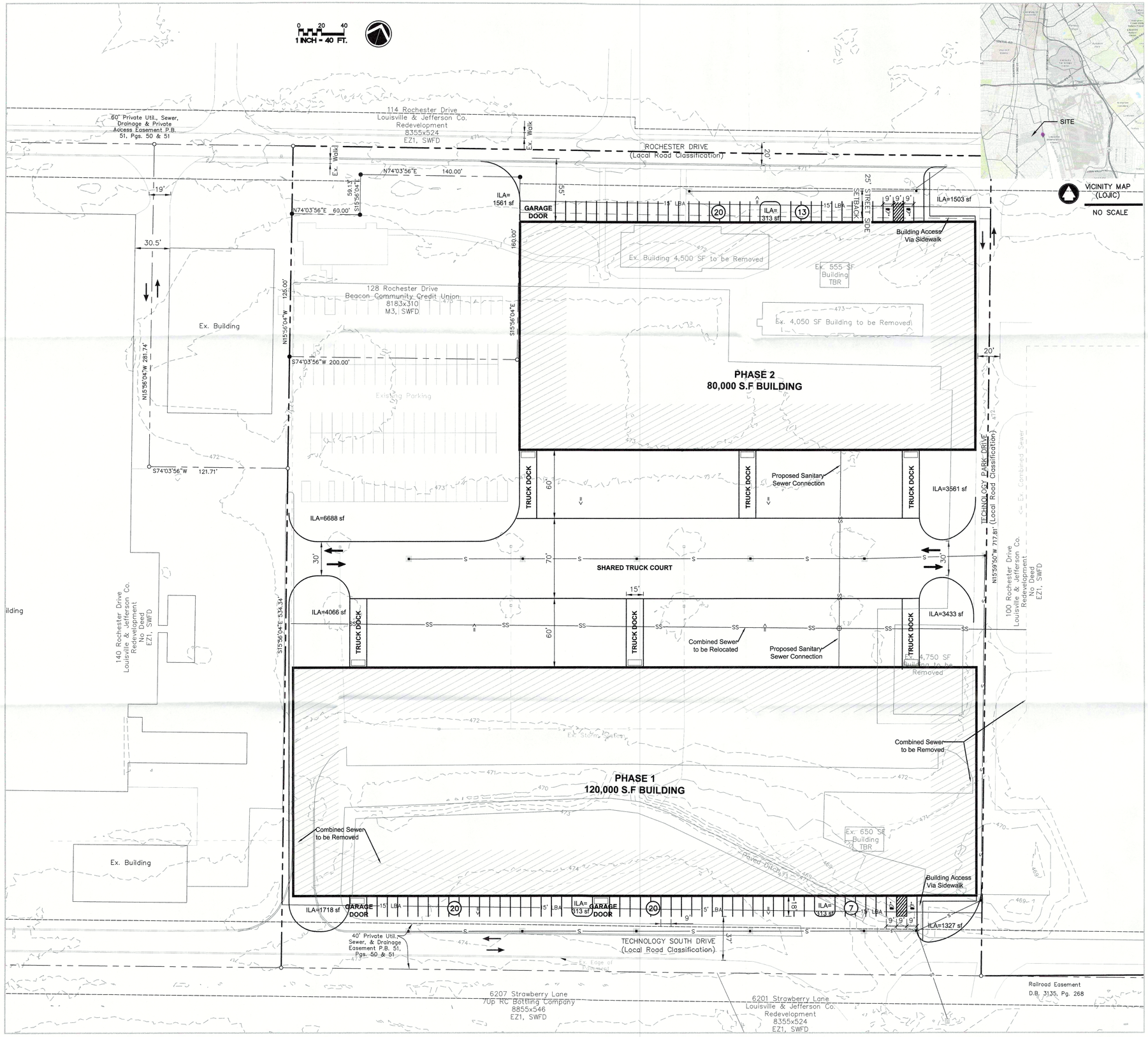

SITE DATA

LAND USE

SITE ADDRESS:	114 ROCHESTER DRIVE
TAX BLOCK & LOT:	T.B. 59P, T.L 3, T.S.L. 5
EXISTING ZONING DISTRICT:	EZ-1
EXISTING FORM DISTRICT:	SWFD
EXISTING USE:	PARKING
PROPOSED USE:	WAREHOUSE
EXISTING PARCEL AREA:	9.447 ACRES (441,233 S.F.)
DEED BOOK & PAGE:	8355 x 524

BUILDING DATA

PROPOSED BUILDING HEIGHT:	40'
PROPOSED BUILDING FOOTPRINT/GFA:	200,000 S.F.
PROPOSED FLOOR TO AREA RATIO:	0.45
EXISTING BUILDING FOOTPRINT/GFA:	14,505

PARKING CALCULATIONS

MINIMUM REQUIRED (1/1.5 EMPLOYEES MAIN + 2ND SHIFT):	60 SPACES
MAXIMUM PERMITTED 1/1 EMPLOYEES MAIN + 2ND SHIFT):	90 SPACES
PARKING PROVIDED:	80 SPACES
HANDICAP PARKING PROVIDED:	4 SPACES, 4 VAN
BIKE PARKING PROVIDED:	LONG TERM PROVIDED INDOORS
TRUCK BERTHS REQUIRED:	2 (90,000 SF) + 1/EACH 30,001 SF OVER 90K
TRUCK BERTHS PROVIDED:	3 AT EACH BUILDING

TREE CANOPY AND OPEN SPACE CALCULATIONS

SITE AREA:	441,233 S.F.
TREE CANOPY CATEGORY:	CLASS C
EXISTING TREE COVERAGE:	0-40%
PRESERVED TREE CANOPY:	0% (0 S.F.)
REQUIRED TREE CANOPY:	82,247 S.F. (20%)

TREE CANOPY AND AMENITY SPACE (20,000 SF MIN) TO BE LOCATED ON CAMPUS AT 181 ROCHESTER DRIVE

ILA/VUA CALCULATIONS

PROPOSED VUA:	174,587 S.F.
REQUIRED ILA (7.5%):	13,094 S.F.
PROVIDED ILA:	24796 S.F. (14%)
ILA TREES REQUIRED (1/4000 S.F.)	44 TREES

FREESTANDING SIGNAGE

SIGN HEIGHT:	12'
SIGN AREA:	60 S.F.

EPSC DATA

EXISTING IMPERVIOUS AREA:	405,919 S.F.
PROPOSED IMPERVIOUS AREA:	417,898 S.F..
INCREASE IN IMPERVIOUS:	11,979 (3%)
SENSITIVE FEATURES:	NONE
SOIL TYPE:	ASSUMED C
HYDROLOGIC SOIL GROUP:	URBAN LAND

AGENCY NOTES

MSD

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES
2. SANITARY SEWER WILL BE BY NEW PSC TO EXISTING PRIVATE SEWERS AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DEREK GUTHRIE WQTC.
3. 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 PROPERTY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
4. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
5. IN LIEU OF ONSITE DETENTION, DEVELOPERS SHALL PAY A FEE TO MSD PRIOR TO CONSTRUCTION PLAN APPROVAL.
6. ALL EXISTING COMBINED SEWER LINES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION PLAN APPROVAL AND SHALL BE RELOCATED AS REQUIRED.

APCD

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

HEALTH DEPARTMENT

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.

PDS

1. DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
2. BLANKET CROSS ACCESS EASEMENT TO BE DEDICATED PRIOR TO CERTIFICATE OF OCCUPANCY IF NEEDED.
3. PROJECT SHALL OBTAIN ALL REQUIRED CONSTRUCTION PERMITS.

MPW

1. ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
2. COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. WHEEL STOPS TO BE PROVIDED TO COMPLY WITH THE LDC.

WAIVER & VARIANCE

5.3.4.D.3.a: VARIANCE OF 25' STREET SIDE SETBACK TO PERMIT PARKING AND MANEUVERING

10.2.10: WAIVER OF 15' VUA LBA

RECEIVED
MAY 20 2019
PLANNING & DESIGN SERVICES

LEGEND

469 CONTOUR	EX. CATCH BASIN
PROPERTY BOUNDARY	EX. STORM PIPE
SETBACK	PR. CATCH BASIN
LBA LANDSCAPE BUFFER AREA	S PR. STORM PIPE
<= DRAINAGE ARROW	SS PR. SANITARY PIPE
EX. COMBINED SEWER	

18DEVPLAN1182, 09-014-01 MSD WM # 9418

Engineering
Planning
ck4
1046 E. Chestnut Street, Louisville, Kentucky 40204
Phone: 502-585-2222 Facsimile: 502-581-0406 Internet: www.ck4.com
Kentucky - Indiana - Georgia - Tennessee

Seals

Airport Industrial Center
114 Rochester Drive
Louisville, Kentucky 40214
Owner:
Titan Research & Development
163 Rochester Drive
Louisville, Kentucky 40214

REV #	DATE	DESCRIPTION
1	12/07/2018	Revised Layout
2	04/22/2019	Agency Revisions
3	05/20/2019	MSD Notes

RDDDP

Job No:	18328.000
Date:	October 29, 2018
Scale:	1" = 40'
Drawn By:	AWB
Checked By:	AWB

Drawing Title:
Airport Industrial Center
Central Site Revised Development Plan

Drawing No:
1 of 1

18Devplan1182

User: cgreenwell Plot Date: May 20, 2019 11:29 AM
File Name: \\ck4-fs01\vol1\18328.000 - AIC Dual 120k Central Lot\Civil Site\Drawings\Development Plans\18328-RDDDP 2019-05-20.dwg