

**GENERAL NOTES**

- 1) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- 2) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0024E, DECEMBER 5, 2006)
- 3) SANITARY SEWERS ARE AVAILABLE BY CONNECTION. SANITARY SEWER PATTERN DEPICTED IS FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 4) DRAINAGE / STORM WATER DETENTION: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 5) ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- 6) MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 98 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- 7) CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- 8) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 9) EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA. RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- 10) THE DEVELOPMENT LIES IN THE LOUISVILLE #1 FIRE DISTRICT. CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE LOUISVILLE #1 FIRE DISTRICT. A STATEMENT ON THE ADEQUACY OF ACCESS TO THE PROPERTIES SHALL BE OBTAINED FROM THE FIRE DISTRICT.
- 11) SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- 12) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 13) ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
- 14) SIDEWALKS IN THE RIGHT-OF-WAY WILL BE REPAIRED OR REPLACED AS NECESSARY. THE APPLICANT WILL REVIEW EXISTING SIDEWALK CONDITIONS WITH METRO PUBLIC WORKS AT THE TIME OF CONSTRUCTION DOCUMENT APPROVAL.
- 15) APPROVAL FROM MSD'S INDUSTRIAL WASTE DEPT. WILL BE REQUIRED.
- 16) AN EASEMENT PLAT FOR DEDICATION OF A 30' MSD EASEMENT OVER THE EXISTING 82" COMBINED SEWER THRU THE SITE WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- 17) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS. THE APPLICANT WILL REVIEW AND MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
- 18) THE POST-DEVELOPED 100-YEAR RATE OF RUNOFF MUST BE REDUCED TO AT OR BELOW THE PRE-DEVELOPED 10-YEAR RATE.
- 19) ALL DUMPSTERS WILL BE INTERIOR TO THE BUILDING. IF EXTERIOR DUMPSTERS ARE REQUIRED IN THE FUTURE, THEY WILL MEET ALL SCREENING REQUIREMENTS OF THE LDC.
- 20) ALL FREESTANDING SIGNS WILL MEET THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
- 21) LOWEST FINISHED FLOOR OR MACHINERY TO BE AT OR ABOVE 449.11.

**BENCHMARKS (NAVD 88)**

- BM #1 RAILROAD SPIKE IN WOODEN POWER POLE ON THE SOUTHWEST CORNER OF THE INTERSECTION OF 30TH AND MUHAMMAD ALI BOULEVARD. ELEV. 451.98
- BM #2 RAILROAD SPIKE IN WOODEN POWER POLE, SOUTH SIDE OF MUHAMMAD ALI BOULEVARD JUST EAST OF RAILROAD BRIDGE. ELEV. 450.10
- BM #3 CHISELED SQUARE ON TOP OF CONCRETE CURB, ON THE SOUTHEAST CORNER OF THE INTERSECTION OF 30TH AND MARKET STREET. ELEV. 454.69
- BM #4 RAILROAD SPIKE IN WOODEN POWER POLE, NORTH SIDE OF MARKET STREET, JUST EAST OF RAILROAD BRIDGE. ELEV. 451.40

**TREE CANOPY REQUIREMENTS**

SITE AREA 1,039,377 SF  
 EXISTING TREE CANOPY TO REMAIN 0 SF (0%)  
 REQUIRED NEW TREE CANOPY 103,938 SF (10%)  
 (145 TYPE 'A' TREES @ 1-3/4" CALIPER)

**ILA CALCULATIONS**

VIA AREA 194,644 SF  
 REQUIRED ILA 14,598 SF  
 PROPOSED ILA 34,135 SF  
 TREES REQUIRED 49 TREES

**IMPERVIOUS AREA CALCULATIONS**

EXISTING IMPERVIOUS AREA: 538,357 SF  
 PROPOSED IMPERVIOUS AREA: 824,614 SF  
 DIFFERENCE: + 13,743 SF

**AMENITY AREA CALCULATIONS**

BUILDING FOOTPRINT 163,450 SF  
 REQUIRED AMENITY AREA 18,345 SF  
 PROPOSED AMENITY AREA 178,936 SF  
 JEFFERSON PLAZA = 88,530 SF  
 MARKET CORNER = 30,875 SF  
 CANOPY AREA = 31,290 SF  
 ORCHARD AREA = 28,241 SF

**PARKING SUMMARY**

USE	UNITS	MIN.	MAX.
OFFICE	76,284 SF	153 SPACES	381 SPACES
RETAIL	10,285 SF	21 SPACES	69 SPACES
WAREHOUSE	136 EMPLOYEES	91 SPACES	136 SPACES
TRADE SCHOOL	150 SEATS/32 EMP.	49 SPACES	107 SPACES

MIN. PARKING REQUIRED: 220 SPACES\*  
 MAX. PARKING ALLOWED: 693 SPACES  
 PARKING PROVIDED: 415 SPACES  
 (85 ON-STREET & 330 ON-SITE, INCLUDING 10 H.C. SPACES)

\*NOTE: REQUIRED PARKING CALCULATIONS REFLECT APPLICABLE REDUCTIONS FROM LDC CHAPTER 9 AS FOLLOWS:  
 1. LDC 9.1.3.F.1 - PROXIMITY TO TARC ROUTE = 10% REDUCTION  
 2. LDC 9.1.3.F.9 - MEETS GREEN SITE DESIGN STANDARDS = 20% REDUCTION (THIS SITE IS (1) PREVIOUSLY DEVELOPED (2) ALONG A MAJOR TARC ROUTE AND (11) HAS BEEN DOCUMENTED AS CONTAMINATED.)

**BICYCLE PARKING SUMMARY**

REQUIRED SHORT TERM SPACES: 4 SPACES  
 PROVIDED SHORT TERM SPACES: 8 SPACES  
 REQUIRED LONG TERM SPACES: 7 SPACES  
 PROVIDED LONG TERM SPACES: 7 SPACES  
 \* LONG TERM BICYCLE SPACES ARE PROVIDED WITHIN BUILDING.

**ADDITIONAL REQUESTS**

1. VARIANCE TO ALLOW BUILDINGS TO NOT BE BUILT AT THE CORNER. (LDC 5.5.1.A.2)
2. VARIANCE TO ALLOW BUILDINGS TO EXCEED THE MAXIMUM SETBACK. (LDC 5.2.5.C.4.4)
3. WAIVER TO ALLOW BUILDINGS TO NOT BE PARALLEL TO THE STREET. (LDC 5.5.1.A.1.A)

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:  
 BY: Tony Kelly  
 DATE: 3-23-16  
 LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS

**SITE DATA**

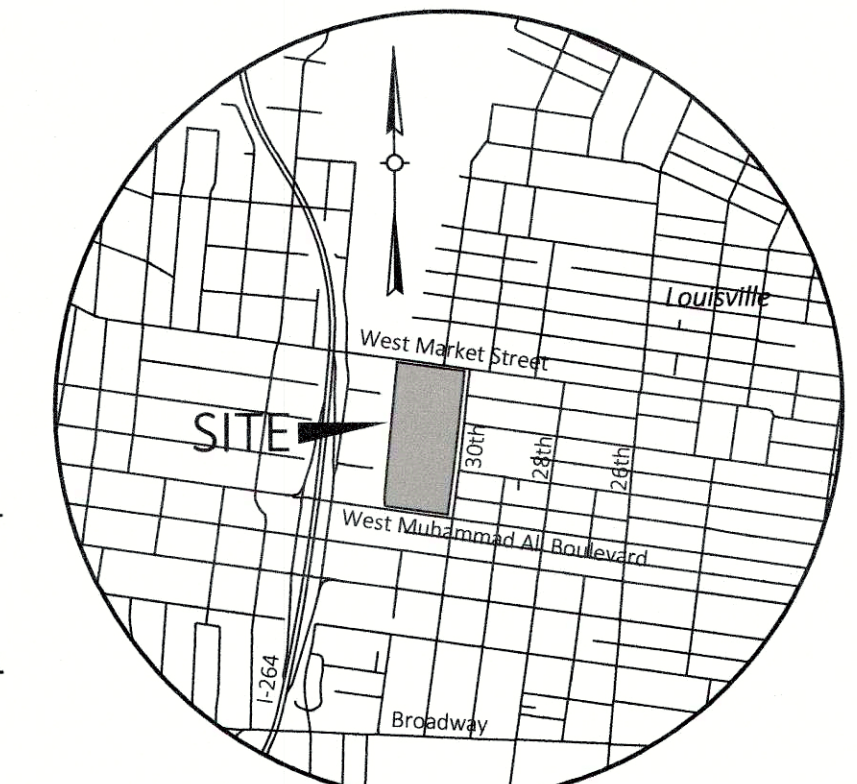
EXISTING ZONING: EZ-1  
 PROPOSED ZONING: EZ-1  
 FORM DISTRICT: TRADITIONAL WORKPLACE  
 EXISTING USE: VACANT BROWNFIELD  
 PROPOSED USE: FOOD PORT/OFFICE  
 GROSS SITE AREA: 23.86 AC  
 BUILDING FOOTPRINT: 163,450 SF  
 BUILDING AREA: 198,100 SF  
 MAX. BUILDING HEIGHT: 37'  
 FAR: 0.19

**FREESTANDING SIGN TABLE**

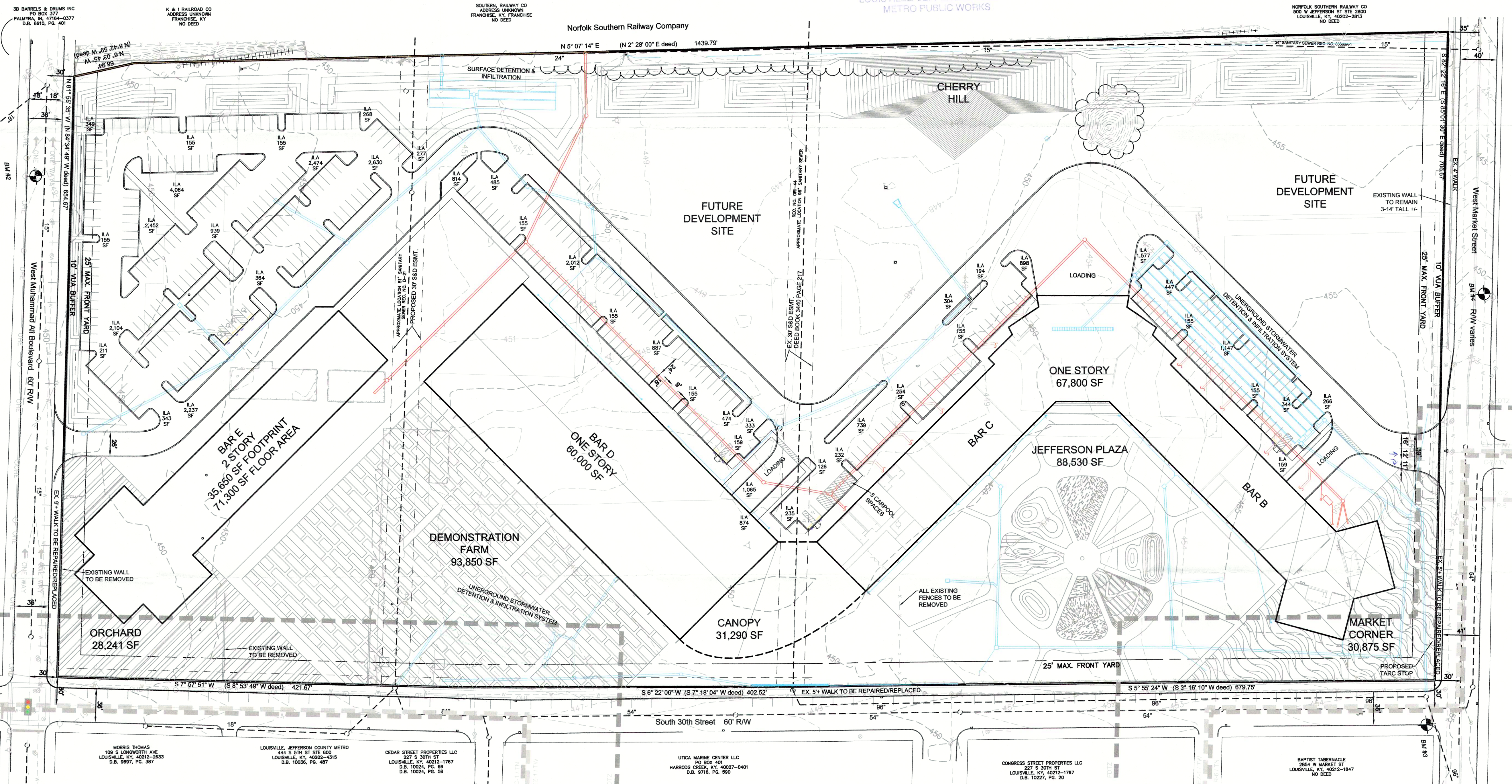
30TH STREET FRONTAGE	1 TENANT	2 TENANTS	4+ TENANTS
MAX. HEIGHT	10'	12'	14'
MAX. AREA	40 SF	60 SF	80 SF

MUHAMMAD ALI OR MARKET STREET FRONTAGE	1 TENANT	2 TENANTS	4+ TENANTS
MAX. HEIGHT	18'	20'	22'
MAX. AREA	80 SF	100 SF	120 SF



LOCATION MAP NO SCALE

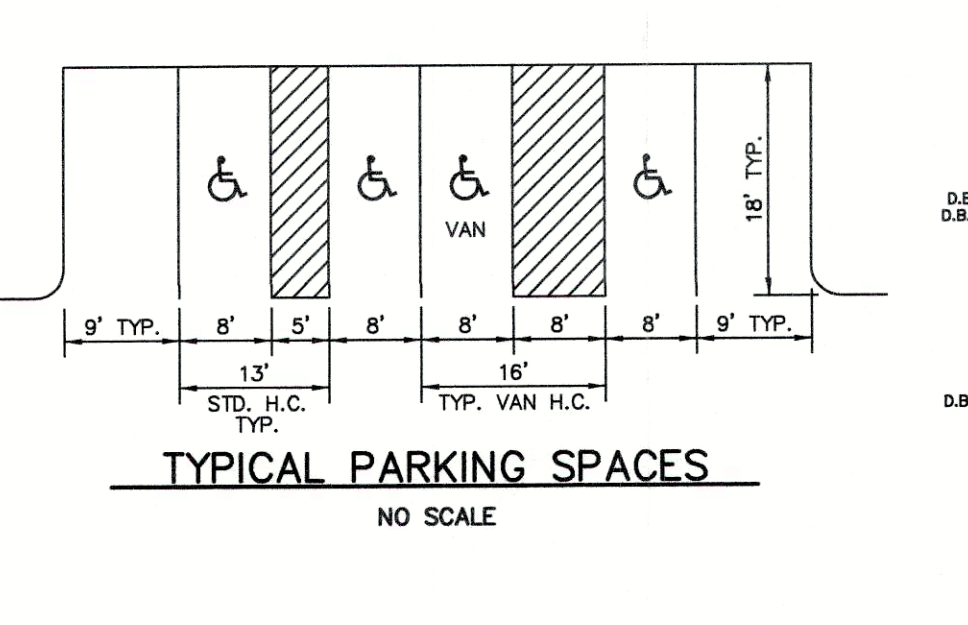
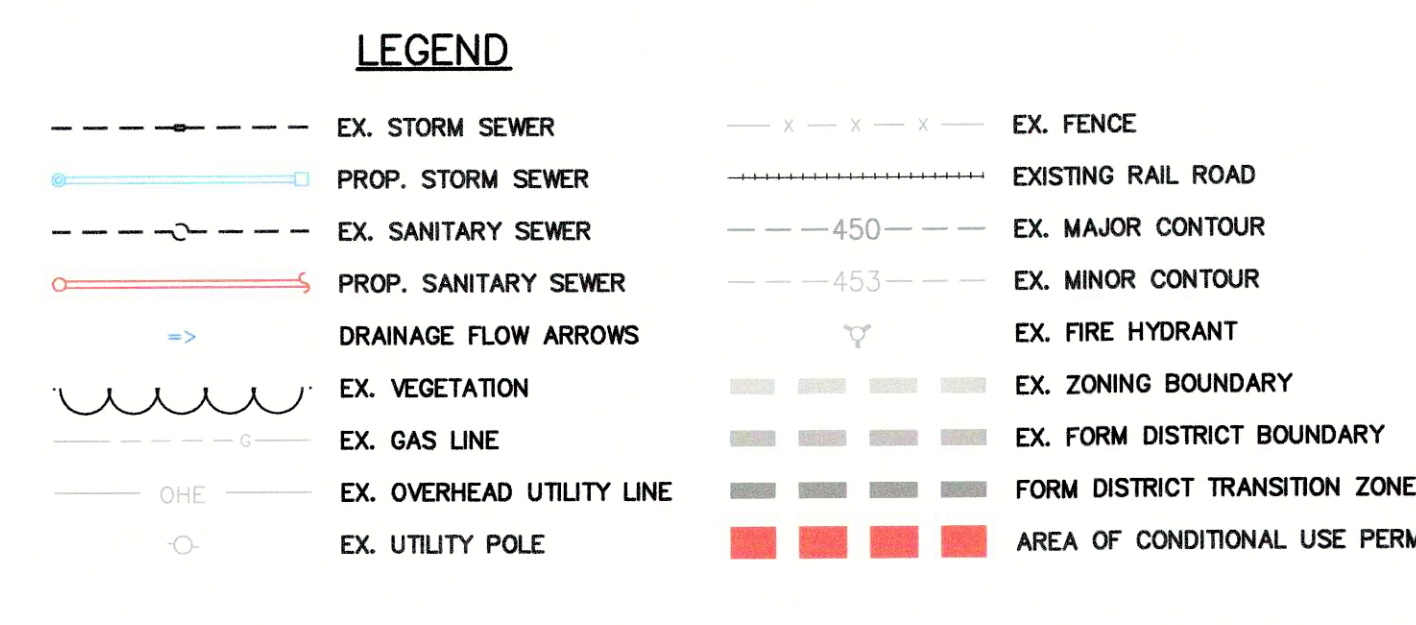


**PRELIMINARY APPROVAL**  
 Condition of Approval:  
 Tony Kelly 3/23/16  
 DEVELOPER  
 LOUISVILLE & JEFFERSON COUNTY METROPLANTAIN SEWER DISTRICT

BASE MAP PROVIDED BY:  
 6TM ENGINEERING, INC.  
 3001 TAYLOR SPRING DRIVE  
 LOUISVILLE, KY 40220  
 FOOD HUB LAYOUT PROVIDED BY:  
 SHAWNA ARCHITECTURE P.C.  
 180 VARICK STREET, STE. 1328  
 NEW YORK, NY 10014  
 OFFSHORE LAYOUT PROVIDED BY:  
 STONE LANGSKATE ARCHITECTS  
 423 W. BROADWAY #304  
 BOSTON, MA 02127

**EPSC 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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.  
 DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.  
 ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.  
 SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.  
 ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

**UTILITY NOTE**  
 1) ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 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 WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.  
 2) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.



**APCS ALONG MARKET STREET**  
 NORFOLK SOUTHERN RAILWAY CO  
 600 W JEFFERSON ST STE 2800  
 LOUISVILLE, KY 40202-2813  
 D.B. 5026, PG. 301  
 WILLIAM & FOR MARY JONES  
 3440 QUARRY RD  
 NEW ALBANY, IN 47150-9211  
 D.B. 4748, PG. 685 D.B. 6976, PG. 37  
 D.B. 6619, PG. 685 D.B. 6986, PG. 764  
 D.B. 7400, PG. 433  
 JOHN & AUDREY BOHANNON  
 2506 MARGUERITE DR  
 LOUISVILLE, KY 40208-1824  
 D.B. 6006, PG. 913  
 BENNE WACHEN  
 2911 W MARKET ST  
 LOUISVILLE, KY 40203-0948  
 D.B. 9930, PG. 946 D.B. 7141, PG. 628  
 D.B. 4824, PG. 253  
 TRUDY MASEY  
 PO BOX 323  
 SELLSBORO, IN 47775-0323  
 D.B. 8635, PG. 689  
 JOE & JANICE BOACH  
 1523 W MUHAMMAD ALI BLVD  
 LOUISVILLE, KY 40203-1852  
 D.B. 6804, PG. 312  
 JAMES NICHOLS, JR  
 9003 HYACINTH CT  
 LOUISVILLE, KY 40241-3048  
 D.B. 8622, PG. 144  
 MATTHEW WALSH  
 512 NAVING DR  
 SHELBYVILLE, KY 40381-1958  
 D.B. 10288, PG. 673  
 BAPTIST TABERNACLE  
 6804 W MARKET ST  
 LOUISVILLE, KY 40202-1847  
 NO DEED

**RECEIVED**  
 MAR 21 2016  
 PLANNING & DESIGN SERVICES  
 CASE # 1506PLAN1048  
 RELATED CASE # 1506PLN1108  
 TAX BLOCK #1, LOT 1  
 D.B. 10034, PG. 487  
 OWNER  
 LOUISVILLE & JEFFERSON COUNTY METRO GOVERNMENT  
 444 S. 5TH STREET, STE. 600  
 LOUISVILLE, KY 40202  
 DEVELOPER  
 SEED CAPITAL KENTUCKY  
 200 1700S STREET  
 LOUISVILLE, KY 40223

**SABAK, WILSON & LINGO, INC**  
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
 THE HENRY CLAY  
 808 S. THIRD STREET,  
 LOUISVILLE, KENTUCKY 40202  
 (502) 584 - 6271

**CATEGORY 3 PLAN**

**WEST LOUISVILLE FOOD PORT**  
 3029 W. MUHAMMAD ALI BOULEVARD  
 LOUISVILLE, KY 40212

SHEET TITLE: CATEGORY 3 PLAN  
 PROJECT TITLE: WEST LOUISVILLE FOOD PORT  
 JOB NO. 2914  
 SCALE: 1"=60'  
 DATE: 03/07/16  
 DRAWING NO: CAT-3  
 SHEET 1 OF 1