



MINDLE SCOTT
ENGINEERING ► SURVEYING ► PLANNING ► LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 ► MindleScott.com

SITE DATA

EXISTING ZONING	SUBURBAN WORKSPACE
PROPOSED LAND USE	WAREHOUSE/DISTRIBUTION
BUILDING AREA	26,434 AC
OFFICE	12,000 S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	317,450 ± S.F.
TOTAL (OFFICE + WAREHOUSE)	329,450 ± S.F.
OFFICE	6,000 S.F.
WAREHOUSE	12,000 S.F.
MINIMUM (1 SPACE/250 S.F.)	54 SPACES
MINIMUM (1 SPACE/175 EMPLOYEES)	133 SPACES
MINIMUM (1 SPACE/13 EMPLOYEES)	200 SPACES
CAR PARKING	231 SPACES
TRACTOR TRAILER PARKING	45 SPACES
BICYCLE PARKING (REQUIRED/PROVIDED)	2 SPACES
LONG TERM	2 SPACES
LONG TERM (PROVIDED INSIDE BUILDING)	4 SPACES

LANDSCAPE DATA

V.L. PLANTING AND MAINTENANCE & STORAGE	117,134 S.F.
EMERGENCY/VIOLATION EXISTENCE INDEX	100,288 S.F.
LI.A PROVIDED (1.50/OK X V.A)	23,172 S.F.
LI.C PROVIDED (1.50/OK X V.A)	6,384 S.F.
M.L.C LOADING/MAINTENANCE & STORAGE AREAS	

TREE CANOPY DATA

TREE CANOPY CATEGORY	1,151,249 S.F.
EXISTING TREE CANOPY TO BE PRESERVED	CLASS C - 57 (0.99%)
TOTAL TREE CANOPY REQUIRED	30,578 S.F. (3.2%)
TOTAL TREE CANOPY PROVIDED	17,492 S.F. (3.8%)

GENERAL NOTES

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.
13. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH USDA/NR AND STANDARD SPECIFICATIONS.
2. SANITARY SEWER WILL CONNECT TO THE DECK R. GATHER WASTEWATER TREATMENT PLANT BY LATERA EXTENSION AGREEMENT, SUBJECT TO FEES.
3. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
5. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
6. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
7. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
8. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
9. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
10. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
11. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
12. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
13. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.

OWNER
EAGLE POINTE CD, LLC
1469 SOUTH FOURTH STREET
LOUISVILLE, KY 40208

DEVELOPER
SUMMIT CONSTRUCTION
4852 CRITTENDEN DRIVE
LOUISVILLE, KY 40209

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
GREENBELT HIGHWAY WAREHOUSE
7001 GREENBELT HIGHWAY
LOUISVILLE, KENTUCKY 40258
T.B. 1023 LOT: 1
D.B. 10732 PG. 359

REVISIONS

NO.	DATE	REVISIONS PER AGENCY COMMENTS
2/18/19		REVISIONS PER AGENCY COMMENTS
3/7/19		REVISIONS PER AGENCY COMMENTS

GRAPHIC SCALE 1" = 60'
0 15 30 60 120

DESIGN
DATE: 1/18/19
JOB NUMBER: 3567

REVISIONS

NO.	DATE	REVISIONS PER AGENCY COMMENTS
2/18/19		REVISIONS PER AGENCY COMMENTS
3/7/19		REVISIONS PER AGENCY COMMENTS

WAIVER REQUESTS

1. THE DEVELOPER REQUESTS TO OBTAIN THE 50' LBA AND ITS REQUIRED SCENING/PLANNING ALONG THE SOUTHERN PROPERTY LINE.
2. THE DEVELOPER REQUESTS TO OBTAIN THE 50' LBA AND ITS REQUIRED SCENING/PLANNING ALONG THE WESTERN PROPERTY LINE.
3. THE DEVELOPER REQUESTS TO OBTAIN THE 50' LBA AND ITS REQUIRED SCENING/PLANNING ALONG THE WESTERN PROPERTY LINE.

REVISIONS

NO.	DATE	REVISIONS PER AGENCY COMMENTS
2/18/19		REVISIONS PER AGENCY COMMENTS
3/7/19		REVISIONS PER AGENCY COMMENTS