

GENERAL PROJECT SUMMARY

TOTAL SITE AREA	603,455 SF (OR)	13.853 ACRES +/-
PROJECT AREA (PHASE ONE)	116,158 SF (OR)	2.67 ACRES +/-
PROJECT AREA (FUTURE PHASE)	62,175 SF (OR)	1.43 ACRES +/-
EXISTING ZONING	R4/M-2	
EXISTING FORM DISTRICT	SUBURBAN WORKPLACE	
EXISTING USE	VACANT/MANUFACTURING	
PROPOSED ZONING	M-2	
PROPOSED USE	MANUFACTURING	
BUILDING AREA	237,293 SF	
BUILDING HEIGHT	1 STORY	
FLOOR AREA RATIO	0.39 F.A.R.	
EXISTING IMPERVIOUS	360,891 SF	
PHASE 1 IMPERVIOUS	30,809 SF	
FUTURE PHASE IMPERVIOUS	40,710 SF	
TOTAL IMPERVIOUS CHANGE	71,519/360,891	20%
MINIMUM PARKING REQUIRED	1 SPACE / 1.5 EMP	111 SPACES
MAXIMUM PARKING ALLOWED	1 SPACE / 1 EMP	185 SPACES
* 10% transit reduction from LDC 9.1.3.F.1		
EXISTING CAR PARKING		111 SPACES

CHAPTER 9 AND 10 SUMMARY

CHAPTER 9, BICYCLE AND PARKING SUMMARY		
PROPOSED TRAILER STORAGE		18 SPACES
BICYCLE REQUIRED		2 LONG TERM SPACES
BICYCLE PROVIDED		2 LONG TERM SPACES
CHAPTER 10 - PART 1, TREE CANOPY REQUIREMENTS		
CANOPY COVERAGE CLASS	CLASS "C"	0-40%
GROSS SITE AREA	603,437 SF (PHASE I AND FUTURE PHASE)	
EXISTING TREE CANOPY ONSITE	11.6%	69,970 SF (OR) 1.61 ACRES +/-
PERCENTAGE OF TREE CANOPY TO BE PRESERVED	0.0%	0 SF (OR) 0.00 ACRES +/-
PERCENTAGE OF TREE CANOPY TO BE PLANTED	20.0%	120,691 SF (OR) 2.77 ACRES +/-
TOTAL TREE CANOPY REQUIRED	20.0%	120,691 SF (OR) 2.77 ACRES +/-
TOTAL TREE CANOPY TO BE PROVIDED	20.0%	120,691 SF (OR) 2.77 ACRES +/-
EXISTING VUA		123,598 SF
PROPOSED VUA (PHASE 1)		30,809 SF
PROPOSED VUA (FUTURE PHASE)		40,710 SF
TOTAL VUA		195,117 SF
ILA REQUIRED	7.5%	14,634 SF
ILA PROVIDED	25%	30,435 SF

GENERAL NOTES

- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 2111 C 0091 E DATED DECEMBER 5, 2006.
- THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
- A TREE PRESERVATION PLAN WILL BE SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
- ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
- DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL THE LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
- BOUNDARY TAKEN FROM DEED(S) AND DOES NOT CONSTITUTE A SURVEY.
- ALL WALKS ARE MINIMUM 5' WIDE WITH HANDICAP RAMPS AS REQUIRED.
- SITE SUBJECT TO MSD REGIONAL FACILITY FEE.
- ALL LIGHTING ON THE SITE SHALL NOT GLARE IN THE EYES OF DRIVERS.
- KYTC APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
- KDOT WILL NOT PERMIT INCREASE IN SURFACE DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY. DRAINAGE CALCULATIONS WILL BE REQUIRED FOR ALL DRAINAGE TO THE RIGHT OF WAY.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY KYTC PRIOR TO CONSTRUCTION APPROVAL.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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

WAIVER REQUEST

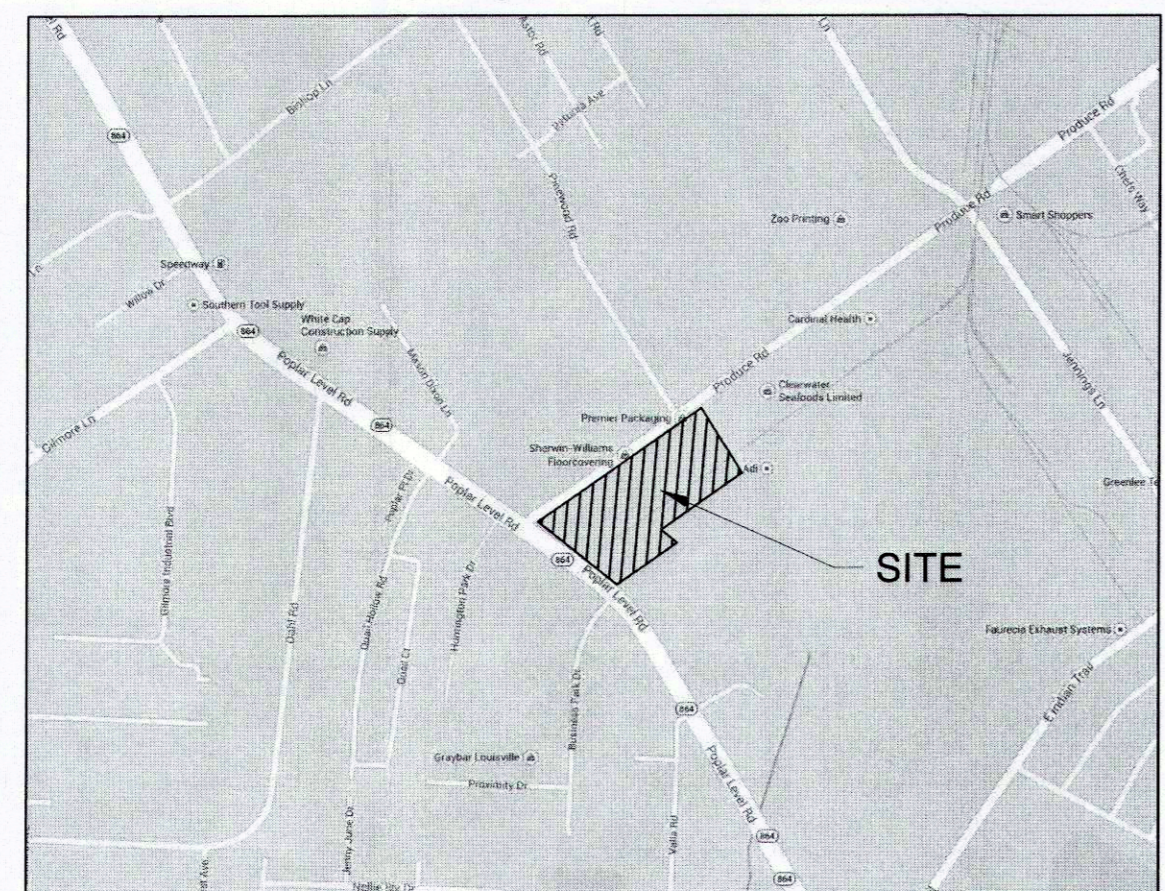
- A WAIVER IS REQUESTED FROM SECTION 10.2.12 OF THE LDC TO EXCEED 120' BETWEEN INTERIOR LANDSCAPE AREAS.

PRELIMINARY APPROVAL
 Condition of Approval: _____

 Development Review Date

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS: _____
 BY: _____
 DATE: 4-14-15
 LOUISVILLE/JEFFERSON COUNTY
 METRO PUBLIC WORKS

OWNER:
 PREMPACK PROPERTIES
 3900 PRODUCE ROAD
 LOUISVILLE, KY 40241
 TAX BLOCK 0616, LOT 0130
 D.B. 8858, PG. 0053



Design Services
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DETAILED DISTRICT DEVELOPMENT PLAN
PREMIER PACKAGING
 3900 PRODUCE ROAD
 DEVELOPER:
 PREMPACK PROPERTIES
 3900 PRODUCE ROAD
 LOUISVILLE, KY 40241

Revision		
No.	Date	Description
1	02.16.15	AGENCY COMMENTS
2	03.13.15	AGENCY COMMENTS

DETAILED DISTRICT DEVELOPMENT PLAN
 14ZONE1046

C-100

PROJECT: 40421.00
 DATE: SEPTEMBER 24, 2014

WM# 9237

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 PLANNING & DESIGN SERVICES

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