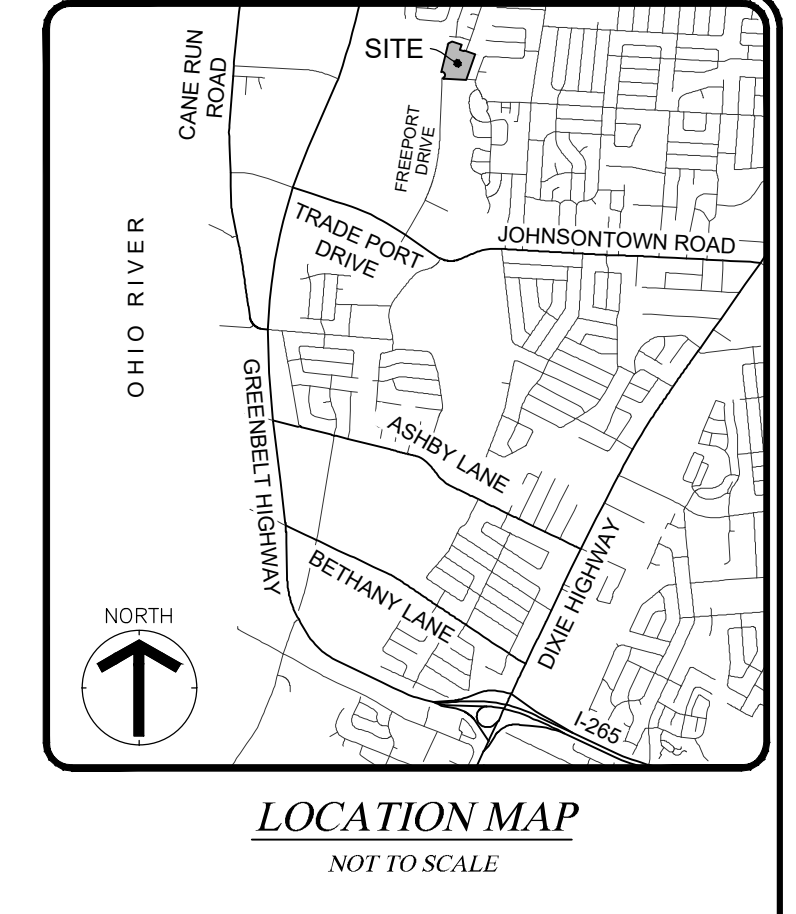
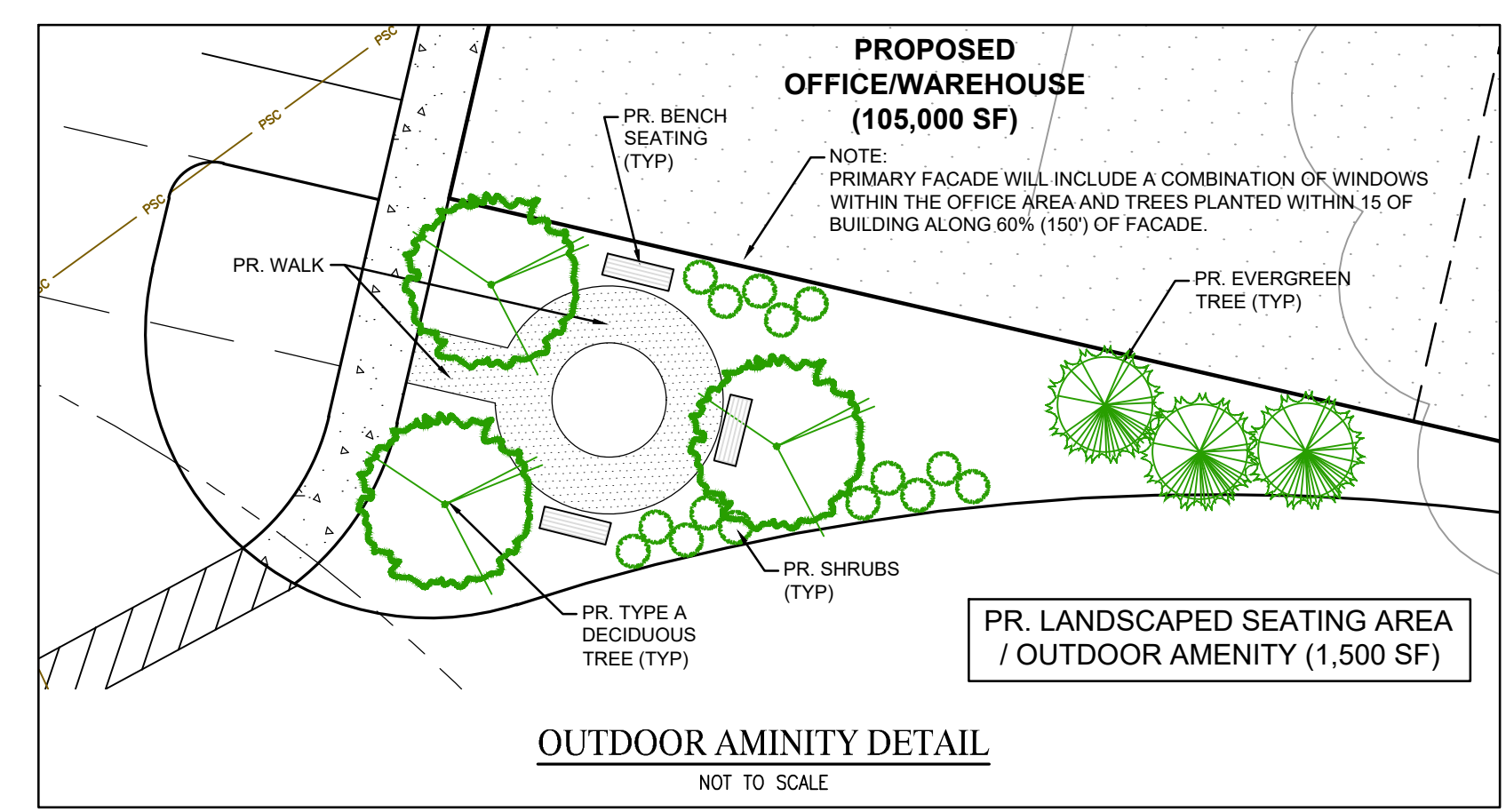
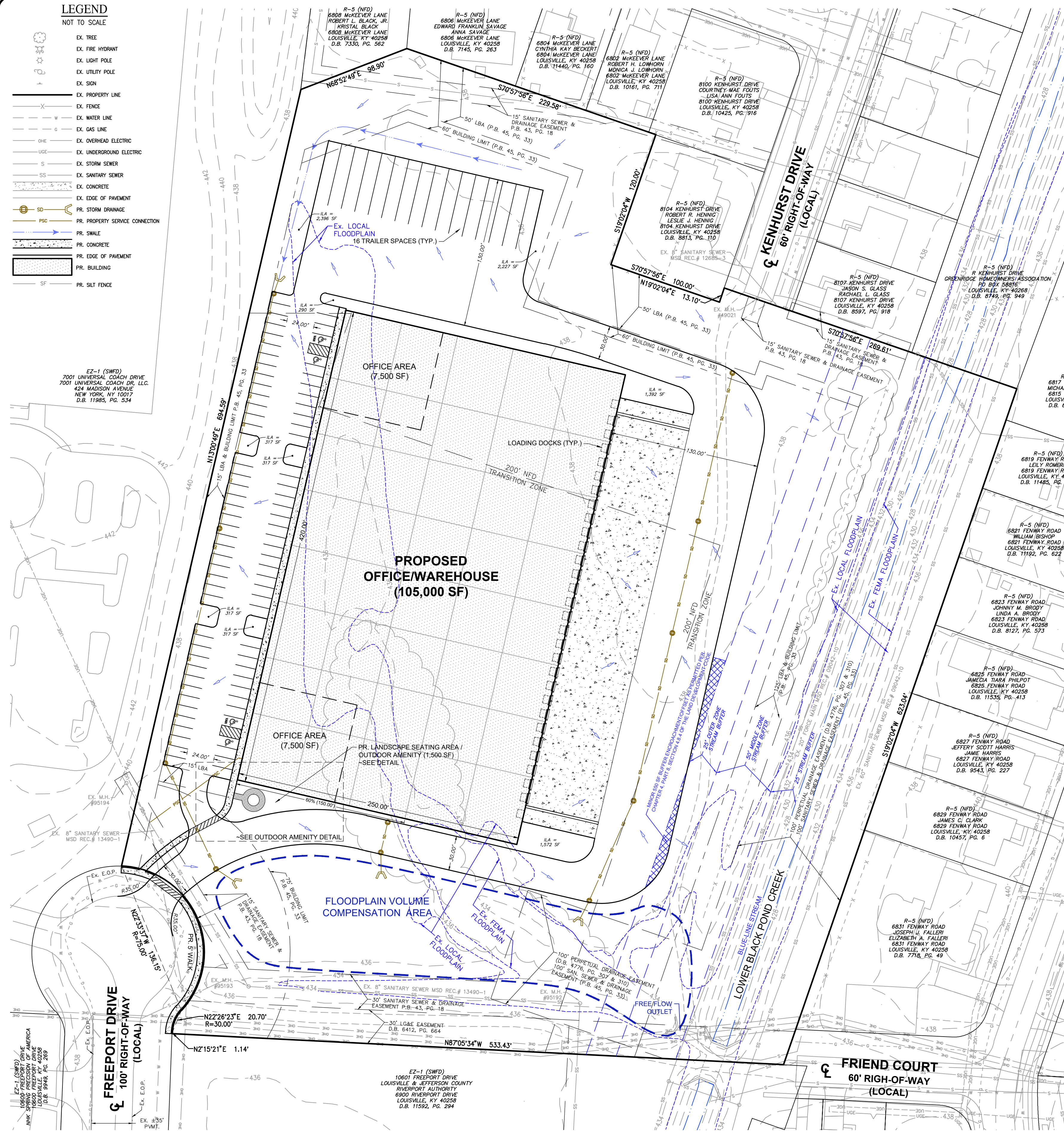


X:\A-Projects-2021\21028 - Delcour-Freeport Industrial Preliminary\21028 - Development Planning - Plot Date: October 04, 2021 - 4:18pm

LEGEND
NOT TO SCALE

EX. TREE
EX. FIRE HYDRANT
EX. LIGHT POLE
EX. UTILITY POLE
EX. SIGN
EX. PROPERTY LINE
EX. FENCE
EX. WATER LINE
EX. GAS LINE
EX. OVERHEAD ELECTRIC
EX. UNDERGROUND ELECTRIC
EX. STORM SEWER
EX. SANITARY SEWER
EX. CONCRETE
EX. EDGE OF PAVEMENT
PR. STORM DRAINAGE
PR. PROPERTY SERVICE CONNECTION
PR. SMALE
PR. CONCRETE
PR. EDGE OF PAVEMENT
PR. BUILDING
PR. S&T FENCE



GENERAL NOTES

- DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THIS DEVELOPMENT SHALL BE AT THE OWNER'S/DEVELOPER'S EXPENSE.
- THE DEVELOPMENT LIES IN THE PLEASURE PARK FIRE DISTRICT.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
- CONCRETE WHEEL STOPS OR CURBS AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJACENT SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPE AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBS SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
- THE OUTDOOR AMENITY AREA SHALL INCLUDE SEATING AT A RATE OF NOT LESS THAN 1 SEAT/200 SQUARE FEET. TO ENHANCE USABILITY, AT LEAST 25% OF THE OPEN SPACE SHALL BE SHADED OR USED FOR LANDSCAPING. THE FINAL DESIGN AND PLANTINGS SHALL BE SHOWN ON THE APPROVED LANDSCAPE PLAN.

TRANSPORTATION NOTES

- ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE DRAMPIS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- CONSTRUCTION PLANS AND BOND ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW PSC CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211100087 - 2/26/2021).
- AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- INCREASED RUN OFF VOLUME SHALL BE PROVIDED IN LIEU OF DETENTION BELOW THE FLOODPLAIN ELEVATION AT A RATIO OF 1 TO 1. VOLUME SHALL BE CALCULATED USING THE REGIONAL FACILITY FEE CALCULATION.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ONSITE AT A 1.5:1 RATIO.
- KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- MSD FLOODPLAIN PERMIT REQUIRED.
- LOWEST FINISH FLOOR TO BE AT OR ABOVE 437.5 AND LOWEST MACHINERY TO BE AT OR ABOVE 436.5.

IMPERVIOUS AREA

PRE: NONE
POST: 228,233 SF

DETENTION CALCULATIONS

$X = \Delta \text{CRA} / 12$
 $\Delta C = 0.95 - 0.30 = 0.65$
 $A = 466,384 \text{ S.F.}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.65)(466,384)(2.8) / 12 = 70,735 \text{ CUBIC- FEET}$
 REQUIRED $X = 70,735 \text{ CU.FT.}$
 BASIN AREA = 30,000 S.F.
 TOTAL = 30,000 S.F. @ APPROX. 6 FT. DEPTH
 = 180,000 CU.FT. > 70,735 CU.FT.

EROSION CONTROL 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 SWMP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- 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. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- 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 LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

OWNER

A ANOTHER ROOM STORAGE 6, LLC.
7505 ARNOLDTOWN ROAD
LOUISVILLE, KY 40214

SITE DATA

10501 FREEPORT DRIVE
LOUISVILLE, KY
P.B. 45, PG. 33
PARCEL# 31650227

TOTAL SITE AREA: 10.71 ACRES
FORM DISTRICT: SUBURBAN WORKPLACE
EX. ZONING: N/A
EX. LAND USE: VACANT
PR. LAND USE: OFFICE/WAREHOUSE
PR. BUILDING: 105,000 SF
FLOOR AREA RATIO (50' MAX.): 0.23

SETBACK DATA

MIN. FRONT YARD: 25'
STREET SIDE YARD: N/A
SIDE YARD: NONE+
REAR YARD: NONE+
MAX. BUILDING HEIGHT: 50' / 45' IN TRANSITION ZONE
PR. BUILDING HEIGHT: 45'
NOTE: A 50' LANDSCAPE BUFFER AREA IS REQUIRED IF ADJACENT TO RESIDENTIAL.

PARKING SUMMARY

OFFICE AREA = 15,000 SF
MIN. PARKING REQUIRED (1 SPACE/400 SF): 38 SPACES
MAX. PARKING PERMITTED (1 SPACE/200 SF): 75 SPACES

INDUSTRIAL WAREHOUSE = 90,000 SF (PRIMARY GOODS STORAGE OR HANDLING)
MIN. PARKING REQUIRED (1 SPACE/2,000 SF): 45 SPACES
MAX. PARKING PERMITTED (1 SPACE/500 SF): 180 SPACES

TOTAL MINIMUM PARKING REQUIRED: 83 SPACES
TOTAL MAXIMUM PARKING REQUIRED: 255 SPACES
TOTAL PARKING PROVIDED: 84 SPACES (INCLUDING 4 ADA SPACES)

BICYCLE SUMMARY

INDUSTRIAL WAREHOUSE
SHORT TERM REQUIRED: NONE
LONG TERM REQUIRED (2 SPACES OR 1/50 EMPLOYEES): 2 SPACES
TOTAL LONG TERM PARKING PROVIDED: 2 SPACES
NOTE: LONG TERM PARKING MAY BE PROVIDED INDOORS.

OUTDOOR AMENITIES

AREA REQUIRED (10% OF OFFICE SF): 1,500 SF
AREA PROVIDED (LANDSCAPING, WALKWAYS & SEATING AREAS): 1,500 SF

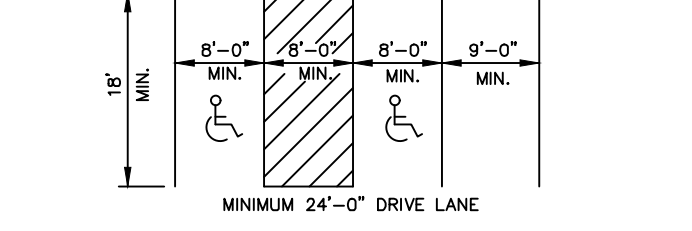
TREE CANOPY CALCULATIONS

TOTAL SITE AREA: 466,384 SF (10.71 Ac.)
EXISTING TREE CANOPY AREA: 35,114 SF (7.5%)
TOTAL TREE CANOPY REQUIRED: 139,915 SF (30%)
EXISTING TREE CANOPY TO BE PRESERVED: NONE
TOTAL TREE CANOPY TO BE PLANTED: 139,915 SF (30%)

LANDSCAPE DATA

PROPOSED V.V.A.: 119,967 SF
I.L.A. REQUIRED (7.5%): 6,998 SF
I.L.A. PROVIDED: 9,145 SF

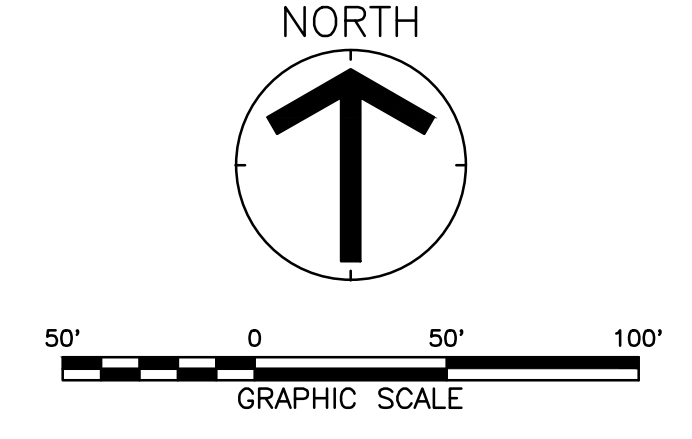
UTILITY NOTE:
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.



Revision	Date	Description	Detailled by
2	10/4/21	2ND SUBMITTAL AGENCY REVIEW COMMENTS	JDC
1	9/2/21	1ST SUBMITTAL AGENCY REVIEW COMMENTS	JDC

BENCHMARK
TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.

NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.



CASE# 21-DDP-0071 DOC# 9-12-98 WM# 12235

HERITAGE ENGINEERING, LLC
603 North Shore Drive
Louisville, KY 40202
(502) 562-1412
(502) 562-1413 Fax

KENNETH DELCOUR
100 W. KNOX BOULEVARD
RADCLIFF, KENTUCKY 40160

GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN FOR FREEPORT INDUSTRIAL 10501 FREEPORT DRIVE LOUISVILLE, KY 40258

JOB NO: 21028
HORIZ. SCALE: 1"=50'
VERT SCALE: N/A
DESIGNED BY: JDC
DETAILED BY: JDC
CHECKED BY: SWH
DATE: JUNE 28, 2021

SHEET
C03