

PRELIMINARY APPROVAL DEVELOPMENT PLAN

BY: *Greg Nalley*
DATE: 10/14/15
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

SITE DATA

LAND USE DATA
 SITE ADDRESS: 8252 PORT ROAD 40258
 NO ADDRESS 40258; PARCEL ID 230700140000
 NO ADDRESS 40258; PARCEL ID 230700170000

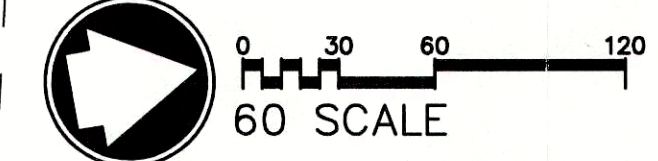
TAX LOT, TAX BLOCK:
 DEED BOOK, PAGE NUMBER: TB 2307, TL 14, 17, 29
 EXISTING ZONING DISTRICT: 4570X473 AND/OR 4454X508
 EXISTING FORM DISTRICT: M-3
 EXISTING WORKPLACE: SUBURBAN WORKPLACE

TOTAL PARCELS AREA: 32.18-ACRES: 1,401,761 SF
 TOTAL LEASE AREA: 5.11-ACRES: 222,519 SF
 EXISTING USE: VACANT
 PROPOSED USE: FERTILIZER STORAGE

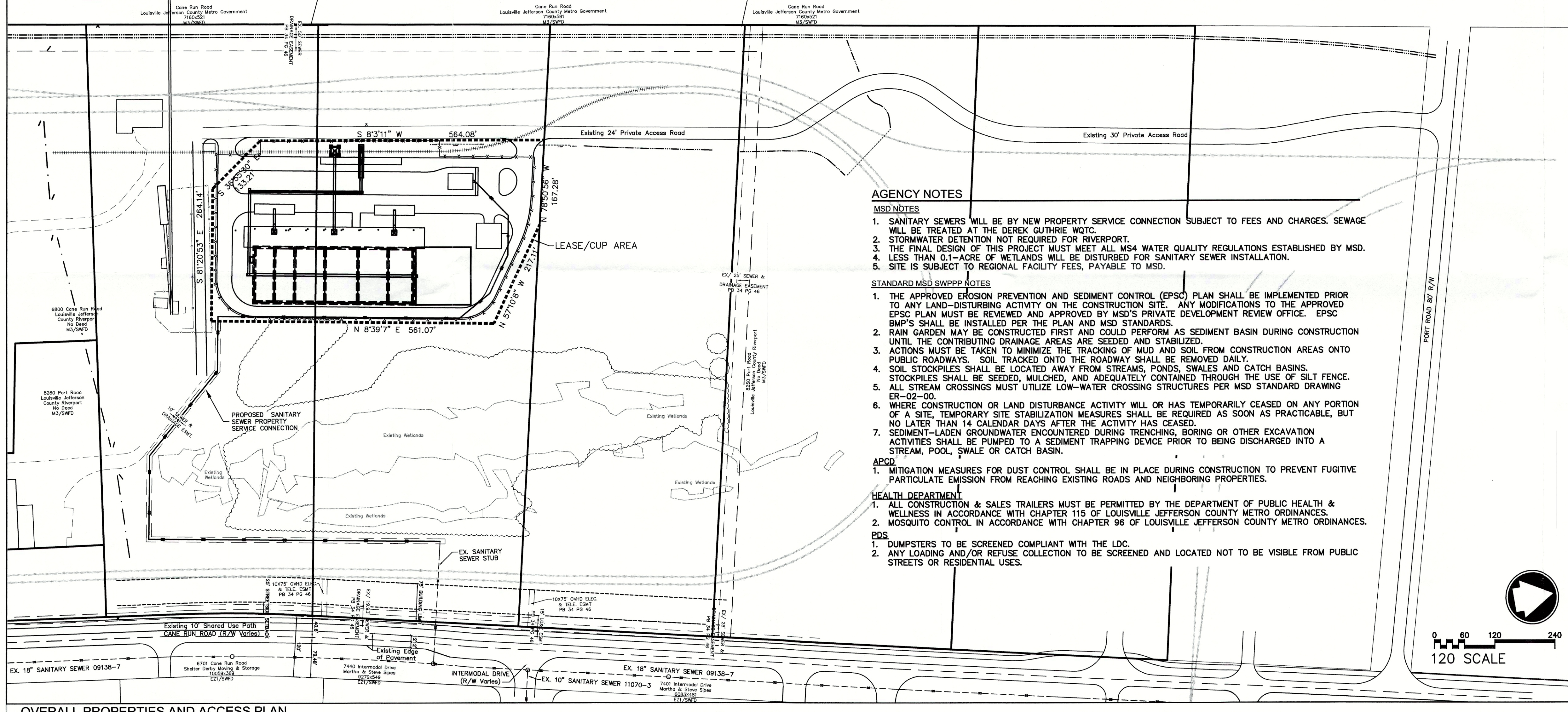
BUILDING DATA
 EXISTING BUILDING FOOTPRINT/GFA: 6,378 S.F.
 PROPOSED BUILDING FOOTPRINT/GFA: 53,920 S.F.
 TOTAL BUILDING FOOTPRINT/GFA: 59,320 S.F.
 FLOOR AREA RATIO: 0.033
 BUILDING HEIGHT: 55'

PRELIMINARY APPROVAL
 Condition of Approval:
Tony Kelly 10/14/15
 Development Review Date
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

EX/ 25' SEWER &
 DRAINAGE EASEMENT
 PB 34 PG 46



LEASE AREA PLAN ENLARGEMENT



AGENCY NOTES

- MSD NOTES**
- SANITARY SEWERS WILL BE BY NEW PROPERTY SERVICE CONNECTION SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DEREK GUTHRIE WWTG.
 - STORMWATER DETENTION NOT REQUIRED FOR RIVERPORT.
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
 - LESS THAN 0.1-ACRE OF WETLANDS WILL BE DISTURBED FOR SANITARY SEWER INSTALLATION.
 - SITE IS SUBJECT TO REGIONAL FACILITY FEES, PAYABLE TO MSD.
- STANDARD MSD SWPPP NOTES**
- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
 - RAIN GARDEN MAY BE CONSTRUCTED FIRST AND COULD PERFORM AS SEDIMENT BASIN DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
 - ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
 - SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
 - ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-00.
 - WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
 - SEDIMENT-LOADED GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POOL, SWALE OR CATCH BASIN.
- APCD**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSION 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.
 - ANY LOADING AND/OR REFUSE COLLECTION TO BE SCREENED AND LOCATED NOT TO BE VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL USES.

PARKING CALCULATIONS
 \$ TOTAL EMPLOYEES: 3 TOTAL EMPLOYEES
 MINIMUM REQUIRED: 1 SPACE/1.5 EMPLOYEES = 4 SPACES
 MAXIMUM ALLOWED: 1 SPACE/1 EMPLOYEE = 6 SPACES
 TOTAL PARKING PROPOSED: 4 SP.
 BIKE PARKING: 2 LONG TERM INDOORS

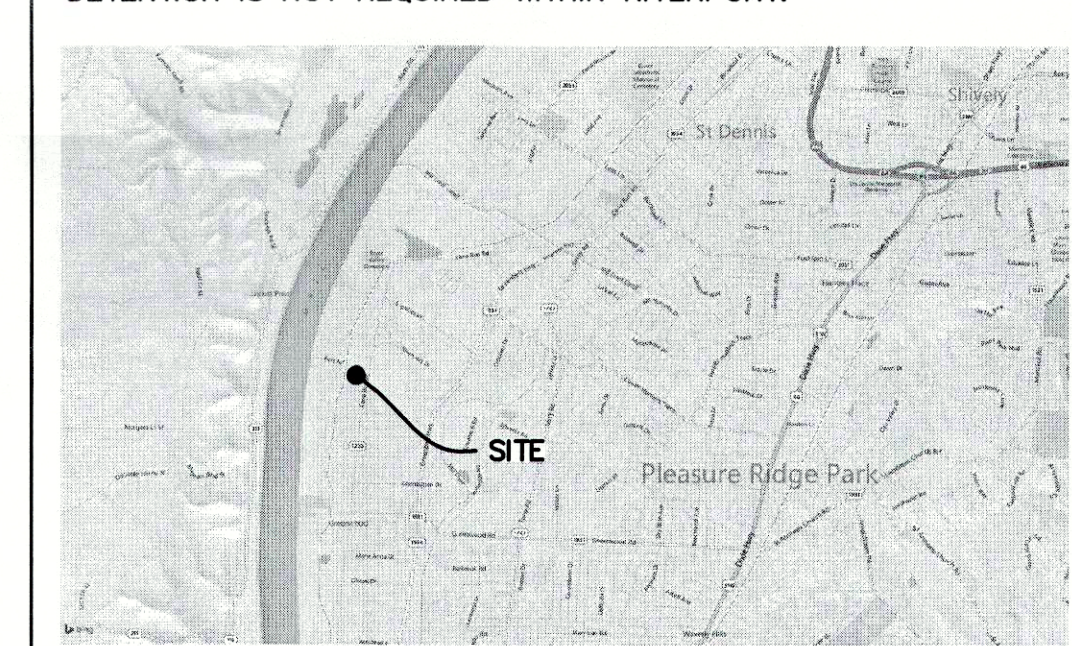
TREE CANOPY CALCULATIONS
 LEASE AREA: 32.18-ACRES: 1,401,761 SF
 TREE CANOPY CATEGORY: CLASS C
 EXISTING TREE CANOPY COVERAGE: 18.6%
 PRESERVED TREE CANOPY: 260,220 SF (18.6%)
 TOTAL TREE CANOPY REQUIRED: 0% (0 S.F.)

IL/VUA CALCULATIONS
 PROPOSED VUA: 69,280 S.F.
 ILA REQUIREMENTS NOT APPLICABLE PER 10.2.12

SIGNAGE
 (ON LOCAL/Private ROAD)
 MAXIMUM HEIGHT: 12'
 MAXIMUM AREA: 60 SF
 (ON PRIMARY COLLECTOR ROAD)
 MAXIMUM HEIGHT: 18'
 MAXIMUM AREA: 80 SF

EPSC DATA
 SENSITIVE FEATURES: WETLANDS (CONSTRUCTION AVOIDS)
 HYDROLOGIC SOIL GROUP: URBAN LAND
 SOIL TYPE: ASSUME CRIDER SILT LOAM
 PROJECT/DISTURBED AREA: 6.50 AC. (282,994 SF)
 PRE-IMPER. W/IN DIST. AREA: 1.86 AC. (80,873 SF)
 POST-IMPER. W/IN DIST. AREA: 3.16 AC. (137,588 SF)

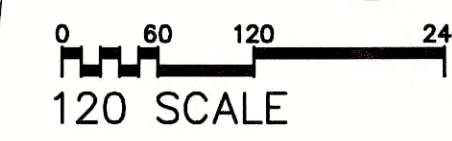
DETENTION IS NOT REQUIRED WITHIN RIVERPORT.



VICINITY MAP

LEGEND

	EXISTING CONTOURS
	EXISTING PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WETLANDS
	EXISTING DITCH
	EXISTING TREE LINE
	PROPOSED FLOW ARROWS
	PROPOSED STORM STRUCTURE
	PROPOSED STORM LINE
	PROPOSED SANITARY SEWER
	SETBACKS
	PROPOSED SILT FENCE



OVERALL PROPERTIES AND ACCESS PLAN

Engineering
 Planning

1046 E. Chestnut Street, Louisville, Kentucky 40204
 Phone: 502-581-2222 Fax: 502-581-0406 Internet: www.oxf4.com

Oxbow Fertilizer, LLC
 Conditional Use Permit Plan
 8252 Port Road
 Louisville, KY 40258
 Louisville & Jefferson County Riverport Authority
 Oxbow Fertilizer, LLC
 1450 Lake Robbins Drive, Suite 500
 The Woodlands TX 77380

REV#	DATE	DESCRIPTION
1	10/05/15	AGENCY REVISIONS, REVISED LAYOUT

CUP Plan

Job No: 15312.0000
 Date: September 18, 2015
 Scale: VARIES
 Drawn By: A. Bartley
 Checked By: A. Bartley
 Drawing Title:
 Oxbow Sulphur Fertilizer Storage
 Conditional Use Permit Plan

User: abartley Plot Date: October 2, 2015 3:59 PM
 File Name: I:\15312.CUP - Oxbow Sulphur Riverport\SITE.Dwg
 P:\15312\CUP - Oxbow Sulphur Riverport\SITE.Dwg
 Project: 15312 - Oxbow Sulphur Riverport - Conditional Use Permit



PROJECT # 15CUP1034 WM# 11246

15CUP1034