424
OWNER'S SITE ADDRESS:	LOT 0248 DIXIE HWY, 15807 DIXIE HWY, TAX BLOCK 1039, LOT 0182	DB 8510, PC 0419, 14049 DIXIE HWY, DB 11324, PG. 883
OWNER'S SITE ADDRESS:	LOT 0248 DIXIE HWY, 15807 DIXIE HWY, TAX BLOCK 1039, LOT 0182	DB 8510, PC 0419, 14049 DIXIE HWY, DB 11324, PG. 883
OWNER'S SITE ADDRESS:	LOT 0248 DIXIE HWY, 15807 DIXIE HWY, TAX BLOCK 1039, LOT 0182	DB 8510, PC 0419, 14049 DIXIE HWY, DB 11324, PG. 883

COUNCIL DISTRICT - 14	PLANNING COMMISSION - 10	PLANNING COMMISSION - 10
PLANNING COMMISSION - 10	PLANNING COMMISSION - 10	PLANNING COMMISSION - 10

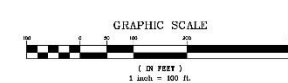
LEGEND

W	EX. FIRE (WEHANI)
EX. OVERHEAD ELECTRIC LINES	EX. FENCE
PROPOSED STORM SEWER CATCH BASIN W/ REED PROTECTION AND MEDICINAL	PROPOSED SCHED. AND MANHOLE
DRAINAGE FLOW DIRECTION	EX. STREAM
EX. CONTOUR	EX. TRANSITION ZONE
EX. ZONE LINE	POTENTIAL WETLANDS
PROPOSED SHALE	



TREE CANOPY CALCULATIONS

TOTAL SITE AREA (CLASS C)	= 40.00 ACRES (1,742,531 SF)
EXISTING TREE CANOPY AREA	= 0 SF (0% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= 0 SF
TOTAL TREE CANOPY AREA REQUIRED	= 205 (345,504 SF)
TOTAL TREE CANOPY PROPOSED	= 348,534 SF (20%)



NO.	DATE	DESCRIPTION	BY
1	7-28-19	PER OFFICE COMMENTS	DT
2	8-15-19	AGENCY COMMENTS	DT
3	8-24-19	PER AGENCY COMMENTS	DT

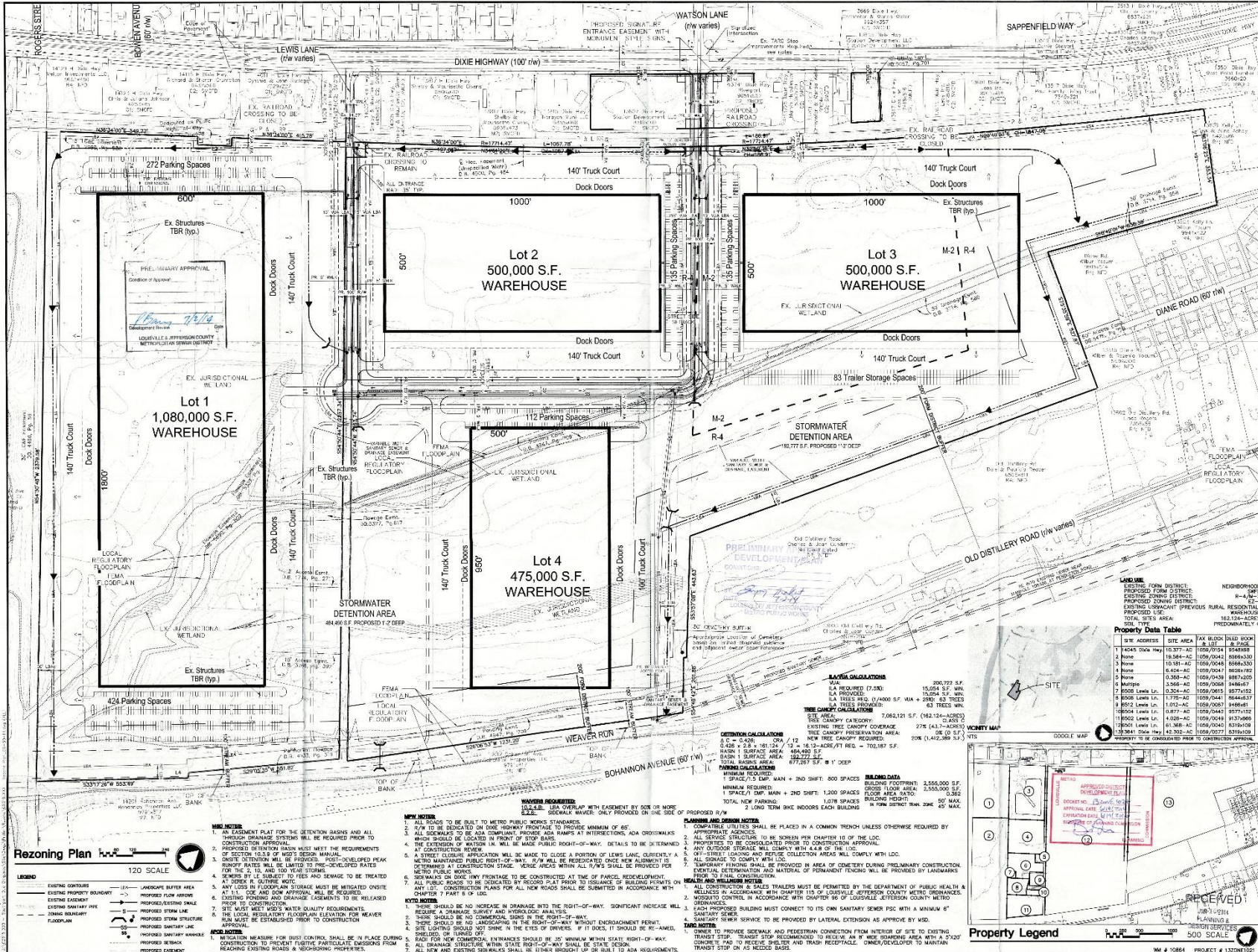
PROJECT DATA
FILE NO. 19-000-0000-000
DATE 8/15/19
SCALE 1"=30'

LAND DESIGN & DEVELOPMENT, INC.
 10000 WOODBURN AVENUE, BELLEVUE, WA 98004
 TEL: 206.461.1111 FAX: 206.461.1112

PACCAR RIVERPORT PHASE 5
 OWNER/DEVELOPER
 TACCAR, INC.
 7777 205th Avenue
 Bellevue, WA 98004

NO. 18182	SHEET 2	OF 2
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Original General Development Plan



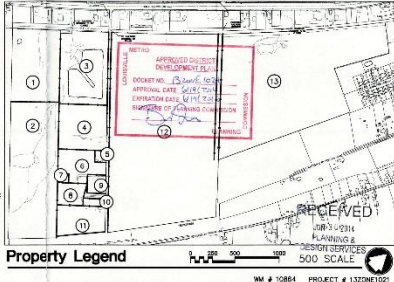
QI
 Engineering
 Planning
 1045 East Chestnut Street
 Louisville, Kentucky 40203
 Ph. 502-585-7777
 Fax. 502-585-6466
 E. info@qi.com

RIVERPORT PHASE 5
 DIXIE HIGHWAY & LEWIS LANE
 REZONING PLAN

LAND USE
 EXISTING FORM DISTRICT
 PROPOSED FORM DISTRICT
 EXISTING ZONING DISTRICT
 PROPOSED ZONING DISTRICT
 EXISTING JURISDICTION (PREVIOUS RURAL RESIDENTIAL)
 PROPOSED JURISDICTION
 TOTAL SITE AREA:
 161,174 ACRES
 PRELIMINARY

Property Data Table

LOT #	ADDRESS	LOT AREA	ACRES	FAIR MARKET VALUE	APPROXIMATE VALUE
1	14425 Dixie Hwy	10,377 AC	237.8	\$1,100,000	\$1,100,000
2	16,584 AC	0.59	0.04	\$368,230	\$368,230
3	10,181 AC	0.59	0.04	\$368,230	\$368,230
4	6,424 AC	0.59	0.04	\$368,230	\$368,230
5	3,969 AC	0.59	0.04	\$368,230	\$368,230
6	3,546 AC	0.59	0.04	\$368,230	\$368,230
7	8,508 Lewis Ln.	0.25	0.04	\$97,742	\$97,742
8	8,508 Lewis Ln.	1.77	0.04	\$486,637	\$486,637
9	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
10	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
11	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
12	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
13	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
14	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
15	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
16	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
17	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
18	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
19	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
20	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
21	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
22	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
23	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
24	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
25	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
26	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
27	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
28	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
29	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
30	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
31	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
32	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
33	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
34	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
35	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
36	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
37	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
38	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
39	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
40	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
41	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
42	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
43	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
44	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
45	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
46	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
47	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
48	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
49	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637
50	18,512 Lewis Ln.	1.91	0.04	\$486,637	\$486,637



RECEIVED
 PLANNING & ZONING DEPARTMENT
 01-15-2014
 PROJECT # 13202021
 1 of 1