

DEVELOPMENT NOTES

- EXISTING SITE AND BOUNDARY INFORMATION SHOWN HEREON, PROVIDED TO AL ENGINEERING INC. BY QK4. BOUNDARY INFORMATION WAS REFERENCED TO THE MINOR PLAT ON FILE AT THE COUNTY CLERKS OFFICE (19MINORPLAT1079).
- SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF LOUISVILLE.
- ELECTRIC SERVICE TO BE COORDINATED WITH LOUISVILLE GAS AND ELECTRIC.
- WATER SERVICE TO BE COORDINATED WITH THE LOUISVILLE WATER COMPANY.
- PROPERTY IS IN PLEASURE RIDGE PARK FIRE DISTRICT AND SUBJECT TO APPROVAL.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- "NO IDLING" SIGNS SHALL BE POSTED AT ALL LOADING/UNLOADING DOCK AREAS.
- THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT "BUD" TOLL FREE 1-800-752-6007 FOR LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.
- A PORTION OF THE PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM PANEL 21111C01136E, DATED 12/05/2006.
- CAMPABLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 10, SECTION 10.2.6 AND 10.4.9.
- A KARST SURVEY WAS CONDUCTED ON THIS SITE ON FEBRUARY 26, 2020 BY SANDOR R. GREENBAUM P.E. OF GREENBAUM ASSOCIATES, INC.
- ALL SIGNAGE WILL COMPLY WITH LDC CHAPTER 8 REQUIREMENTS AND ANY APPLICABLE PERMITTING.
- PER LDC 9.1.12.C CURBING 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 LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- THIS PLAN MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.

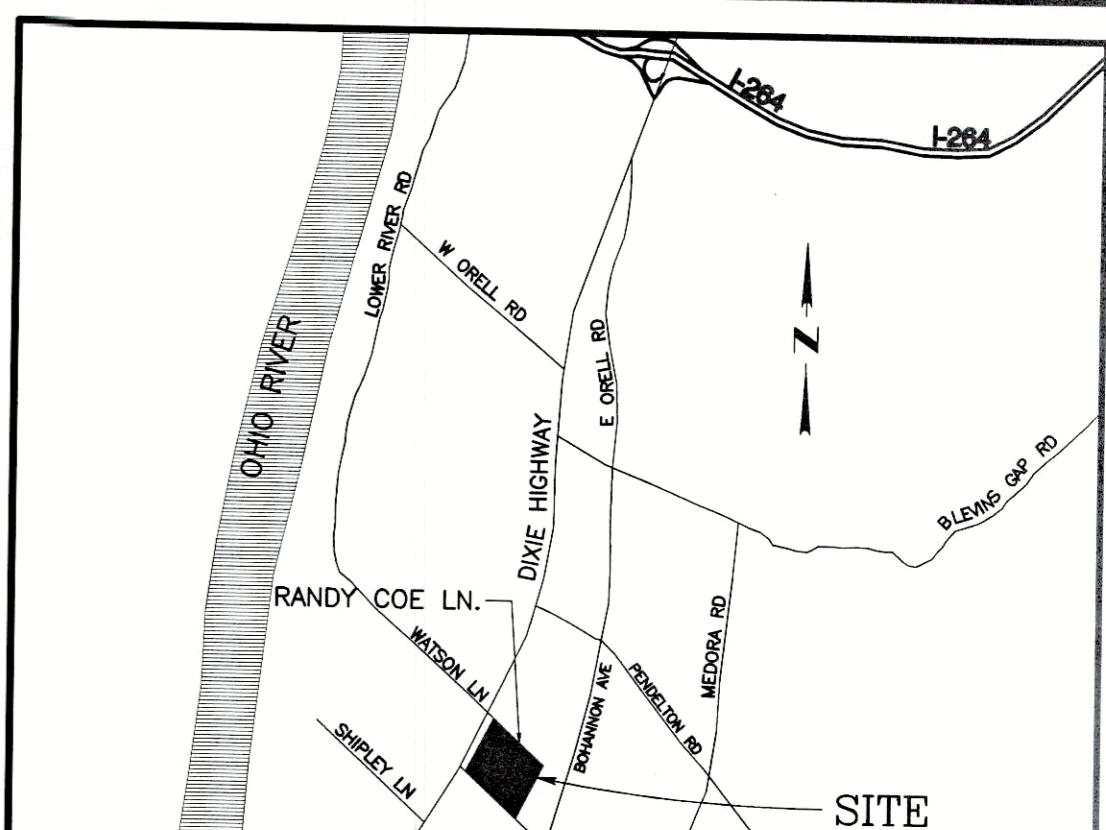
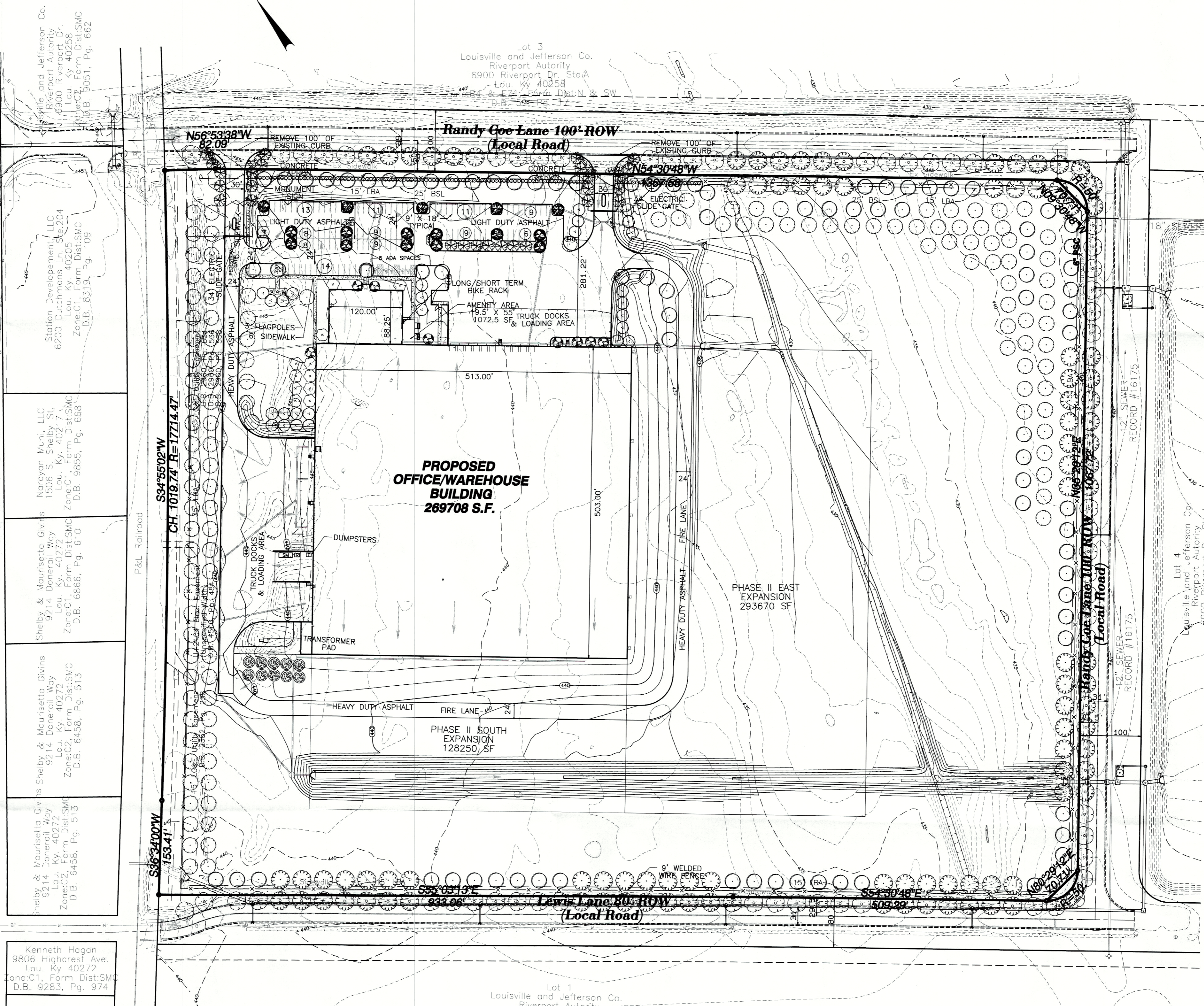
PUBLIC WORKS NOTES

- FORTY EIGHT (48) HOURS PRIOR TO CONSTRUCTION, NOTICE SHALL BE GIVEN BY THE CONTRACTOR TO LOUISVILLE METRO PUBLIC WORKS DEPARTMENT FOR INSPECTIONS OF BASE, PAVEMENT AND SIDEWALKS.
- ALL CONSTRUCTION METHODS, MATERIALS AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH THE KENTUCKY TRANSPORTATION CABINET DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS AND SUPPLEMENT FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION UNLESS OTHERWISE SPECIFIED. THE CURRENT KENTUCKY STANDARD DRAWINGS WILL ALSO APPLY UNLESS OTHERWISE NOTED ON THE PLANS.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT IS REQUIRED BY LOUISVILLE METRO PUBLIC WORKS DEPARTMENT, FOR ANY WORK IN PUBLIC RIGHT OF WAYS.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTIBLE WARNINGS FOR RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
- ALL SIDEWALKS, PEDESTRIAN RAMPS, LANDINGS, AND CROSSWALKS, ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE AMERICAN DISABILITIES ACT (A.D.A.).
- ALL TRAFFIC SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS, CURRENT EDITION.

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- SANITARY SEWER SERVICE PROVIDED BY RIVERPORT AUTHORITY LATERAL EXTENSION 1102629. SANITARY SEWER CAPACITY FEES MAY APPLY.
- EXISTING PONDING AND FLOWAGE EASEMENTS WERE RELEASED BY DEED BOOK 11487 PAGE 405.
- A PORTION OF THE SITE WITHIN THE 100 YEAR FLOODPLAIN HAS BEEN APPROVED FOR PLACEMENT OF FILL. FLOODPLAIN COMPENSATION (1.5:1) IS PROVIDED OFF SITE ON LOT 4, RIVERPORT PHASE 5.
- DIVISION OF WATER AND U.S. ARMY CORP OF ENGINEERS PERMITTING (INCLUDING WETLANDS) WAS APPLIED FOR BY RIVERPORT AUTHORITY AND HAS BEEN APPROVED.
- THE INCREASE IN RUNOFF HAS BEEN COMPENSATED FOR BY RIVERPORT AUTHORITY ON LOT 4, PHASE 5 "FLOODPLAIN COMPENSATION/RUNOFF AREA"
- MS4 WATER QUALITY REGULATIONS FOR THIS SITE ARE BEING PROVIDED BY RIVERPORT AUTHORITY BY INSTALLATION OF WATER QUALITY UNIT ON LOT 4.

Dixie Highway



VICINITY MAP

Site Development Data

Location: 6650 RANDY COE LANE
 Inst. No. D.B. 11488 PG. 767
 Tax Block, Lot, Sublot: 1059-0040-0000
 Area: 40.0 Acres
 Zoning: 1,742,400 S.F.
 Form District: E21
 Enterprise Zone: SW
 Existing Use: NO
 Proposed Use: VACANT OFFICE/WAREHOUSE
 Plan Certain: 13ZONE1021

OWNER: PACCAR INC.
 ADDRESS: 777 106TH AVE. N.E.
 CITY, STATE, ZIP: BELLEVUE, WA. 98004

Building Summary

Office: 10,715 S.F.
 Warehouse: 258,993 S.F.
 Total Building Area: 269,708 S.F.
 F.A.R.: 0.155
 Max Allowed F.A.R.: 0.155
 Building Height: 45'

Phase II South Expansion: 128,250 S.F.
 Phase II East Expansion: 293,670 S.F.

Dimensional Standards

Building Setbacks: Min 15' LBA, Perimeter Buffering 25'
 Front: 25' LBA
 Side: NONE 15' LBA
 Street Side: 25' LBA
 Rear: NONE 15' LBA
 Railroad: 35'
 Max. Height of Building: 50'

Parking Summary

	Min	Max
Office	1SP/350S.F. 10,715 31	1SP/200S.F. 54
Warehouse	1SP/1.5EMP 73 49	1SP/1.0EMP 73 73
Total Spaces Required	80	127
Spaces Provided	111 5 116	spaces ADA spaces Total
Bicycle Parking	2 Long-Term	2 Short-Term

IL A Requirements

Loading & Storage Area: 135,808 S.F.
 Vehicle Use Area: 46,923 S.F.
 ILA Required: (7.5%) 3,519 S.F.
 ILA Provided: (13.5%) 6,136 S.F.
 ILA Trees Required: (1/4000 S.F.) 12 trees
 ILA Trees Provided: 14 trees

Impervious Areas

Total Site Area: 1,742,400 S.F.
 Existing Conditions: 0 S.F.
 Impervious: 1,742,400 S.F.
 Proposed Conditions: 464,460 S.F.
 Impervious: 1,277,940 S.F.

AMENITY AREA

Required Area: 10% Office 1,072 S.F.
 Provided Area: 1072.5 S.F.
 Required Seating: 1 seat/200 SF 6.0 seats
 Provided Seating: 12 seats

Tree Canopy

Class C Tree Canopy Category
 Gross Site Area: 1,742,400 S.F.
 Existing Tree Canopy: 0 S.F.
 Ex. Tree Canopy %: 0.0 %
 New Tree Canopy Required %: 20.0 %
 New Tree Canopy Area Required: 348,480 S.F.

PROJECT REFERENCES

Formerly Known As: RIVERPORT PHASE 5, LOT 2
 6501 LEWIS LANE

Planning & Zoning Related Cases:
 RDDP: 19DEVPAN1064
 Minor Plat: 19MINORPLAT1079
 Rezone: 13ZONE1021

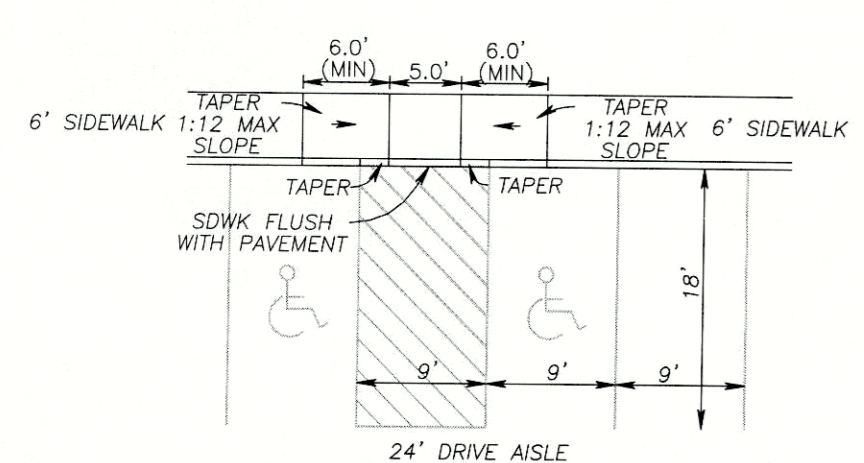
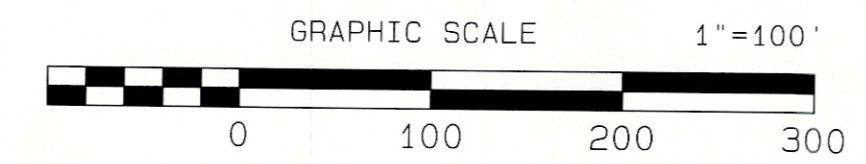
MSD WM #: 10864
 Sewer L.E.: 1102629
 Record #: 16175

KY DOW: 120592
 20724-REV EXT.5

USACE: LRL-2012-737-mck

LEGEND

- Property Line
- Existing Fence
- Existing Sewerline
- Proposed Sewerline
- Existing Manhole
- Proposed Manhole
- Wood/Vinyl Fence
- Ditch Line
- Flow Arrow
- Existing Storm Line
- Proposed Storm Line
- Existing Contour
- Proposed Contour



TYPICAL PARKING LAYOUT

DATE: 04/20/20
 REVISION: 1
 COMMENTS: Addressed

AL ENGINEERING INC.
 Civil Engineering & Land Development Services
 1300 Madison Industrial Blvd, Ste A
 Louisville, KY 40225
 (502) 254-2242 Off.
 (502) 617-2444 Cell

ACCOUNT: 2019-547
 DATE: 5-18-2020
 DRAWN BY: AMR & EMD
 CHECKED BY: AMR
 APPROVED BY: AMR

ABEL Construction Inc.
 2401 Stanley Court Parkway
 Louisville, KY 40228

Owner: PACCAR INC.
 6650 Randy Coe Lane
 Louisville, KY 40272

RECEIVED
 SEP 04 2020
 PLANNING & DESIGN SERVICES

REVISED DETAILED DEVELOPMENT PLAN

DRAWING SHEET 1 OF 1