

PROJECT DATA

TOTAL SITE AREA	= 27.7± Ac. (1,206,209 SF)
EXISTING ZONING	= EZ-1
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= VACANT INDUSTRIAL
PROPOSED USE	= INDUSTRIAL
BUILDING HEIGHT	= 1 STORY (45' MAX. ALLOWED)
BUILDING AREA	= 321,000 SF
F.A.R.	= 0.27 (5.0 MAX. ALLOWED)

PARKING REQUIRED

INDUSTRIAL (302,600 TOTAL SF)	MIN.	MAX.
(GOODS STORAGE OR HANDLING)		
1/10,000 S.F. MIN.	= 30 SP	605 SP
1/500 S.F. MAX.		
OFFICE (18,400 SF)	= 46 SP	122 SP
1/400 S.F. MIN.		
1/150 S.F. MAX.		
TOTAL PARKING REQUIRED	= 76 SP	727 SP
TOTAL PARKING PROVIDED	= 389 SP	
	(8 HC SP INCLUDED)	

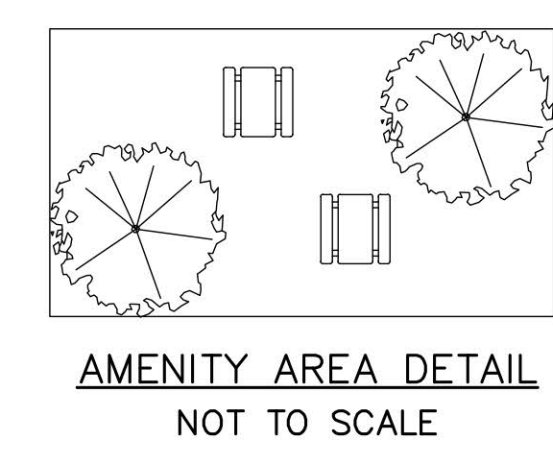
TOTAL VEHICULAR USE AREA

INTERIOR LANDSCAPE AREA REQUIRED	= 456,357 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 34,226 SF (7.5% OF VJA)
	= 42,209 SF

EXISTING IMPERVIOUS = 11,918 SF
PROPOSED IMPERVIOUS = 793,789 SF (6560% INCREASE)

- 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 state 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 root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, 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.
 - Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
 - Benchmark and topographical information shown herein were derived from LoJc data. Boundary information was taken from deeds.

- 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 and federal ordinances.
 - Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0070 F dated February 26, 2021.
 - 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.
 - On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive. The regional facility fee would be accepted in lieu of on-site detention with KYTC approval and verification of the downstream capacity to Mill Creek.
 - All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
 - 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 proper sizing of Green Best Mgmt. Practices.
 - MSD drainage bond may be required prior to construction plan approval.
 - If the final site design has through drainage, an easement plat will be required prior to MSD granting construction plan approval.



DETENTION BASIN CALCULATIONS

$$X = \Delta CRA/12$$

$$\Delta C = 0.85 - 0.25 = 0.60$$

$$A = 28 \text{ ACRES}$$

$$R = 2.8 \text{ INCHES}$$

$$X = (0.60)(28)(2.8)/12 = 3.92 \text{ AC.-FT}$$

REQUIRED X = 170,755 CU.FT.

PROVIDED BASIN = 83,000 SQ.FT.
TOTAL = 83,000 SQ.FT. @ APPROX. 3 FT. DEPTH
= 249,000 CU.FT. > 170,755 CU.FT.

TREE CANOPY CALCULATIONS

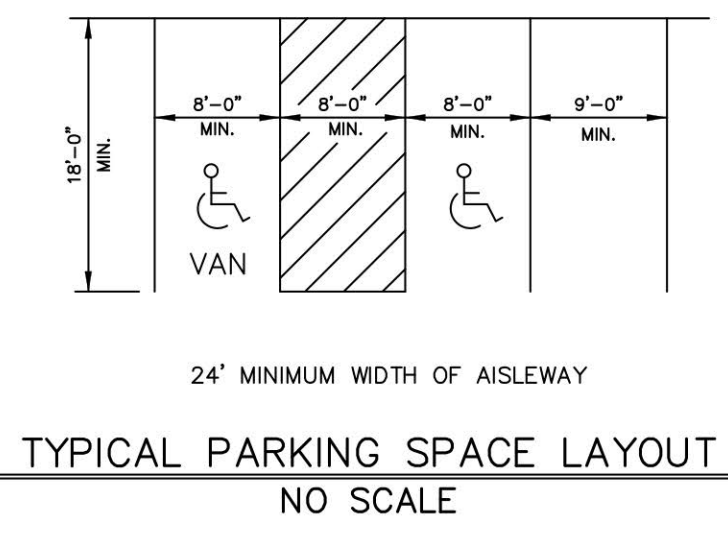
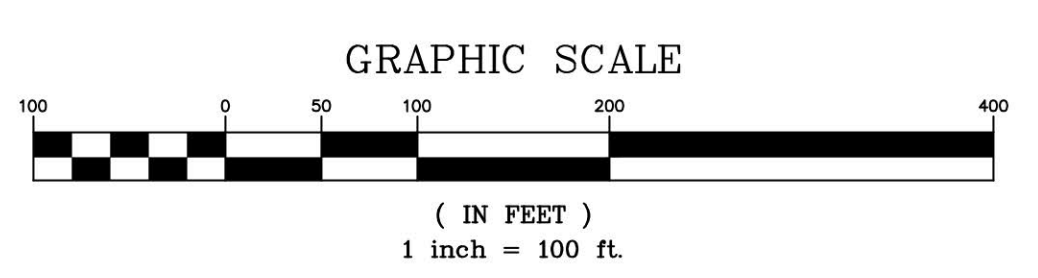
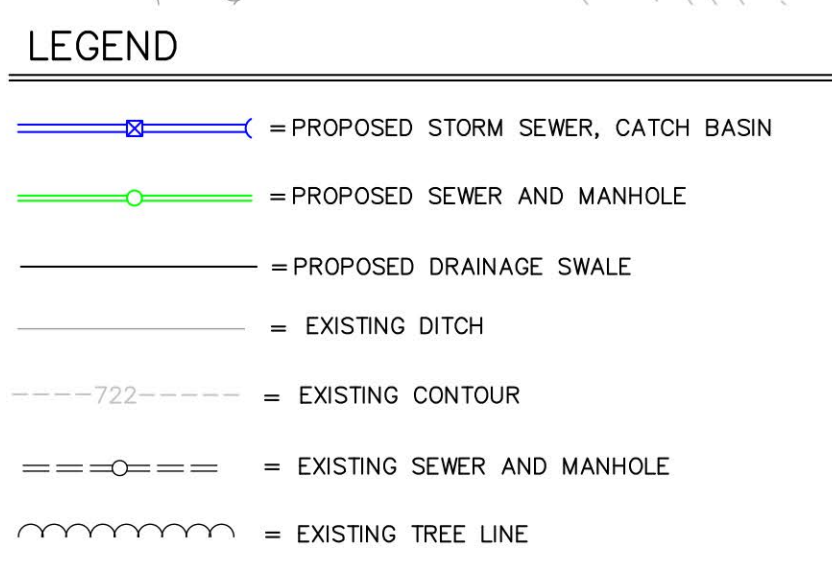
TOTAL SITE AREA	= 1,206,209 SF
EXISTING TREE CANOPY AREA	= 4% (53,424 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
TOTAL TREE CANOPY AREA REQUIRED	= 30% (361,863 SF)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 30% (361,863 SF)

OWNER:
BMS RIVERPORT DEVELOPERS LLC
PO BOX 460507
FORT LAUDERDALE, FL 33346

SITE ADDRESS:
7000 GREENBELT HWY
LOUISVILLE, KY 40258
TAX BLOCK 2305, LOT 84
D.B. 8980, PG. 773

COUNCIL DISTRICT - 1
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
MUNICIPALITY - LOUISVILLE

CASE: 22-DDP-0014
WM# 12411



REVISIONS

NO.	DATE	DESCRIPTION	BY	TF
1	2/28/22	PER AGENCY COMMENTS		

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA

FILE NAME: 21208-000P	SCALE: AS SHOWN
DATE: 12/29/21	DRAWN BY: TF
CHECKED BY: DT	

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
605 WHEATLAND BLVD., SUITE 100
FORT LAUDERDALE, FL 33304
PHONE: 954.444.9278
FAX: 954.444.9279
WEB SITE: WWW.LD-D.COM

7000 GREENBELT HWY

DETAILED DISTRICT DEVELOPMENT PLAN

OWNER/DEVELOPER
BMS RIVERPORT DEVELOPERS LLC
PO BOX 460507
FORT LAUDERDALE, FL 33346

JOB NO. 21208

SHEET 1 OF 1

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