

- ### GENERAL NOTES
- DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICED THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
 - THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
 - ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
 - CONCRETE WHEEL STOPS OR CURBS AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY. TO PROTECT LANDSCAPE AREAS AND TO PROTECT ADJUTING PROPERTIES. SUCH WHEEL STOPS OR CURBS SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJUTING WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
 - DUMPSTER WILL BE LOCATED INSIDE BUILDINGS.
 - STREET TREES WILL BE PROVIDED AS PERMITTED BY MPW.
 - NO WETLANDS ON SITE PER REDWING MITIGATION PLAN - DATED 10-22-18

- ### TRANSPORTATION NOTES
- ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
 - ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
 - CONSTRUCTION PLANS AND BOND ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
 - A CROSSOVER ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PLAN APPROVAL.

- ### MSD NOTES
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY LATERAL EXTENSION SANITARY SEWER AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
 - DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
 - A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING. (2111100136F - 2/26/2021).
 - AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - STORM WATER MITIGATION IS PROVIDED OFF-SITE BY OTHERS. INCREASED RUN OFF VOLUME IS PROVIDED BELOW THE FLOODPLAIN ELEVATION.
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERTY SIZING OR GREEN BEST MANAGEMENT PRACTICES.

- ### IMPERVIOUS AREA
- PRE NONE
POST 1,336,165 SF

- ### EROSION CONTROL NOTES
- 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 SWPPP PLAN SHALL BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
 - ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
 - SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
 - 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 PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
 - SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

SITE DATA

13641 DIXIE HWY (RANDY COE LANE)
LOUISVILLE, KY 40272
P.B. 60, PG. 39 / D.B. 11324, PG. 883
PARCEL# 105905920000

OWNER

LOUISVILLE & JEFFERSON COUNTY
RIVERPORT AUTHORITY
6900 RIVERPORT DRIVE
LOUISVILLE, KY 40258-2888

SETBACK DATA

MIN. FRONT YARD 25'
STREET SIDE YARD 10'±
SIDE YARD NONE±
REAR YARD NONE±
MAX. BUILDING HEIGHT 50' / 45' IN TRANSITION ZONE
PR. BUILDING HEIGHT 45'

* NOTE: A 50' LANDSCAPE BUFFER AREA IS REQUIRED IF ADJACENT TO RESIDENTIAL

PARKING SUMMARY

OFFICE AREA	INDUSTRIAL WAREHOUSE	TOTAL MINIMUM PARKING REQUIRED	TOTAL MAXIMUM PARKING PROVIDED
MIN. PARKING REQUIRED (1 SPACE/400 SF)	310,000 SF	255 SPACES	255 SPACES
MAX. PARKING PERMITTED (1 SPACE/200 SF)	155 SPACES	820 SPACES	820 SPACES
	620 SPACES	285 SPACES	285 SPACES
	150 SPACES	300 SPACES	300 SPACES
	600 SPACES	(INCL. 8 ADA SPCS & 13 CARPOOL SPCS)	

BICYCLE SUMMARY

OFFICE	INDUSTRIAL WAREHOUSE	TOTAL LONG TERM PARKING PROVIDED	TOTAL SHORT TERM PARKING PROVIDED
LONG TERM REQUIRED (2 SPACES OR 1/500 GROSS FLOOR AREA)	NONE	4 SPACES	4 SPACES
LONG TERM REQUIRED (2 SPACES OR 1/500 GROSS FLOOR AREA)	NONE	2 SPACES	2 SPACES
		6 SPACES	6 SPACES

OUTDOOR AMENITIES

AREA REQUIRED (10% OF OFFICE)	AREA PROVIDED (LANDSCAPING, WALKWAYS & SEATING AREAS)
4,000 SF	4,000 SF
4,000 SF	4,000 SF

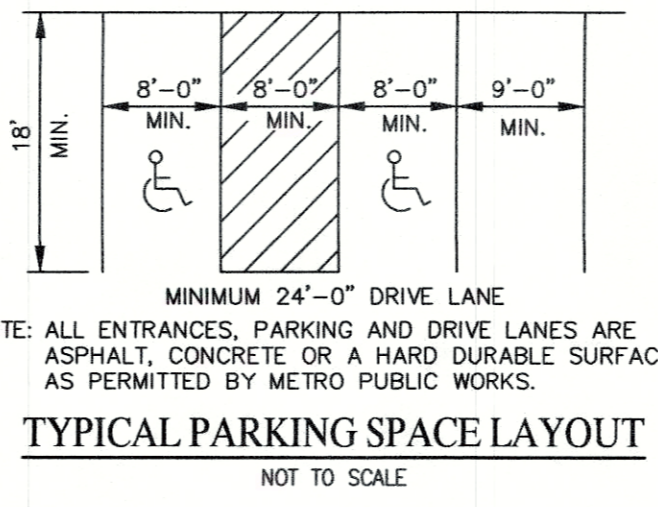
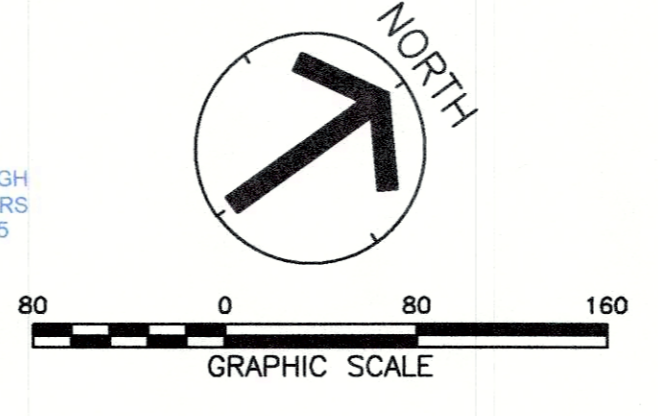
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	TOTAL TREE CANOPY AREA	EXISTING TREE CANOPY TO BE PRESERVED	TOTAL TREE CANOPY TO BE PLANTED
1,740,479 SF (39.96 Ac.)	16,538 SF (1%)	NONE	522,144 SF (30%)
	394,530 SF (9.03%)		
	239,263 SF (5.43%)		
	29,589 SF (0.67%)		
	36,744 SF (0.84%)		

LANDSCAPE DATA

PROPOSED V.L.A.	PROPOSED U.L.A.	PROPOSED D.L.A.	L.L.A. PROVIDED
394,530 SF	239,263 SF	29,589 SF	36,744 SF

- ### LEGEND
- NOT TO SCALE
- EX. TREE
 - EX. FIRE HYDRANT
 - EX. LIGHT POLE
 - EX. UTILITY POLE
 - EX. SIGN
 - EX. PROPERTY LINE
 - EX. FENCE
 - EX. WATER LINE
 - EX. GAS LINE
 - EX. OVERHEAD ELECTRIC
 - EX. UNDERGROUND ELECTRIC
 - EX. STORM SEWER
 - EX. SANITARY SEWER
 - EX. CONCRETE
 - EX. EDGE OF PAVEMENT
 - EX. UNDERGROUND SANITARY SEWER
 - PR. STORM DRAINAGE
 - PR. SANITARY SEWER
 - PR. PROPERTY SERVICE CONNECTION
 - PR. SMOKE
 - PR. CONCRETE
 - PR. EDGE OF PAVEMENT
 - PR. BUILDING
 - PR. SILT FENCE
 - PR. LIMITS OF DISTURBANCE
 - PR. DRAINAGE FLOW ARROW
 - PR. CARPOOL SPACE



UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detailled by
3	1/20/22	CROSSOVER ACCESS - TRANSPORTATION NOTE 6	JDC
2	12/13/21	2ND REVIEW AGENCY COMMENTS	JDC
1	9/30/21	1ST REVIEW AGENCY COMMENTS	JDC

BENCHMARK

TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.

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KENNETH DELCOUR
100 W. KNOX BOULEVARD
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GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN
FOR DELCOUR RIVERPORT INDUSTRIAL
RIVERPORT PHASE 5 - PARCEL 4
LOUISVILLE, KY 40272

ENGINEER: HERITAGE ENGINEERING, LLC
DEVELOPER: KENNETH DELCOUR
PROJECT: GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN

JOB NO: 21032
HORIZ. SCALE: 1"=80'
VERT. SCALE: N/A
DESIGNED BY: JDC
DETAILED BY: JDC
CHECKED BY: SWH
DATE: AUGUST 13, 2021

C03

CASE# 21-DDP-0085 RELATED CASE# 13ZONE1021 WM# 10864