

LOUISVILLE, JEFFERSON CO., KY

SITE

VICINITY MAP
(N.T.S.)

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

ATKEMIX TEN, INC.
6200 CAMPGROUND ROAD
LOUISVILLE, KY 40216
DEED BOOK 6886 PAGE 419

EXISTING WETLANDS BUFFER AREA

LINE	BEARING	DISTANCE
L2	N 55°53'51" E	100.40'
L3	N 50°07'44" E	100.08'
L4	S 44°32'26" W	100.52'
L5	N 50°08'41" E	161.81'
L6	N 59°36'31" W	33.16'
L10	S 41°42'09" W	101.77'

TREE CANOPY	
LOT AREA	1,669,882 SF
EXISTING TREE CANOPY	1,603,086 SF (96.0% OF ENTIRE SITE)
REQUIRED TREE CANOPY PRESERVED	333,978 SF (20.0% OF ENTIRE SITE)
PROPOSED TREE CANOPY PRESERVED	349,308 SF (21.8% OF ENTIRE SITE)
TOTAL PROPOSED VUA	
INTERIOR LANDSCAPING	490,562 SF
LA REQUIRED	34,549 SF (7.2%)
LA PROVIDED	35,456 SF (7.7%)
TREES REQUIRED	170 TREES

BENCHMARK DATA:

➤ BENCHMARK 1
1" IRON PIN W/ 1" PLASTIC CAP STAMPED "ACES CONTROL" LOCATED IN THE NORTH RMV OF CAMPGROUND ROAD.
N: 258297.08
E: 1177462.37
KY SPC (NORTH)
ELEV: 446.58

➤ BENCHMARK 2
1" IRON PIN W/ 1" PLASTIC CAP STAMPED "CROWE PLS 2957" LOCATED IN THE SOUTHERN MOST PROPERTY CORNER.
N: 256030.57
E: 1177575.88
KY SPC (NORTH)
ELEV: 444.08

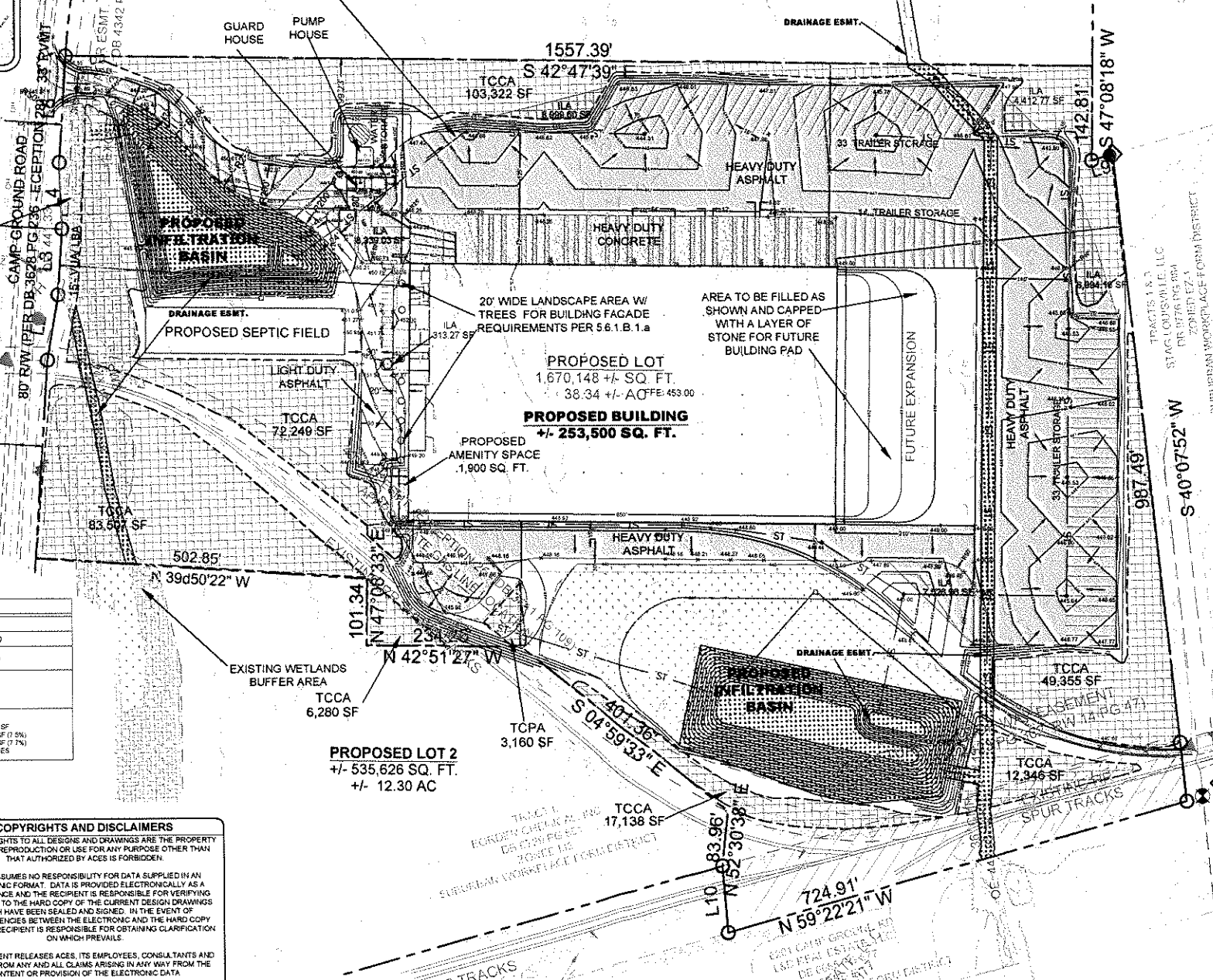


FLOODPLAIN INFORMATION
A PORTION OF THE PROPERTY SHOWN HEREON LIES IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR JEFFERSON COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP #211111C0054E, WITH AN EFFECTIVE DATE OF DECEMBER 5, 2008.

PROPOSED LOT 3
+/- 1,134,302 SQ. FT.
+/- 26.04 AC

- *MSD NOTES:**
- ON-SITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MOST RESTRICTIVE. CAPACITY SHALL BE VERIFIED TO THE DOWNSTREAM SIDE OF EITHER THE RAILROAD CROSSING OR TO THE DOWNSTREAM SIDE OF THE CULVERT UNDER JEES LANE FOR THE EAST DETENTION BASIN AND THE DOWNSTREAM SIDE OF THE CULVERT UNDER THE RAILROAD TRACKS FOR THE WEST DETENTION BASIN. THE EXISTING C FACTOR SHALL REFLECT THE EXISTING ON-SITE STORAGE VOLUME FOR THE PRE-DEVELOPED CONDITION. ADDITIONAL INFORMATION MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - AN MSD DRAINAGE BOND WILL BE REQUIRED.
 - IF SITE HAS ANY PASS-THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
 - NO PUBLIC SEWERS AVAILABLE. BOARD OF HEALTH APPROVAL REQUIRED TO MSD CONSTRUCTION PLAN APPROVAL. PRELIMINARY PLAN APPROVAL FROM BOARD OF HEALTH REQUIRED PRIOR TO MSD APPROVAL.
 - ACOE APPROVAL MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - 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 MGMT. PRACTICES.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

PROPOSED LOT 1
CURRENT ZONING: M-3/EZ-1
PROPOSED ZONING: M-3/EZ-2
FORM DISTRICT: SUBURBAN WORKPLACE
CURRENT ADDRESS:
6001 CAMPGROUND RD.
38.34 ACRES



DEVELOPER'S NAME & ADDRESS
REALITY LINK
201 RIVERPLACE SUITE 400
GREENVILLE, SC 29601
CONTACT: JAMES McADEN

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LEGEND

1/2" IRON PIN W/ 1" PLASTIC CAP STAMPED	PROPERTY LINE
1" IRON PIN W/ 1" PLASTIC CAP STAMPED	SETBACK LINE
BENCHMARK	EASEMENT
IRON PIN FOUND	LOT LINE TO BE RE-ANCHORED
IRON PIN SET	CENTERLINE
CONCRETE RW MONUMENT	GAZ LINE
SANITARY SEWER MANHOLE	OVERHEAD UTILITIES
SANITARY SEWER CLEAN OUT	BURIED TELEPHONE
ANCHOR	SANITARY COVER LINE
UTILITY POLE	WATER LINE
ELECTRIC BOX	STORM SEWER LINE
ELECTRIC METER	FENCE LINE
GAS VALVE	DRAINAGE EASEMENT
WATER VALVE	INGRESS/EGRESS EASEMENT
WATER METER	WETLANDS AREA W/ BUFFER
FIRE HYDRANT	TCCA AREAS
GAS METER	DRAINAGE EASEMENT
TELEPHONE PEDESTAL	
STORM SEWER MANHOLE	
BUILDING SET BACK LINE	

DEVELOPMENT SUMMARY

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	M-3, EZ-1	M-3, EZ-1
PARCEL NUMBER		101204560000
FORM DISTRICT	SUBURBAN WORKPLACE FORM DISTRICT	SUBURBAN WORKPLACE FORM DISTRICT
EXISTING USE	VACANT	VACANT
PROPOSED USE	WAREHOUSING DISTRIBUTION	WAREHOUSING DISTRIBUTION
TOTAL SITE AREA	N/A	38.34 +/- AC (1,670,146 +/- SF.)
IMPERVIOUS AREA	EXISTING 0%	PROPOSED 16.48 (48.2%)
BUILDING SETBACKS	FRONT 25' SIDE 0' REAR 0'	FRONT (CAMPGROUND RD): 433.6' SIDE (NORTHEAST): 96.22' SIDE (SOUTHWEST): 100' REAR 432.6'
TOTAL PARKING	MINIMUM 127 SPACES 1 SPACE PER 2000 SF OF BUILDING MAXIMUM 607 SPACES 1 SPACE PER 500 SF OF BUILDING	7 ADA SPACES PROVIDED 23 STANDARD SPACES PROVIDED 29 TOTAL SPACES PROVIDED

DEVELOPMENT SUMMARY

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
F.A.R.	MAXIMUM 4.0	0.15
BUILDING AREA	N/A	TOTAL 203,600 SF
BUILDING HEIGHT	50'	37' - 4"
INTERIOR VUA	7.5% - 30,000 SF	8.2%
461,935 SF	34,545 SF	38,285 SF

- *NOTES:**
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS (MPW) PRIOR TO CONSTRUCTION APPROVAL FOR ALL WORK WITHIN RIGHT OF WAY.
 - SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
 - ALL NEW AND EXISTING SIDEWALKS SHALL BE BROUGHT UP OR BUILT TO CURRENT ADA STANDARDS.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FLUGITIVE PARTICULATE EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - MOSQUITO CONTROL, IN ACCORDANCE WITH CHAPTER 86 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE MUST BE MAINTAINED.
 - ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
 - OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
 - ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH SECTIONS 5.5.5 AND 102.2.6 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
 - CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
 - OUTDOOR AMENITY AREA SHALL PROVIDE SEATING NOT LESS THAN 1 SEAT PER 200 SQ. FT. OF AMENITY SPACE. AT LEAST 25% OF THE SPACE SHALL BE SHADED OR LANDSCAPED. FINAL DESIGN TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN AND COMPLIANT WITH LAND DEVELOPMENT CODE SECTION 5.12.2.

- WAIVERS REQUIRED:**
- PARKING WAIVER IS BEING REQUESTED TO REDUCE THE REQUIRED PARKING FROM 127 SPACES TO 29 SPACES.
 - WAIVER IS BEING REQUESTED FROM SECTION 5.9.2.1.b.i. FOR PEDESTRIAN CONNECTION TO CAMPGROUND ROAD. DUE TO WETLANDS AND TREE PRESERVATION AREAS, FEE IN LIEU HAS BEEN APPROVED FOR SIDEWALKS ALONG CAMPGROUND AND THEREFORE THERE IS NO PEDESTRIAN CONNECTION TO THE INTO.

STORMWATER MANAGEMENT INFORMATION

PRE-DEVELOPED		POST-DEVELOPED	
WATERSHED #1	COMPOSITE CURVE NUMBER: 73 IMPERVIOUS AREA: 0.0 ACRES	WATERSHED #1	COMPOSITE CURVE NUMBER: 82 IMPERVIOUS AREA: 14.45 ACRES
WATERSHED #2	COMPOSITE CURVE NUMBER: 73 IMPERVIOUS AREA: 0.0 ACRES	WATERSHED #2	COMPOSITE CURVE NUMBER: 69 IMPERVIOUS AREA: 6.29 ACRES

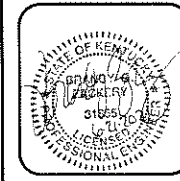
REVISIONS

NO.	DESCRIPTION	DATE

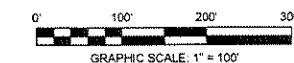
REALITY LINK
6001 CAMPGROUND ROAD
LOUISVILLE, KY 40216

ACES
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42301
PHONE (270) 750-9445

JOB NUMBER:
DATE: 6-10-2021
SCALE: 1" = 100'
DRAWN: B. McDANIEL
CHECKED: B. ZACKERY
FILE PATH:
2 SITE DEVELOPMENT PLAN



DDP
DISTRICT DEVELOPMENT PLAN



WM #12242