

**LOT 2 PROJECT DATA**

LOT 2 TOTAL SITE AREA	= 40.00 ACRES (1,742,521 SF)
EXISTING ZONING	= EZ1
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= VACANT
PROPOSED USE	= OFFICE/WAREHOUSE
BUILDING HEIGHT	= 1 STORY (50' MAX/45' MAX IN TRANSITION ZONE)
TOTAL BUILDING AREA	= 692,000 SF
PHASE I	= 440,000 SF
PHASE II	= 252,000 SF
TOTAL F.A.R.	= 0.398 (5.0 MAX. ALLOWED)
PHASE I	= 0.253
PHASE II	= 0.145
<b>PARKING REQUIRED (PHASE I):</b>	
OFFICE: (10,000 SF)	MIN. MAX.
10,000/350 SF MIN.	= 29 SPACES
10,000/200 SF MAX.	= 50 SPACES
<b>WAREHOUSE: (70 EMPLOYEES)</b>	
70/1.5 EMPLOYEES MIN	= 47 SPACES
70/1 EMPLOYEES MAX	= 70 SPACES
TOTAL PARKING REQUIRED	= 76 SP MIN 120 SP MAX
TOTAL PARKING PROVIDED	= 115 (5 ADA SP INCLUDED)
BIKE PARKING REQUIRED	= 2 LONG TERM
BIKE PARKING PROVIDED	= 2 (PROVIDED INDOORS)
<b>AMENITY AREA</b>	
REQUIRED & PROVIDED	= 10% OF 10,000 SF OFFICE = 1,000 SF AMENITY AREA
SEATING	= 1,000 SF/200 = 5 SEATS REQ'D/ 6 SEATS PROV'D
<b>PHASE I VEHICULAR USE AREA:</b>	
LOADING DOCK VUA (NO ILA REQ)	= 116,582 SF
PARKING AREA VUA (ILA REQ)	= 44,330 SF
INTERIOR LANDSCAPE AREA REQUIRED:	= 3,325 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 5,215 SF
<b>PHASE II VEHICULAR USE AREA:</b>	
LOADING DOCK VUA (NO ILA REQ)	= 105,000 SF
EXISTING IMPERVIOUS AREA	= 0 SF
PROPOSED IMPERVIOUS AREA (ALL PHASES)	= 24.13 ACRES (1,050,976 SF)

**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.
- Offstreet loading and refuse collection areas shall be visually screened from adjacent public streets and residential uses.

**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 a proposed lateral extension by others.
- 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 plot 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.
- Retrouting 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.

**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 TAX BLOCK 1059, LOT 0048  
DB. 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

**COUNCIL DISTRICT - 14**  
**FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK**

**PRELIMINARY APPROVAL**

Condition of Approval:

*[Signature]* 6-5-19  
Date

Development Review

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA (CLASS C)	= 40.00 ACRES (1,742,521 SF)
EXISTING TREE CANOPY AREA	= 0 SF (0% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
TOTAL TREE CANOPY AREA REQUIRED	= 20% (348,504 SF)
TOTAL TREE CANOPY PROPOSED	= 348,504 SF (20%)

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

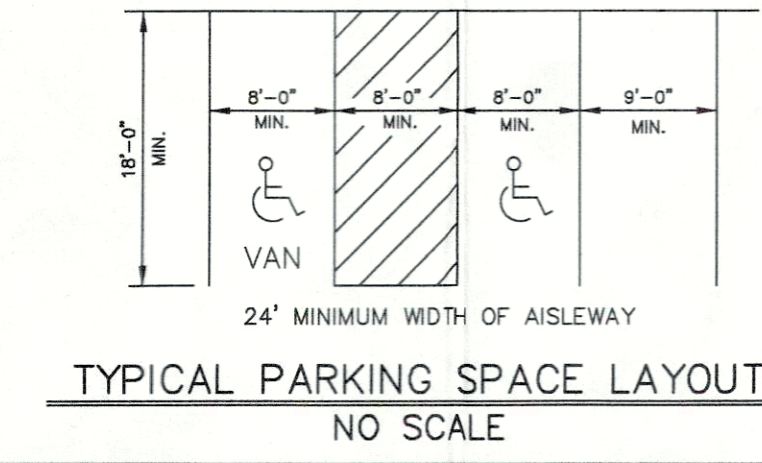
CONDITIONS:

BY: *[Signature]*  
DATE: 6/5/19

GRAPHIC SCALE  
1 inch = 100 ft.

**LEGEND**

	EX. FIRE HYDRANT
	EX. OVERHEAD ELECTRIC LINES
	EX. FENCE
	PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	PROPOSED SEWER AND MANHOLE
	DRAINAGE FLOW DIRECTION
	EX. STREAM
	EX. CONTOUR
	EX. TRANSITION ZONE
	EX. ZONE LINE
	POTENTIAL WETLANDS
	PROPOSED SWALE



**REVISIONS**

NO.	DATE	DESCRIPTION
1	3-29-19	per agency comments
2	5-13-19	AGENCY COMMENTS
3	5-24-19	PER AGENCY COMMENTS

**PROJECT DATA**

FILE NAME:	18182-RDDP.dwg
DATE:	3-11-19
CHECKED BY:	DT
SCALE:	AS SHOWN
DRAWN BY:	ARH

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING • LAND GRADING • LANDSCAPE ARCHITECTURE  
609 WAREHOUSING WAY, SUITE 101, LOUISVILLE, KENTUCKY 40222  
TEL: 502-261-5914 FAX: 502-261-4244

REVISED GENERAL & DETAILED DISTRICT DEVELOPMENT PLAN

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

RECEIVED  
JUN 11 2019

JOB NO. 18182  
SHEET 2 OF 2

PROFESSIONAL'S SEAL

19Devplan1064