

LOUISVILLE METRO  
**APPROVED PRELIMINARY DEVELOPMENT PLAN**  
 DOCKET NO. 19 Devplan 1064  
 APPROVAL DATE 06/19/19  
 EXPIRATION DATE 06/19/21  
 SIGNATURE OF PLANNING COMMISSION  
 PLANNING COMMISSION

**PROJECT DATA**

TOTAL SITE AREA	= 162.86 ACRES (7,094,247 SF)
LOT 1	= 58.19 ACRES (2,534,696 SF)
LOT 2	= 40.00 ACRES (1,742,521 SF)
LOT 3	= 49.33 ACRES (2,148,830 SF)
LOT 4	= 15.34 ACRES (668,200 SF)
EXISTING ZONING	= E21
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= VACANT

**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 dripline 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.
- Proposed roads by Louisville and Jefferson County Riverport Authority.
- Concrete wheel stops or curbing at least six (6) inches high and six (6) inches wide shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public rights-of-way, to protect landscaped areas and 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 Plat shall be recorded by others to create the subject lot and the public rights-of-way prior to construction plan approval.
- Dumpsters shall be located inside the warehouse.
- Future public road classification to be determined.

**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 lateral extension.
- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0136 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 required fill in the floodplain shall be compensated on site at a ratio of 1.5:1. Compensation will be provided offsite by Louisville and Jefferson County Riverport Authority.
- 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.
- Rerouting of offsite 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 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.
- Flowage and ponding easements to be released and mitigated for prior to MSD construction approval.

**DETENTION BASIN CALCULATIONS**

X = Δ CRA/12  
 ΔC = 0.75-0.25=0.5  
 R = INCHES  
 X = (C)(A)(R)/12 = AC.-FT.  
 X = (.5)(2.6)(162)/12 = 17.55 AC.-FT.  
 REQUIRED 764,478 = CU.FT.  
 PROVIDED BASIN = 500,000 SQ.FT.  
 TOTAL = 500,000 SQ.FT. @ APPROX. 1.75 FT. DEPTH  
 = 875,000 CU.FT. > 764,478 CU.FT.

**NOTICE**  
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

RECEIVED  
 JUN 03 2019  
 PLANNING & DESIGN SERVICES

**PRELIMINARY APPROVAL**  
 Condition of Approval:  
 Development Review 5-19  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**PRELIMINARY APPROVAL**  
 DEVELOPMENT PLAN  
 CONDITIONS:

DATE: 06/19/19  
 LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

OWNER:  
 LOUISVILLE & JEFFERSON COUNTY RIVERPORT AUTHORITY  
 6900 RIVERPORT DRIVE  
 LOUISVILLE, KENTUCKY 40258

SITE ADDRESSES:  
 13741 DIXIE HWY  
 TAX BLOCK 1059, LOT 0392  
 DB. 9051, PG. 0662  
 13807 DIXIE HWY  
 TAX BLOCK 1059, LOT 0182  
 DB. 8319, PG. 0109  
 14045 DIXIE HWY  
 LOUISVILLE, KY 40272  
 TAX BLOCK 1059, LOT 0048  
 D.B. 10364, PG. 0424

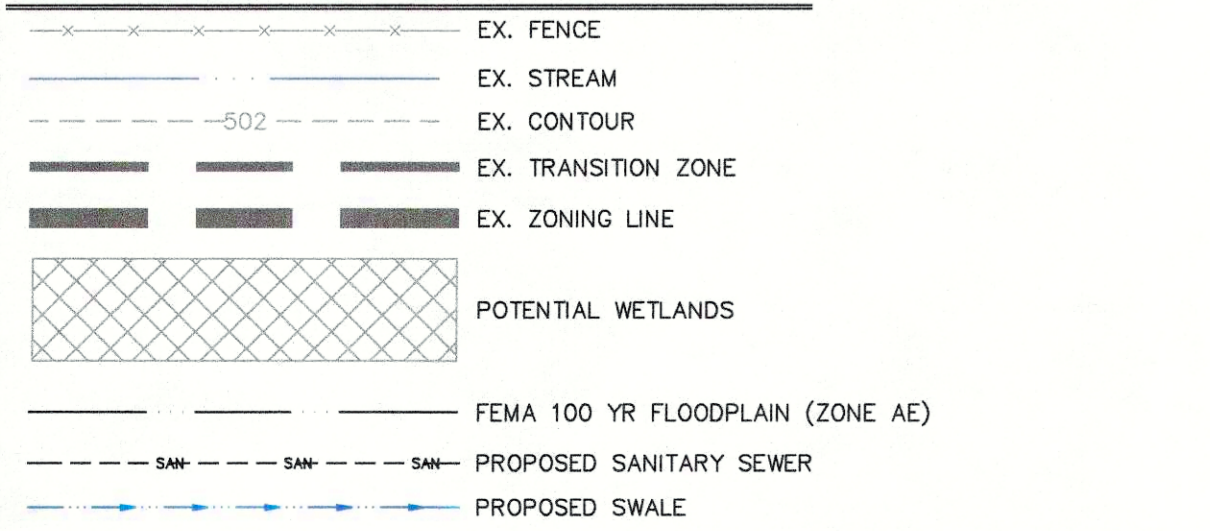
6501 LEWIS LANE  
 TAX BLOCK 109, LOT 0040  
 DB. 10364, PG. 0424  
 OLD DISTILLERY ROAD  
 TAX BLOCK 1059, LOT 0592  
 DB. 11324, PG. 883

CASE: 19DEVPLAN1064  
 RELATED CASE: 13ZONE1021  
 WM# 10864

**TREE CANOPY CALCULATIONS**

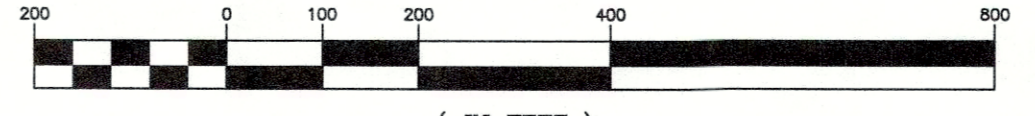
TOTAL SITE AREA	= 162.86 ACRES (7,094,247 SF)
LOT 1	
SITE AREA:	= 58.19 ACRES (2,534,696 SF)
PRESERVED TREE CANOPY:	= 0 SF (0%)
REQUIRED TREE CANOPY:	= 506,939 SF (20%)
LOT 2	
SITE AREA:	= 40.00 ACRES (1,742,521 SF)
PRESERVED TREE CANOPY:	= 0 SF (0%)
REQUIRED TREE CANOPY:	= 348,504 SF (20%)
LOT 3	
SITE AREA:	= 49.33 ACRES (2,148,830 SF)
PRESERVED TREE CANOPY:	= 0 SF (0%)
REQUIRED TREE CANOPY:	= 429,766 SF (20%)
LOT 4	
SITE AREA:	= 15.34 ACRES (668,200 SF)
PRESERVED TREE CANOPY:	= 0 SF (0%)
REQUIRED TREE CANOPY:	= 133,640 SF (20%)

**LEGEND**



- |   |  |  |  |   |   |
|---|--|--|--|---|---|
| 1. R-4/N KOSMOS, CEMENT CO 1501 BELVEDERE RD WEST PALM BEACH, FL 33406-1501 D.B. ---, Pg. ---               | 8. C-2/SMC GIVINS, SHELBY L & MAURISSETTA 9214 DONERAIL WAY LOUISVILLE, KY, 40272-3408 D.B. 6458, Pg. 0513 | 15. C-1/SMC SMALLWOOD, RONALD & MAECIE A 6511 NORTH DR LOUISVILLE, KY, 40272-4521 D.B. 8984, Pg. 0282  | 21. C-2/SMC LEOS, INC 4714 POPLAR LEVEL RD LOUISVILLE, KY, 40213-2402 D.B. 7418, Pg. 0816                  | D.B. 11353, Pg. 803   | 33. R-4/N YOCUM, WILBUR E & ROZENIA F 13515 DIANE RD LOUISVILLE, KY, 40272-1425 D.B. 5536, Pg. 0309                 |
| 2. R-4/N RALPH, LARRY & NONA F 1958 OLD STATE ROAD 44 MARTINSVILLE, IN, 46151-8264 D.B. 7500, Pg. 0727      | 9. C-2/SMC GIVINS, SHELBY L & MAURISSETTA 9214 DONERAIL WAY LOUISVILLE, KY, 40272-3408 D.B. 6458, Pg. 0513 | 16. R-4-C-1/SMC SEEVERS, CHARLES B 117 CHANTECLAIRE CIR GULF BREEZE, FL 32561-4061 D.B. 6334, Pg. 0081 | 22. C-2/SMC LEOS, INC 4714 POPLAR LEVEL RD LOUISVILLE, KY, 40213-2402 D.B. 7418, Pg. 0816                  | 27. C-2/SMC WOLFE, BRIAN M & WOLFE DANIEL PO BOX 72250 LOUISVILLE, KY, 40272-0250 D.B. 6444, Pg. 0665 | 34. R-4/N ROGERS, LINDA 13600 OLD DISTILLERY RD LOUISVILLE, KY, 40272-1458 D.B. 7356, Pg. 0086                      |
| 3. R-4/N MELTON, INVESTMENTS LLC 9120 STONECREST DR LOUISVILLE, KY, 40272-2325 D.B. 9661, Pg. 0450          | 10. C-1/SMC GIVINS, SHELBY & MAURISSETTA 9214 DONERAIL WAY LOUISVILLE, KY, 40272-3408 D.B. 6866, Pg. 0610  | 17. C-2/SMC SAC, LLC 2788 N HIGHLAND AVE JACKSON, TN, 38305-1764 D.B. 11029, Pg. 465                   | 23. C-2/SMC LEOS, INC 4714 POPLAR LEVEL RD LOUISVILLE, KY, 40213-2402 D.B. 8015, Pg. 0418                  | 28. C-2/SMC WOLFE, BRIAN M & WOLFE DANIEL PO BOX 72250 LOUISVILLE, KY, 40272-0250 D.B. 6444, Pg. 0665 | 35. R-4/N READER, DALE & PATRICIA E 13801 OLD DISTILLERY RD LOUISVILLE, KY, 40272-1439 D.B. 6565, Pg. 0811          |
| 4. C-1/SMC MELTON, INVESTMENTS LLC 9120 STONECREST DR LOUISVILLE, KY, 40272-2325 D.B. 9661, Pg. 0450        | 11. M-2/SMC GIVINS, SHELBY & MAURISSETTA 9214 DONERAIL WAY LOUISVILLE, KY, 40272-3408 D.B. 5936, Pg. 0473  | 18. C-2/SMC WELLS, CHRISTOPHER E 13669 DIXIE HWY LOUISVILLE, KY, 40272-1359 D.B. 9924, Pg. 0357        | 24. C-2/SMC STEWART, CARRIE (DECEASED) 13519 DIXIE HWY LOUISVILLE, KY, 40272-1361 D.B. ---, Pg. ---        | 29. C-2/SMC WEST, POINT LUMBER CO PO BOX 72250 LOUISVILLE, KY, 40272-0250 D.B. 3660, Pg. 0020         | 36. R-4/N LOUISVILLE & JEFFERSON COUNTY RIV 6900 RIVERPORT DR SITE A LOUISVILLE, KY, 40272-1414 D.B. 11324, Pg. 883 |
| 5. C-2/SMC CRUMPTON, RICHARD & SHARON ANN 8008 CATANIA DR JEFFERSONTOWN, KY, 40299-1508 D.B. 6454, Pg. 0084 | 12. C-2/SMC NARAYAN, MUNI LLC 1506 S SHELBY ST LOUISVILLE, KY, 40217-1109 D.B. 8855, Pg. 0668              | 19. C-2/SMC WELLS, CHRISTOPHER E 13669 DIXIE HWY LOUISVILLE, KY, 40272-1359 D.B. 9924, Pg. 0357        | 25. C-2/SMC WOLFE, DANIEL D WOLFE CHRISTOPHER J PO BOX 72250 LOUISVILLE, KY, 40272-0250 D.B. 11247, Pg. 21 | 30. R-4/N ASHBY, ROBT R & ALINE 6215 BETHANY LN LOUISVILLE, KY, 40272-4434 5425, Pg. 0086             | 37. M-2/N BOHANNON, PROPERTIES LLC 13802 BOHANNON AVE LOUISVILLE, KY, 40272-1414 D.B. 9791, Pg. 0817                |
| 6. C-1/SMC RUTLEDGE, JOHN T & CYNTHIA A 1405 WEAVERS RUN WEST POINT, KY, 40177-6932 D.B. 7029, Pg. 0227     | 13. C-1-C-2/SMC EASTMOOR, ACRES REALTY CO INC PO BOX 7066 LOUISVILLE, KY, 40257-0066 D.B. 5610, Pg. 0183   | 20. C-2/SMC STATION, DEVELOPMENT LLC   | 31. R-4/N YOCUM, WILBUR EARL 13515 DIANE RD LOUISVILLE, KY, 40272-1425 D.B. 9918, Pg. 0541                 | 32. R-4/N YOCUM, WILBUR EARL 13515 DIANE RD LOUISVILLE, KY, 40272-1425 D.B. 9918, Pg. 0541            | 38. R-4/N BOHANNON, PROPERTIES LLC 13802 BOHANNON AVE LOUISVILLE, KY, 40272-1414 D.B. 9791, Pg. 0817                |
| 7. C-1/SMC HAGAN, KENNETH LARRY   | 14. C-2/SMC EASTMOOR, ACRES REALTY PO BOX 7066 LOUISVILLE, KY, 40257-0066 D.B. 3505, Pg. 0295              | 26. C-2/SMC AHMIC, MELUDIN 6400 VENANGO DR LOUISVILLE, KY, 40258-2968                                  |  |   |   |

**GRAPHIC SCALE**



COUNCIL DISTRICT - 14  
 FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK

REVISIONS

BY	DESCRIPTION
DT	per agency comments
ARH	AGENCY COMMENTS
DT	PER AGENCY COMMENTS
DT	PER MSD COMMENT

PROFESSIONAL'S SEAL

NO. 1 2 3 4

DATE 3-29-19 5-13-19 5/22/19 5/31/19

PROJECT DATA

FILE NAME: 18182-RODDP-dwg

DATE: 3-11-19

CHECKED BY: DT

SCALE: AS SHOWN

DRAWN BY: ARH

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERING • LAND SERVICES • LANDSCAPE ARCHITECTURE  
 607 WILSONVILLE PIKE SUITE 200  
 WILSONVILLE, KY 40391  
 PHONE: 502.444.9974  
 FAX: 502.444.9974  
 WEB: WWW.LD&D.COM

REVISED GENERAL & DETAILED DISTRICT DEVELOPMENT PLAN

**PACCAR RIVERPORT PHASE 5**  
 OWNER/DEVELOPER  
 PACCAR INC  
 777 106th Ave NE  
 BELLUVA, WA 98004

NO. 18182

SHEET 1 OF 2