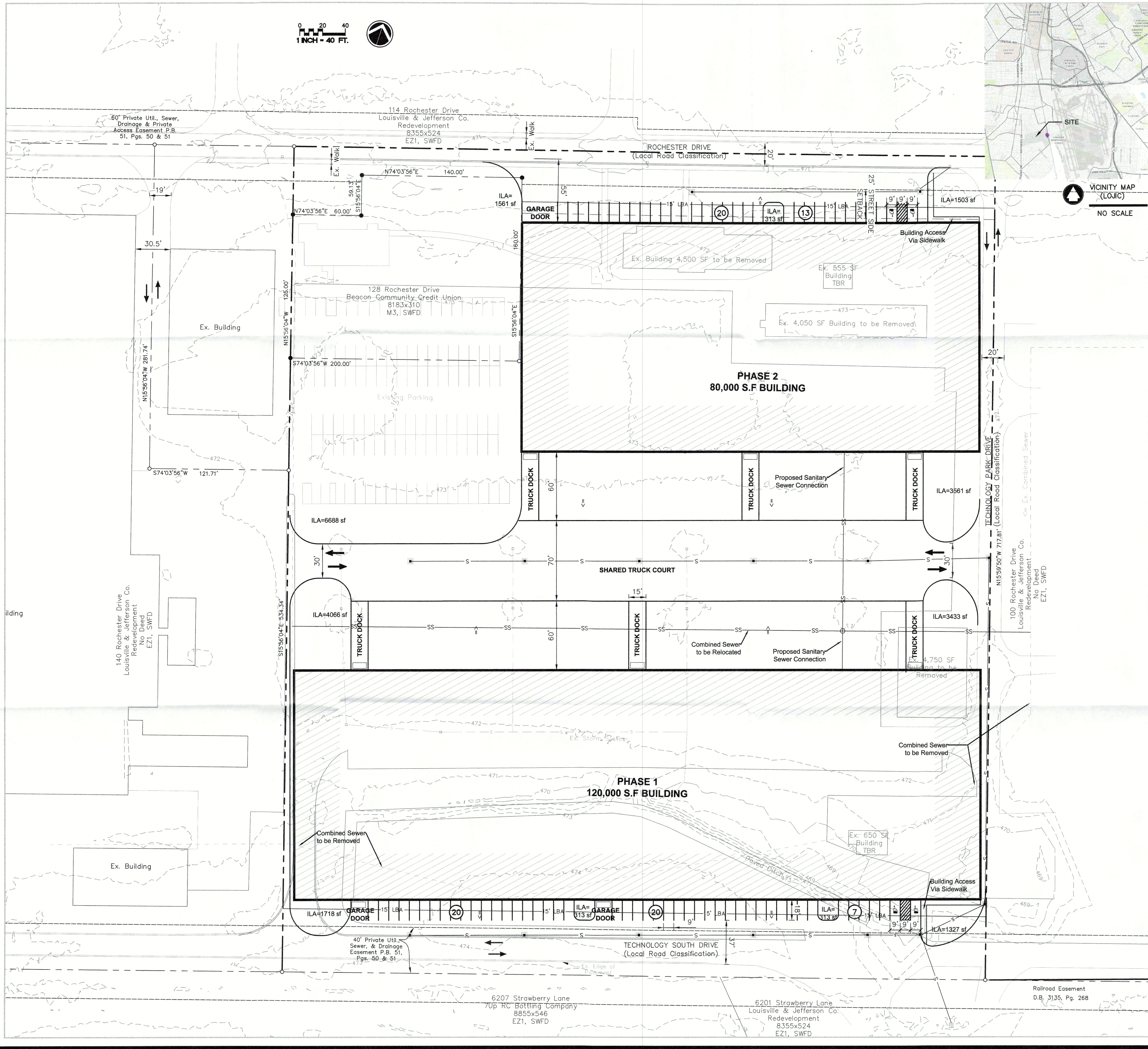


User: c:\greenwell\Plot Data May 20, 2019 11:29 AM
File Name: \c:\greenwell\Plot Data May 20, 2019 11:29 AM - 11:29 AM.dwg
Title: 18DEVP1182, 09-014-01



SITE DATA

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

ILAN/VIA 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
- 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
 - 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.
 - 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.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - IN LIEU OF ONSITE DETENTION, DEVELOPERS SHALL PAY A FEE TO MSD PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - ALL EXISTING COMBINED SEWER LINES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION PLAN APPROVAL AND SHALL BE RELOCATED AS REQUIRED.

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

- HEALTH DEPARTMENT
- 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.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

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

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

WAIVER & VARIANCE

5.3.4.D.3.g. VARIANCE OF 25' STREET SIDE SETBACK TO PERMIT PARKING AND MANEUVERING
10.2.10. WAIVER OF 15' VUA LBA

LEGEND

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

18DEVP1182, 09-014-01 MSD WM # 9418

Engineering
Planning



Seals

Airport Industrial Center

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REV #	DATE	DESCRIPTION
1	12/07/2018	Revised Layout
2	04/22/2019	Agency Revisions
3	05/14/2019	MSD NTP

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