



# Greenbelt Highway Warehouse

## Revised Detailed District Development Plan

July 29, 2020- DRC Meeting #20-DDP-0034

7001 Greenbelt Highway. Louisville, Kentucky 40258

Related Case: 16ZONE1072, 19DEVPLAN1015

Developer: Summit Construction



Riverport

Hunters Hill  
Subdivision

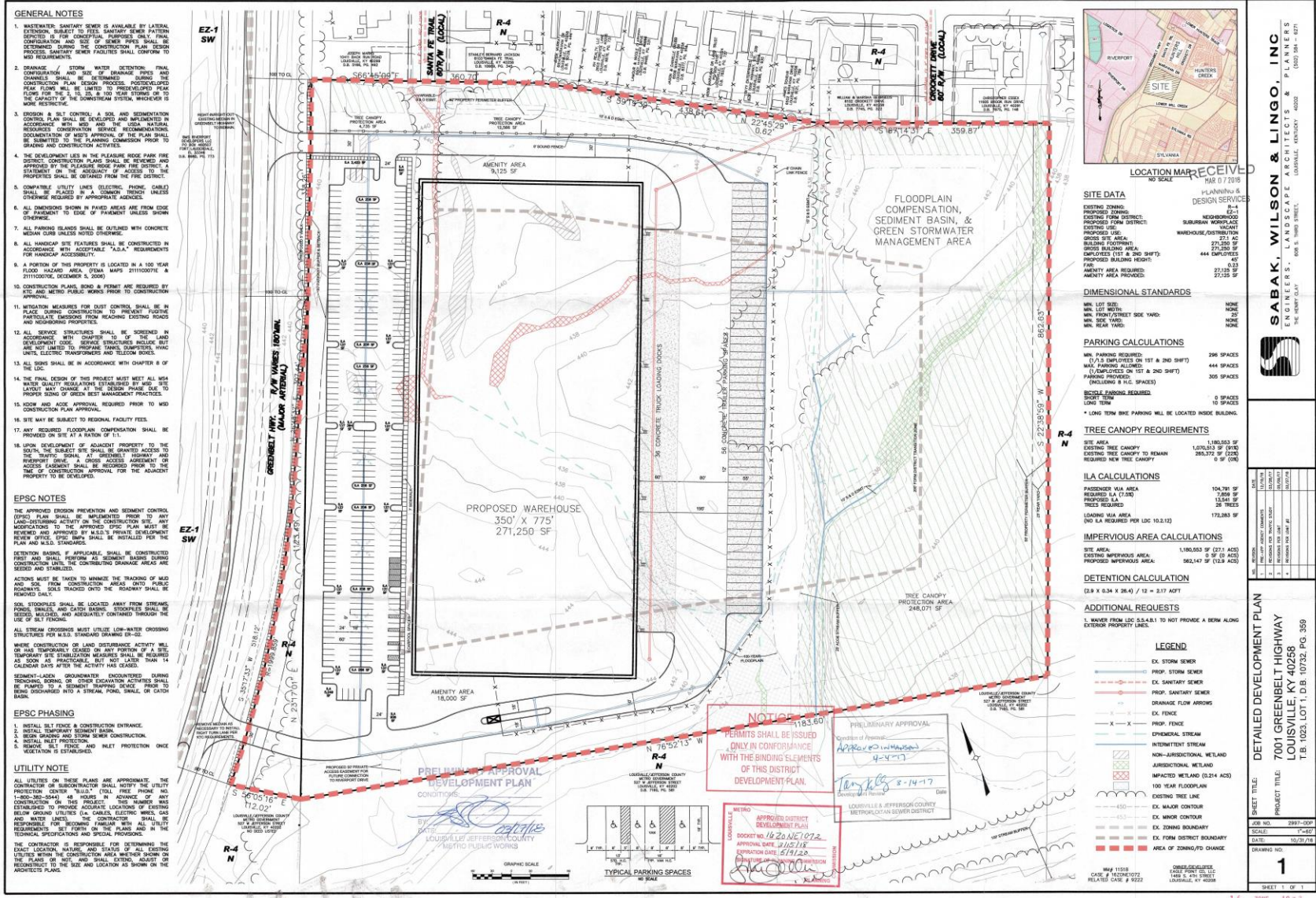
SITE

334

Proposed Access Easement,  
Primary Access for Site

Sylvania  
Subdivision

Site-Aerial Context



### GENERAL NOTES

- WASTEWATER SANITARY SEWER IS AVAILABLE BY LATERAL EXTENSION SUBJECT TO CITY SEWER SERVICE PATTERNS. PROPOSED 12" DIA. SANITARY SEWER PIPES SHALL BE CONFORM TO CITY SPECIFICATIONS. THE LOCATION, DEPTH, CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PERIOD. THE PROPOSED SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- STORM WATER DETENTION: FINAL DETENTION CURBS SHALL BE DETERMINED DURING THE CONSTRUCTION PERIOD. PEAK FLOW SHALL BE LIMITED TO PREDEVELOPED PEAK FLOW FOR THE 1, 2, 10, 25, 50, 100, 200, 500, 1000 AND 2000 YEAR STORMS OR TO MORE RESTRICTIVE.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE RESOURCES CONSERVATION SERVICE. RECOMMENDATIONS FOR BEST MANAGEMENT PRACTICES SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT. CONSTRUCTION SHALL BE APPROVED BY THE PLEASURE RIDGE PARK FIRE DISTRICT. A STATEMENT ON THE ADEQUACY OF ACCESS TO THE PROPERTIES SHALL BE OBTAINED FROM THE FIRE DISTRICT.
- COMPLETE UTILITY LINES (GAS, WATER, SEWER, FIBER) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- ALL PARKING ISLANDS SHALL BE OBTAINED WITH CONCRETE MEDIAN CURBS UNLESS NOTED OTHERWISE.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "ADA" REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- A PORTION OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA (FIRM MAP 21110007E & 21110007G, DECEMBER 5, 2006).
- CONSTRUCTION PLANS, SPECIFICATIONS AND PERMITS ARE REQUIRED BY KTC AND METRO PUBLIC WORKS PRIOR TO CONSTRUCTION COMMENCEMENT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE TO PREVENT DUST FROM ESCAPING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 210.000 OF THE METRO DEVELOPMENT CODE. SERVICE STRUCTURES SHALL NOT BE NEARER THAN 10 FEET TO PROPERTY LINES. UNITS, ELECTRIC TRANSFORMERS AND TELECOM BODIES.
- ALL SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF LDC.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL WEIR WATER QUALITY REGULATIONS ESTABLISHED BY MS&S. THE DESIGNER MAY CONSIDER THE USE OF BEST MANAGEMENT PRACTICES TO PROTECT STREAMS OF GREEN BEST MANAGEMENT PRACTICES.
- ROOM AND ACCESS APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- SITE MAY BE SUBJECT TO REGIONAL FACILITY FEES.
- ANY REQUIRED FLOODPLAIN COMPENSATION SHALL BE PROVIDED ON SITE AT A RATION OF 1:1.
- UPON COMPLETION OF ADJACENT PROPERTY TO THE SOUTH, THE PROJECT OWNER SHALL PROVIDE ACCESS TO THE TRAFFIC SIGNAL AT GREENBELT HIGHWAY AND REARPORT DRIVE. A CROSS ACCESS AGREEMENT OR ACCESS EASEMENT SHALL BE REQUIRED PRIOR TO THE BEGINNING OF CONSTRUCTION FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

### EPSC NOTES

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-CHANGING ACTIVITY OR THE CONSTRUCTION OF ANY TEMPORARY OR PERMANENT STRUCTURE. THE PLAN SHALL BE REVIEWED AND APPROVED BY MS&S'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BERM SHALL BE INSTALLED PER THE PLAN AND MS&S STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED TO STORE RUNOFF FROM ROADS, DRIVEWAYS, AND OTHER AREAS UNTIL THE CONSTRUCTION PHASE HAS BEEN SEEDED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE SHEDDING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC HIGHWAYS. SIGNS TRAFFICED ONTO THE HIGHWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM EXISTING STREETS, DRIVEWAYS AND OTHER AREAS. STOCKPILES SHALL BE COVERED WITH A STABILIZER OR ADEQUATELY COVERED THROUGH THE USE OF SILT FENCING.
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MS&S EROSION DRAINING 03-02.
- WHERE CONSTRUCTION OF 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 NOT LATER THAN 14 CALENDAR DAYS AFTER THE CEASING OF ACTIVITY.
- REINFORCEMENT OF EXISTING OR NEW CONCRETE AREAS DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE LIMITED TO A BERMED TRAPPING DEVICE. FRESH CONCRETE SHALL BE DISCHARGED INTO A STRAINING POOL, SUMP, OR CATCH BASIN.

### EPSC PHASING

- INSTALL SILT FENCE & CONSTRUCTION ENTRANCE.
- INSTALL TEMPORARY SEDIMENT BASIN.
- INSTALL SILT PROTECTION.
- REMOVE SILT FENCE AND SILT PROTECTION ONCE DETENTION IS ESTABLISHED.

### UTILITY NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION, DEPTH, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY UTILITIES DAMAGED DURING CONSTRUCTION.



SABAK, WILSON & LINGO, INC.	
PLANNING & DESIGN SERVICES	
1000 S. MAIN ST., SUITE 200, LOUISVILLE, KY 40203	
TEL: 502.625.1234 FAX: 502.625.1235	
WWW.SW&L.COM	

SITE DATA	
EXISTING ZONING:	R-4
EXISTING FORM DISTRICT:	NEIGHBORHOOD SUBURBAN WORKPLACE
EXISTING USE:	VACANT
PROPOSED USE:	WAREHOUSE/DISTRIBUTION
GROSS SITE AREA:	27.1 AC
BUILDING FOOTPRINT:	271,250 SF
GROSS BUILDING AREA:	271,250 SF
EMPLOYEES (1ST & 2ND SHIFT):	444 EMPLOYEES
PROPOSED BUILDING HEIGHT:	45'
FAR:	0.23
AMENITY AREA REQUIRED:	27,125 SF
AMENITY AREA PROVIDED:	27,125 SF

DIMENSIONAL STANDARDS	
MIN. LOT SIZE:	NONE
MIN. LOT WIDTH:	NONE
MIN. FRONT/STREET SIDE YARD:	25'
MIN. SIDE YARD:	NONE
MIN. REAR YARD:	NONE

PARKING CALCULATIONS	
MIN. PARKING REQUIRED:	296 SPACES
(1.5 EMPLOYEES ON 1ST & 2ND SHIFT)	
MAX. PARKING ALLOWED:	444 SPACES
(1 EMPLOYEE ON 1ST & 2ND SHIFT)	
PARKING PROVIDED:	305 SPACES
(INCLUDING 8 H.C. SPACES)	
BICYCLE PARKING REQUIRED:	0 SPACES
SHORT TERM:	0 SPACES
LONG TERM:	10 SPACES

TREE CANOPY REQUIREMENTS	
PROPOSED MAX AREA:	1,180,553 SF
REQUIRED ILA (7.5%):	203,333 SF
EXISTING TREE CANOPY TO REMAIN:	265,372 SF (22%)
REQUIRED NEW TREE CANOPY:	0 SF (0%)

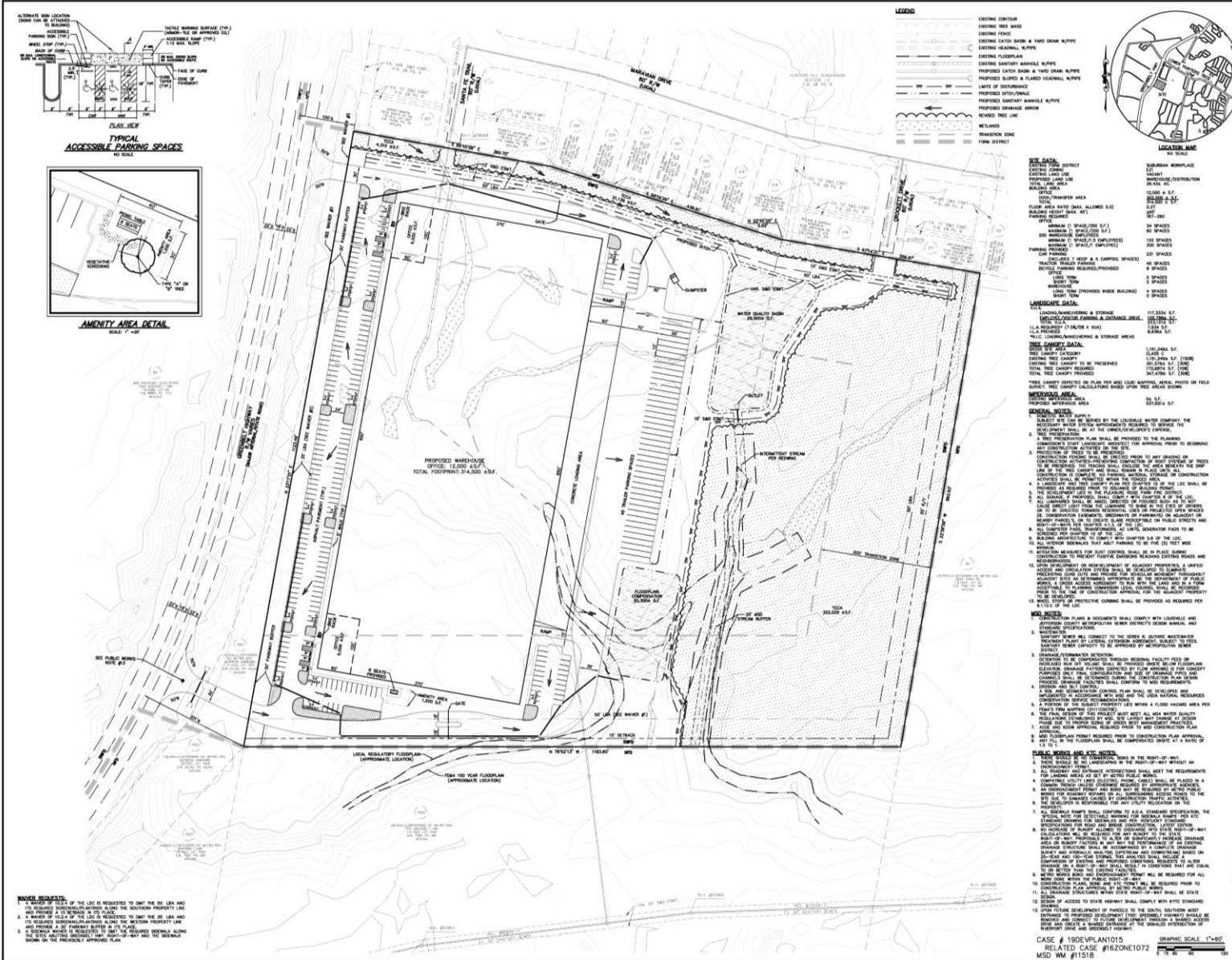
IL A CALCULATIONS	
SITE AREA:	1,180,553 SF (27.1 ACS)
EXISTING IMPERVIOUS AREA:	0 SF (0 ACS)
PROPOSED IMPERVIOUS AREA:	562,147 SF (12.9 ACS)

DETENTION CALCULATION	
(2.9 X 0.34 X 26.4) / 12 =	2.17 ACFT

ADDITIONAL REQUESTS	
1. WAIVER FROM LDC 5.5.4.B.1 TO NOT PROVIDE A BERM ALONG EXTERIOR PROPERTY LINES.	

16 ZONE 1072

# CASE #19DEVPLAN1015



**MINDEL SCOTT**  
ARCHITECTS  
1000 W. MAIN ST. SUITE 200  
LOUISVILLE, KY 40202  
TEL: 502.625.1000

**DEVELOPER**  
SUB CONSTRUCTION  
ASBESTOS ABATEMENT  
LOUISVILLE, KY 40209

**OWNER**  
U.S. POSTAL SERVICE  
1405 WEST MAIN STREET  
LOUISVILLE, KY 40208

**REVISOR**  
GREENBELT HIGHWAY WAREHOUSE  
1405 WEST MAIN STREET  
LOUISVILLE, KENTUCKY 40208  
D.B. 0732 P.C. 259

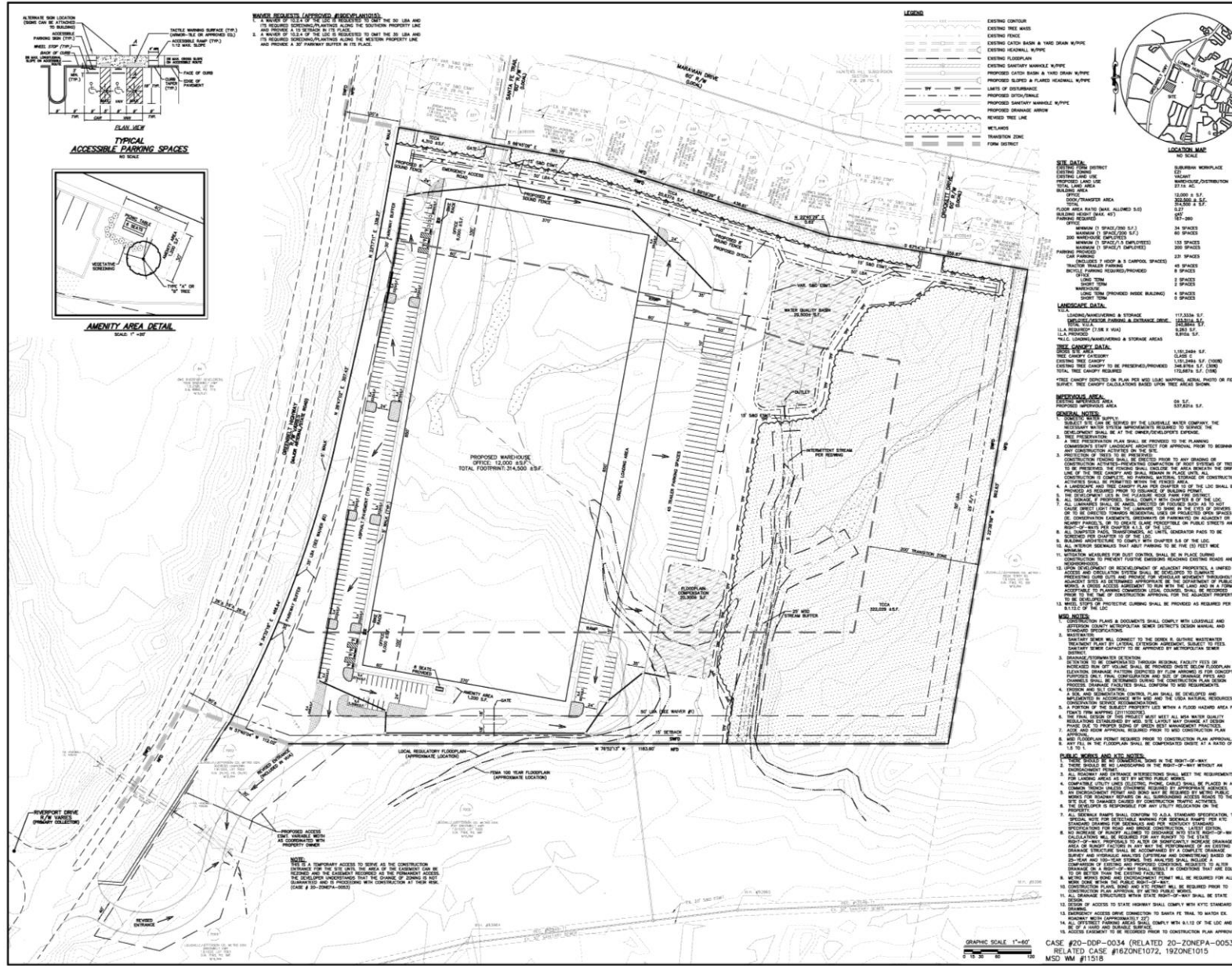
**DATE:** 1/16/19  
**SCALE:** 1"=40'

**1**

SITE DATA:	
EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	EZ1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	WAREHOUSE/DISTRIBUTION
TOTAL LAND AREA	26.43± AC.
BUILDING AREA	
OFFICE	12,000 ± S.F.
DOCK/TRANSFER AREA	302,500 ± S.F.
TOTAL	314,500 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.27
BUILDING HEIGHT (MAX. 45')	≤45'
PARKING REQUIRED	167-260
OFFICE	
MINIMUM (1 SPACE/350 S.F.)	34 SPACES
MAXIMUM (1 SPACE/200 S.F.)	60 SPACES
200 WAREHOUSE EMPLOYEES	
MINIMUM (1 SPACE/1.5 EMPLOYEES)	133 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEE)	200 SPACES
PARKING PROVIDED	
CAR PARKING	231 SPACES
(INCLUDES 7 HDPC & 5 CARPOOL SPACES)	
TRACTOR TRAILER PARKING	45 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	8 SPACES
OFFICE	
LONG TERM	2 SPACES
SHORT TERM	2 SPACES
WAREHOUSE	
LONG TERM (PROVIDED INSIDE BUILDING)	4 SPACES
SHORT TERM	0 SPACES
<b>LANDSCAPE DATA:</b>	
V.U.A.	
LOADING/MANEUVRING & STORAGE	117,333± S.F.
EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	105,788± S.F.
TOTAL V.U.A.	223,121± S.F.
I.L.A. REQUIRED* (7.5%/5% X WJA)	7,934 S.F.
I.L.A. PROVIDED	8,936± S.F.
*N.I.C. LOADING/MANEUVRING & STORAGE AREAS	
<b>TREE CANOPY DATA:</b>	
GROSS SITE AREA	1,151,249± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	1,151,249± S.F. (100%)
EXISTING TREE CANOPY TO BE PRESERVED	351,576± S.F. (30%)
TOTAL TREE CANOPY REQUIRED	172,687± S.F. (15%)
TOTAL TREE CANOPY PROVIDED	347,478± S.F. (30%)
*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.	

**NOTES:**  
1. THE DEPARTMENT OF PUBLIC WORKS HAS REVIEWED THIS PLAN AND HAS APPROVED THE PROPOSED IMPROVEMENTS TO THE PUBLIC WORKS SYSTEM.  
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CASE # 19DEVPLAN1015  
RELATED CASE #16ZONE1072  
MSD MM #1518  
GRAPHIC SCALE: 1"=40'



- Two original access drives eliminated
- Proposed access drive to align with Riverport Drive, a signalized intersection
- Gated emergency access at Santa Fe Trail

**MINDEL SCOTT ARCHITECTURE**  
1015 SOUTH MAIN STREET, SUITE 100, LOUISVILLE, KY 40203  
TEL: 502-261-1111

**DEVELOPER**  
SUMMIT CONSTRUCTION  
4822 CRITCHEM DRIVE  
LOUISVILLE, KY 40209

**OWNERS**  
EAGLE COWIE CO., LLC  
1469 SOUTH FOURTH ST., LOU., KY 40208  
RAR GREENBELT, LLC  
1302 BELLEWOOD DR., ANCHORAGE, KY 40223

**DESIGNED AND PREPARED BY**  
GREENBELT HIGHWAY WAREHOUSE  
10001 GREENBELT HIGHWAY  
LOUISVILLE, KENTUCKY 40258  
TEL: 502-261-1111  
D.B. 10732 P.C. 359

**REVISIONS**

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMITTING

Sheet No. 1/A  
Mechanical Scale: 1"=50'  
Date: 5/17/20  
Job Number: 3567  
Sheet

**1**

Hunters Hill  
Subdivision

SITE

GATED EMERGENCY  
ACCESS ONLY

BERM &  
LANDSCAPING  
PROPOSED

ACCESS DRIVE - AREA OF PROPOSED  
CHANGE OF ZONING & FORM  
DISTRICT TO EZ-1 & SUBURBAN  
WORKPLACE. CASE # 20-ZONEPA-0053

GREENBELT HIGHWAY

RIVERPORT DRIVE

SANTA FE TRAIL

MARAVIAN DRIVE

CROCKETT DRIVE

