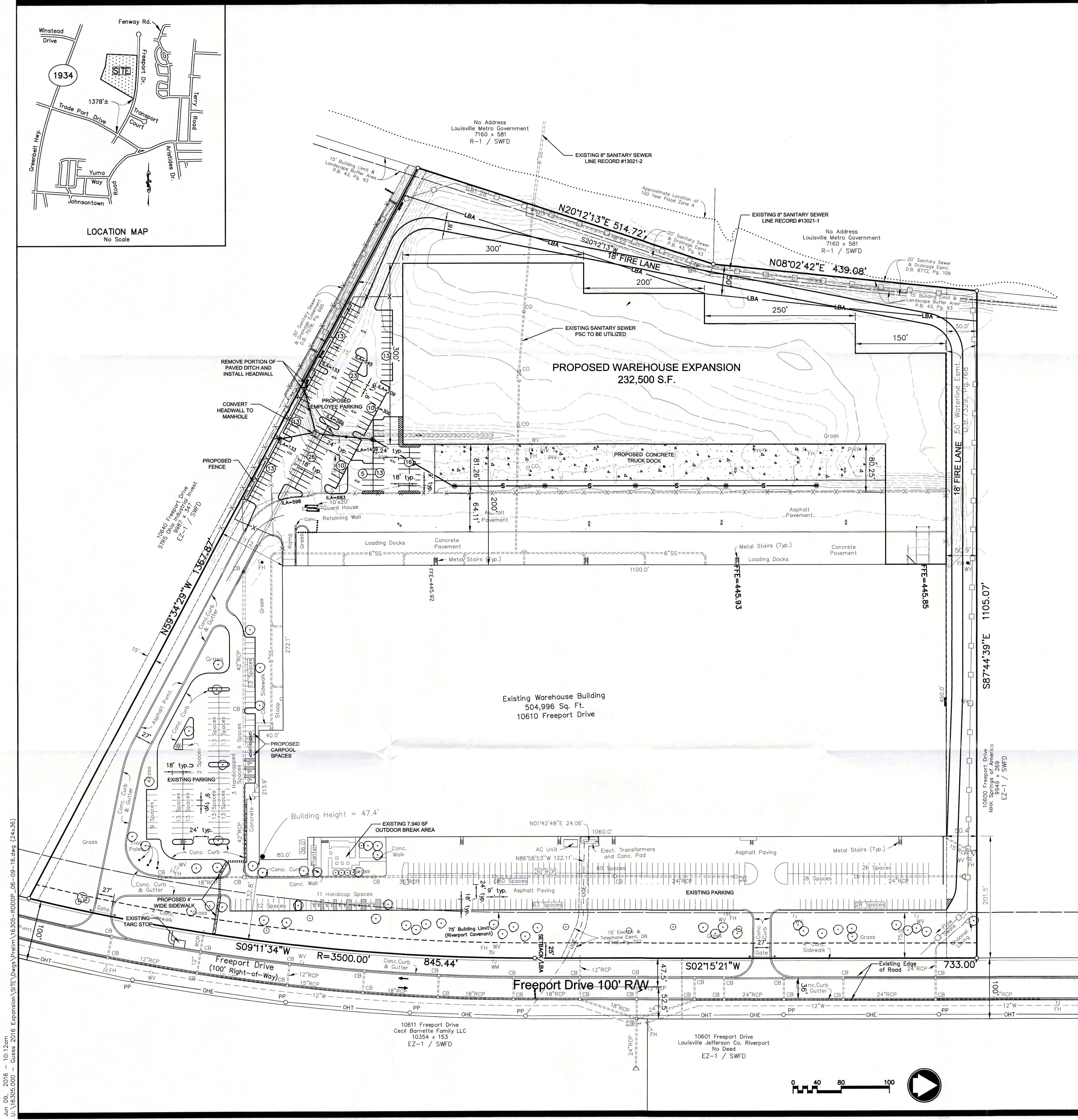




SITE DATA
LAND USE
SITE ADDRESS: 10610 FREEPORT DRIVE 40258
TAX BLOCK & LOT: T.B. 3038 T.L. 214
ZONING DISTRICT: EZ-1
FORM DISTRICT: SUBURBAN WORKPLACE
EXISTING USE: DISTRIBUTION / WAREHOUSE
PROPOSED USE: SAME (EXPANSION)
EXISTING PARCEL AREA: 34.9157 ACRE
DEED BOOK & PAGE: D.B. 10550, PG. 90

BUILDING DATA
BUILDING HEIGHT: 50'
EXISTING FOOTPRINT / GROSS FLOOR AREA: 504,996 S.F.
PROPOSED FOOTPRINT / GROSS FLOOR AREA: 232,500 S.F.
TOTAL PROPOSED FOOTPRINT / GROSS FLOOR AREA: 737,496 S.F.
FLOOR TO AREA RATIO: 0.48

PARKING CALCULATIONS
EXISTING EMPLOYEES: 400
PROPOSED EMPLOYEES: 200
MINIMUM REQUIRED: 400 SPACES
1 SPACE/1.5 EMPLOYEES MAIN + 2ND SHIFT
MAXIMUM ALLOWED: 600 SPACES
1 SPACE/1 EMPLOYEES MAIN + 2ND SHIFT
PROPOSED PARKING: 155 SPACES
EXISTING PARKING: 401 SPACES (14 HC; 3 VAN)
TOTAL PARKING PROPOSED: 556 SPACES (14 HC; 3 VAN)
CAR POOL PARKING: 5 SPACES
LONG TERM BIKE PARKING: 2 SPACES PROVIDED INDOORS

FREESTANDING SIGNAGE
SIGN HEIGHT PERMITTED/PROPOSED: 12' TALL
SIGN S.F. PERMITTED/PROPOSED: 60 S.F.

TREE CANOPY CALCULATIONS
SITE AREA: 1,520,928 S.F.
TREE CANOPY CATEGORY: CLASS C (0-40% COVERAGE)
TREE CANOPY PRESERVATION AREA: 4.5% (68,301 S.F.)
100% TREE CANOPY REQUIRED: 15.5% (235,744 S.F.)
50% TREE CANOPY REQUIRED (10:1 D.B.2.): 7.75% (117,872 S.F.)
123 3" TYPE A TREES

LA/VIA CALCULATIONS
PROPOSED VUA: 145,949 S.F.
PROPOSED VUA WHERE ILA IS REQUIRED: 49,048 S.F.
ILA REQUIRED (7.5%): 3,679 S.F.
ILA PROVIDED: 4,332 S.F.
ILA TREES REQUIRED (1/4000 SF + 25%): 15 TREES
ILA TREES PROVIDED: 15 TREES

OPEN SPACE
EXISTING OFFICE AREA: 4,880 S.F.
OPEN SPACE REQUIRED: 488 S.F.
OPEN SPACE PROVIDED: 7,940 S.F.

VARIANCE/MAJOR REQUESTED
10.2.4: TO PERMIT FIRE LANE IN LANDSCAPE BUFFER AREA
5.2.12: REDUCTION TO PROVIDE AMENITY AREA BASED ONLY ON OFFICE SPACE

EPSC DATA
EXISTING IMPERVIOUS: 840,034 S.F.
PROPOSED IMPERVIOUS: 378,449 S.F. (45% INCREASE)
SENSITIVE FEATURES: NONE
HYDROLOGIC SOIL GROUP: ASSUMED C
SOIL TYPE: URBAN LAND

AGENCY NOTES

- MSD NOTES**
1. SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTIONS AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DEREK GUTHERIE WQTC.
 2. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
 3. NO DETENTION REQUIRED FOR RIVERPORT.

- STANDARD MSD SWPPP NOTES**
1. 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 EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
 2. 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.
 3. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
 4. 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.
 5. SEDIMENT-LOADED GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POOL, SWALE OR CATCH BASIN.

EPSC PHASING NARRATIVE
CREATE TEMPORARY GRAVEL CONSTRUCTION NEAR EXISTING ENTRANCE AT FREEPORT DRIVE ENTRANCE. INSTALL AND REINFORCE SILT FENCE ALONG THE SOUTH, WEST, AND NORTH SIDES OF THE PROPERTY WHERE DEVELOPMENT WILL OCCUR AND PROTECT ALL NEARBY STORM STRUCTURES WITH STONE INLET PROTECTION PER MSD DETAILS. BUILD PAD AND PARKING AREAS TO GRADE. PLACE SUBGRADE BENEATH PAD AND PARKING AREAS. SEED AND STRAW DISTURBED AREAS IMMEDIATELY AFTER BROUGHT TO GRADE. CLEAN BMP'S WEEKLY OR AFTER A RAIN EVENT OF 0.5" OR GREATER. REMOVE BMP'S AFTER SITE HAS BEEN COMPLETELY STABILIZED

APCD
1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

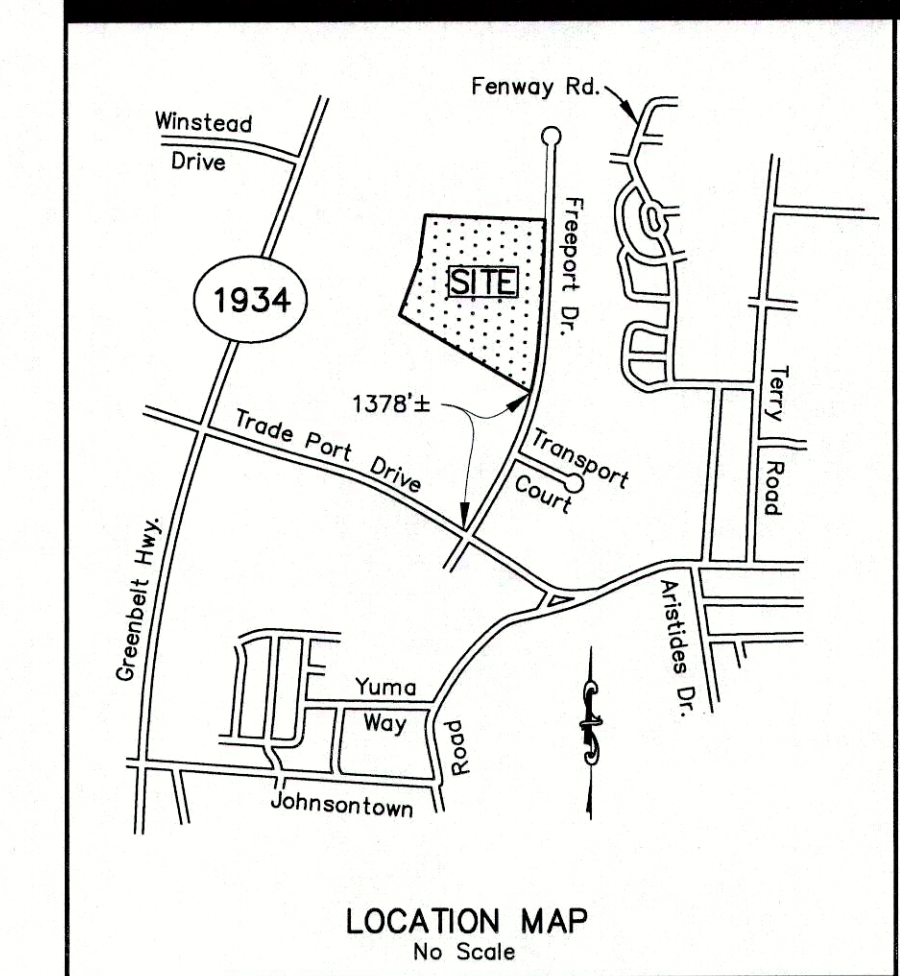
- HEALTH DEPARTMENT**
1. ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

- PDS**
1. DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
 2. ANY LOADING AND/OR REFUSE COLLECTION TO BE SCREENED AND LOCATED NOT TO BE VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL USES.
 3. ALL NEW PAVEMENT TO BE ASPHALT UNLESS OTHERWISE SPECIFIED.
 4. UTILITIES TO BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

LEGEND

—X—X—	FENCE	—S—	PROPOSED STORM LINE
—OHE—	OVERHEAD ELECTRIC	—●—	PROPOSED STORM STRUCTURE
—OHT—	OVERHEAD TELEPHONE	---	INTERMEDIATE CONTOUR
—UGE—	UNDERGROUND ELECTRIC	---	INDEX CONTOUR
---	STORM LINE	---	PROPERTY LINE
■	STORM STRUCTURE	---	SILT FENCE
<=	FLOW ARROW	---	EXISTING SANITARY SEWER
		---	FLOODPLAIN

RECEIVED
JUN 09 2016
PLANNING & DESIGN SERVICES
WM # 6341
PROJECT # 16DEVPLAN1081, 09-58-96



Jun 09, 2016 - 10:12am
U:\16035.000 - Guess 2016 Expansion\SITE\Drawings\16035-EPDPP-08-09-16.dwg (24x36)

Seals

Engineering
Planning

Guess Distribution Center Expansion
Revised Detailed District Development Plan
10610 Freeport Drive
Louisville KY 40258

Guess ? Inc.
1444 S. Alameda Street
Los Angeles CA 90021

REV #	DATE	DESCRIPTION
1	05/16/2016	AGENCY REVISIONS
2	08/02/2015	EAST SETBACK

Job No: 16305.000
Date: April 25, 2016
Scale: 1"=80'
Drawn By: AWB
Checked By: AWB
Drawing Title: Guess Distribution Center Expansion Revised Detailed District Development Plan
Drawing No: 1 of 1