RIVERPORT PHASE 5

DIXIE HIGHWAY & LEWIS LANE

REZONING PLAN

QK4
Engineering
Planning
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Louisville, Kentucky
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SEAL

RECEIVED
APR 07 2014
PLANNING & DESIGN SERVICES

OWNER/DEVELOPER:
Station Development LLC
6200 Dutchmans Ln. Ste 20
Louisville KY 40205

DEVELOPER INFO:

NO.	REVISION DESCRIPTION	DATE
1	AGENCY REVISIONS	03-18-14
2	AGENCY REVISIONS	03-24-14
3		04-01-14
4		
5		

PROJECT NUMBER: 02316.DDO

DRAWN BY: AWB | CHECKED BY: AWB

HORIZ. SCALE: VARIES | VERT. SCALE:

DATE: 01-13-2014

REZONING PLAN

SHEET NUMBER: 1 of 1

13ZONE1021

Apr 07, 2014 – 12:57pm
U:\02315.000 – Sculport Due Diligence\Site\Dwgs\Prelim\Rezone\02315.000 – Rezone Plan_04-07-14.dwg (ALL)

Rezoning Plan

0 80 120 240

120 SCALE

LEGEND

- EXISTING CONTOURS
- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING SANITARY PIPE
- ZONING BOUNDARY
- FLOODPLAIN
- LBA — LANDSCAPE BUFFER AREA
- => PROPOSED FLOW ARROWS
- PROPOSED/EXISTING SWALE
- PROPOSED STORM LINE
- PROPOSED STORM STRUCTURE
- SS PROPOSED SANITARY LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED SETBACK
- PROPOSED EASEMENT

MSD NOTES:

1. AN EASEMENT PLAT FOR THE DETENTION BASINS AND ALL THROUGH DRAINAGE SYSTEMS WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
2. PROPOSED DETENTION BASIN MUST MEET THE REQUIREMENTS OF SECTION 10.3.9 OF MSD'S DESIGN MANUAL.
3. ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK RUNOFF RATES WILL BE LIMITED TO PRE-DEVELOPED RATES FOR THE 2, 10, AND 100 YEAR STORMS.
4. SEWERS BY LE SUBJECT TO FEES AND SEWAGE TO BE TREATED AT DEREK R. GUTHRIE WQTC.
5. ANY LOSS IN FLOODPLAIN STORAGE MUST BE MITIGATED ONSITE AT 1:1. COE AND DOW APPROVAL WILL BE REQUIRED.
6. EXISTING PONDING AND DRAINAGE EASEMENTS TO BE RELEASED PRIOR TO CONSTRUCTION.
7. SITE MUST MEET MSD'S WATER QUALITY REQUIREMENTS.
8. THE LOCAL REGULATORY FLOODPLAIN ELEVATION FOR WEAVER RUN MUST BE ESTABLISHED PRIOR TO CONSTRUCTION APPROVAL.

APCD NOTES:

1. MITIGATION MEASURE FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS & NEIGHBORING PROPERTIES.

WAIVERS REQUESTED:

10.2.4.B: LBA OVERLAP WITH EASEMENT BY 50% OR MORE

6.2.6: SIDEWALK WAIVER: ONLY PROVIDED ON ONE SIDE OF PROPOSED R/W

MPW NOTES:

1. ALL ROADS TO BE BUILT TO METRO PUBLIC WORKS STANDARDS.
2. R/W TO BE DEDICATED ON DIXIE HIGHWAY FRONTAGE TO PROVIDE MINIMUM OF 65'.
3. ALL SIDEWALKS TO BE ADA COMPLIANT. PROVIDE ADA RAMPS AT INTERSECTIONS, ADA CROSSWALKS WHICH SHOULD BE LOCATED IN FRONT OF STOP BARS.
4. THE EXTENSION OF WATSON LN. WILL BE MADE PUBLIC ROGHT-OF-WAY. DETAILS TO BE DETERMINED AT CONSTRUCTION REVIEW.
5. A STREET CLOSURE APPLICATION WILL BE MADE TO CLOSE A PORTION OF LEWIS LANE, CURRENTLY A METRO MAINTAINED PUBLIC RIGHT-OF-WAY. R/W WILL BE REDEDICATED ONCE NEW ALIGNMENT IS DETERMINED AT CONSTRUCTION STAGE. VERGE AREAS WITHIN ALL R/WS SHALL BE PROVIDED PER METRO PUBLIC WORKS.
6. SIDEWALKS ON DIXIE HWY FRONTAGE TO BE CONSTRUCTED AT TIME OF PARCEL REDEVELOPMENT.
7. ALL PUBLIC ROADS TO BE DEDICATED BY RECORD PLAT PRIOR TO ISSUANCE OF BUILDING PERMITS ON ANY LOT. CONSTRUCTION PLANS FOR ALL NEW ROADS SHALL BE SUBMITTED IN ACCORDANCE WITH CHAPTER 7 PART 6 OF LDC.

KYTC NOTES:

1. THERE SHOULD BE NO INCREASE IN DRAINAGE INTO THE RIGHT-OF-WAY. SIGNIFICANT INCREASE WILL REQUIRE A DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS.
2. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
3. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT ENCROACHMENT PERMIT.
4. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED, OR TURNED OFF.
5. RADII FOR NEW COMMERCIAL ENTRANCES SHOULD BE 35' MINIMUM WITHIN STATE RIGHT-OF-WAY.
6. ALL DRAINAGE STRUCTURE WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
7. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP OR BUILT TO ADA REQUIREMENTS.

PLANNING AND DESIGN NOTES:

1. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
2. ALL SERVICE STRUCTURE TO BE SCREEN PER CHAPTER 10 OF THE LDC.
3. PROPERTIES TO BE CONSOLIDATED PRIOR TO CONSTRUCTION APPROVAL.
4. ANY OUTDOOR STORAGE WILL COMPLY WITH 4.4.8 OF THE LDC.
5. OFF-STREET LOADING AND REFUSE COLLECTION AREAS WILL COMPLY WITH LDC.
6. ALL SIGNAGE TO COMPLY WITH LDC.
7. TEMPORARY FENCING SHALL BE PROVIDED IN AREA OF CEMETERY DURING PRELIMINARY CONSTRUCTION. EVENTUAL DETERMINATION AND MATERIAL OF PERMANENT FENCING WILL BE PROVIDED BY LANDMARKS PRIOR TO FINAL CONSTRUCTION.

HEALTH AND WELLNESS NOTES:

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.
3. EACH PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER.
4. SANITARY SEWER SERVICE TO BE PROVIDED BY LATERAL EXTENSION AS APPROVE BY MSD.

TARC NOTES:

1. OWNER TO PROVIDE SIDEWALK AND PEDESTRIAN CONNECTION FROM INTERIOR OF SITE TO EXISTING TRANSIT STOP. TRANSIT STOP RECOMMENDED TO RECEIVE AN 8' WIDE BOARDING AREA WITH A 5'X20' CONCRETE PAD TO RECEIVE SHELTER AND TRASH RECEPTACLE. OWNER/DEVELOPER TO MAINTAIN TRANSIT STOP ON AS NEEDED BASIS.

LAND USE

EXISTING FORM DISTRICT:	NEIGHBORHOOD
PROPOSED FORM DISTRICT:	SWFD
EXISTING ZONING DISTRICT:	R-4/M-2
PROPOSED ZONING DISTRICT:	EZ-1
EXISTING USE:	VACANT (PREVIOUS RURAL RESIDENTIAL)
PROPOSED USE:	WAREHOUSE
TOTAL SITES AREA:	162.124-ACRES
SOIL TYPE	PREDOMINATELY C

Property Data Table

	SITE ADDRESS	SITE AREA	TAX BLOCK & LOT	DEED BOOK & PAGE
1	14045 Dixie Hwy.	10.377-AC	1059/0154	9548X68
2	None	19.584-AC	1059/0042	8566x330
3	None	10.181-AC	1059/0048	8566x330
4	None	6.404-AC	1059/0047	8626x782
5	None	0.388-AC	1059/0439	9867x205
6	Multiple	3.566-AC	1059/0088	9486x67
7	8508 Lewis Ln.	0.304-AC	1059/0615	9577x152
8	8506 Lewis Ln.	1.775-AC	1059/0441	8644x637
9	6512 Lewis Ln.	1.012-AC	1059/0067	9486x61
10	6504 Lewis Ln.	0.877-AC	1059/0442	9577x152
11	6502 Lewis Ln.	4.026-AC	1059/0049	9137x866
12	6501 Lewis Ln.	61.368-AC	1059/0040	8319x109
13	13641 Dixie Hwy.	42.302-AC	1059/0577	8319x109

*PROPERTY TO BE CONSOLIDATED PRIOR TO CONSTRUCTION APPROVAL

ILA/VUA CALCULATIONS

VUA:	200,722 S.F.
ILA REQUIRED (7.5%):	15,054 S.F. MIN.
ILA PROVIDED:	15,054 S.F. MIN.
ILA TREES REQ. (1/4000 S.F. VUA + 25%):	63 TREES
ILA TREES PROVIDED:	63 TREES MIN.

TREE CANOPY CALCULATIONS

SITE AREA:	7,062,121 S.F. (162.124-ACRES)
TREE CANOPY CATEGORY:	CLASS C
EXISTING TREE CANOPY COVERAGE	27% (43.7-ACRES)
TREE CANOPY PRESERVATION AREA:	0% (0 S.F.)
NEW TREE CANOPY REQUIRED:	20% (1,412,389 S.F.)

DETENTION CALCULATIONS

Δ C = 0.426; CRA / 12
0.426 x 2.8 x 161.124 / 12 = 16.12-ACRE/FT REQ. = 702,187 S.F.
BASIN 1 SURFACE AREA: 484,490 S.F.
BASIN 1 SURFACE AREA: 192,777 S.F.
TOTAL BASINS AREA: 677,267 S.F. @ 1' DEEP

PARKING CALCULATIONS

MINIMUM REQUIRED:
1 SPACE/1.5 EMP. MAIN + 2ND SHIFT: 800 SPACES

MINIMUM REQUIRED:
1 SPACE/1 EMP. MAIN + 2ND SHIFT: 1,200 SPACES

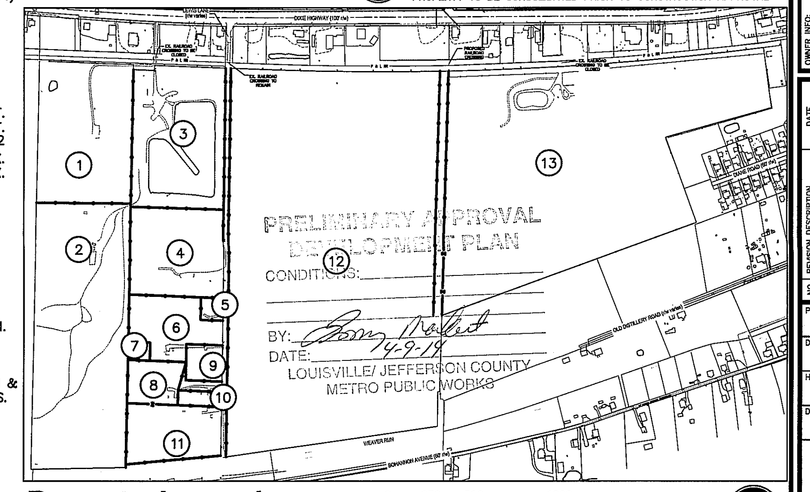
TOTAL NEW PARKING: 1,078 SPACES
2 LONG TERM BIKE INDOORS EACH BUILDING

BUILDING DATA

BUILDING FOOTPRINT:	2,555,000 S.F.
GROSS FLOOR AREA:	2,555,000 S.F.
FLOOR AREA RATIO:	0.362
BUILDING HEIGHT: IN FORM DISTRICT TRAN. ZONE	50' MAX. 45' MAX.

VICINITY MAP

NTS GOOGLE MAP



Property Legend

0 250 500 1000

500 SCALE

WM # 10864 PROJECT # 13ZONE1021

13ZONE1021