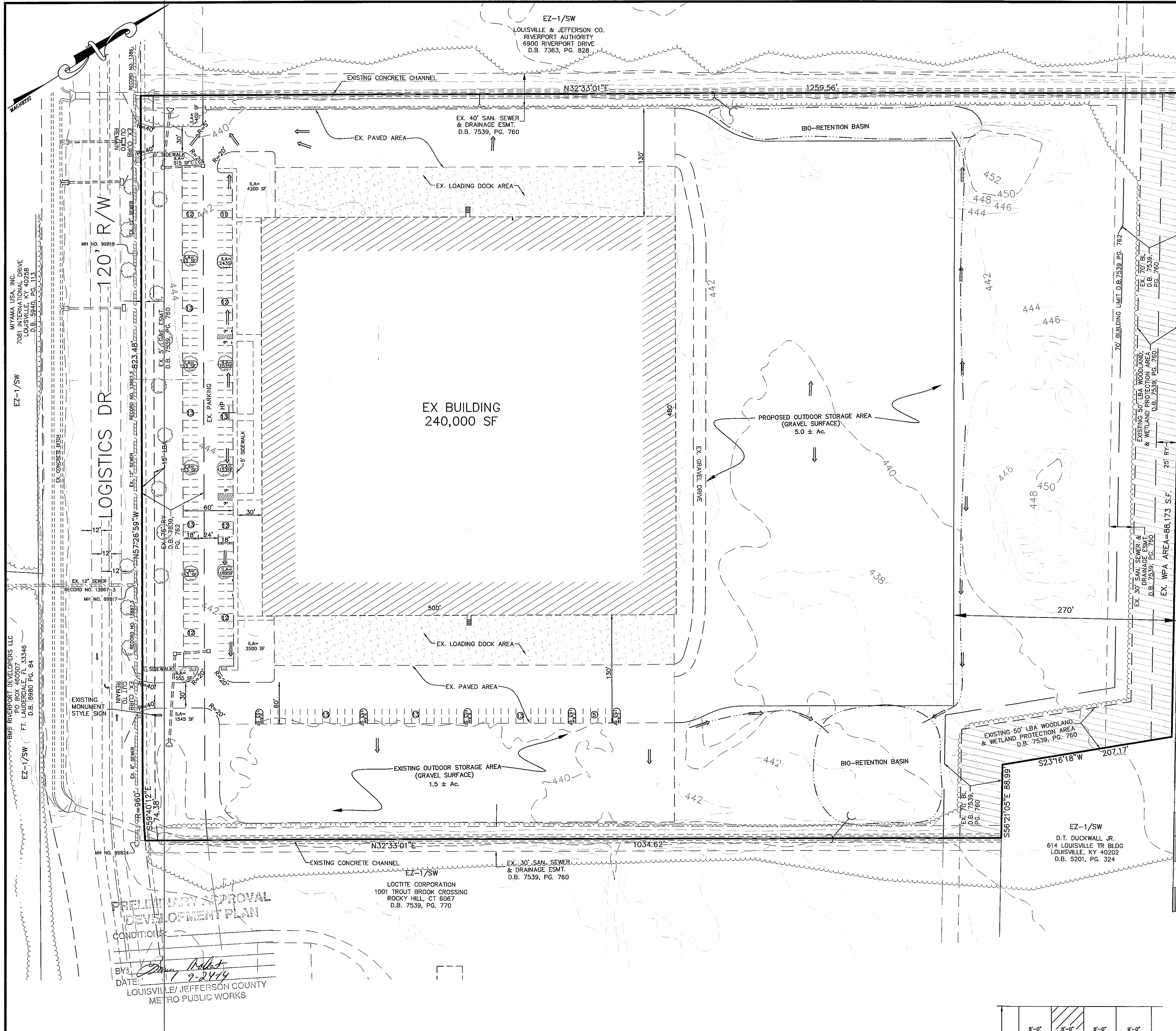
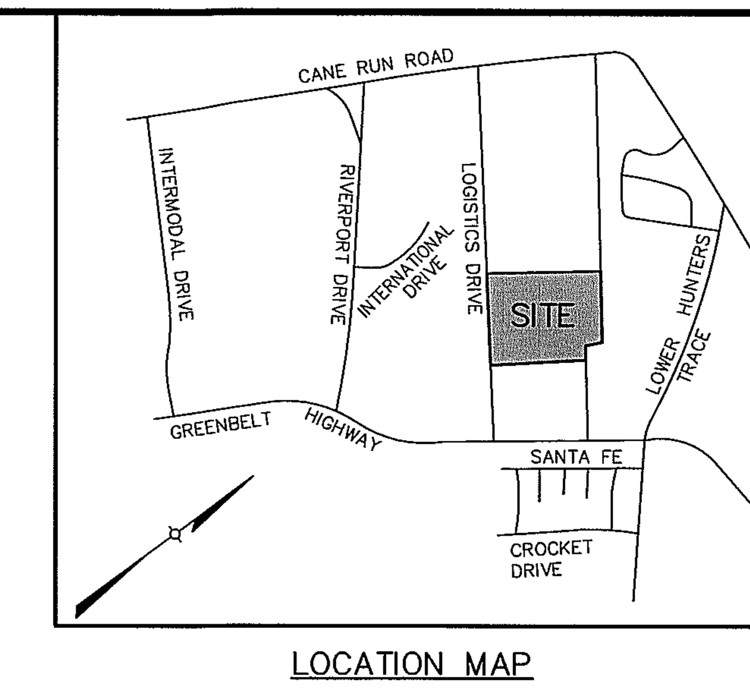




LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 25.3± Ac.	
EXISTING ZONING	= EZ-1	
FORM DISTRICT	= SUBURBAN WORKPLACE	
EXISTING USE TO REMAIN	= OFFICE/WAREHOUSE	
EX. BUILDING TO REMAIN	= 240,000 S.F.	
BLDG HEIGHT	= 45' MAX.	
F.A.R.	= 0.21	
PARKING REQUIRED	MIN.	MAX.
OFFICE 12,000/350 MIN, 200 MAX.	= 35 SP	60 SP
WAREHOUSE 181 EMP./1.5 MIN., 1 MAX.	=121 SP	181 SP
PARKING REQUIRED	=156 SP	241 SP
PARKING PROVIDED	= 167 SPACES	

V.U.A. DATA

TOTAL VUA	= 183,583 SF
LOADING DOCKS, STORAGE, & TRUCK MANEUVERING AREA	= 123,237 SF
COMMON PARKING SPACE AREA	= 60,346 SF
ILA REQUIRED(7.5%)	= 4,525 SF
ILA PROVIDED	= 13,830 SF

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
3. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

MSD NOTES:

1. Sanitary sewer service is existing.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0070 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (⟹) is for conceptual purposes. 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.
4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
5. Detention for this property has been accounted for in overall detention basin for Riverport. No on-site detention required.
6. 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 Management Practices.
7. Silt Checks installed in proposed drainage swales as required by MSD.

PRELIMINARY APPROVAL
Condition of Approval:
Development Review — 9/24/14 — Date
LOUISVILLE & JEFFERSON COUNTY METROPLOITAN SEWER DISTRICT

RECEIVED
SEP 19 2014
PLANNING & DESIGN SERVICES

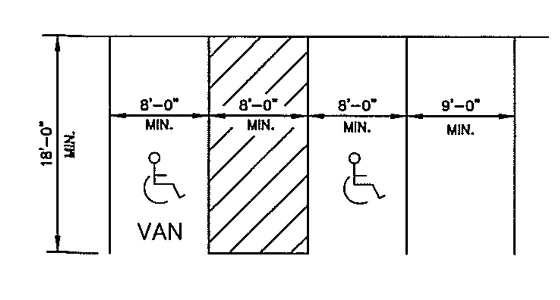
LEGEND

= FORM DISTRICT TRANSITION ZONE LINE
= EXISTING TREE
= EXISTING CONCRETE

TREE CANOPY CALCULATIONS (PER THE LOUISVILLE METRO LAND DEVELOPMENT CODE IN EFFECT AUG. 17 2005)

TOTAL SITE AREA	= 1,102,068 S.F.
EXISTING TREE CANOPY TO BE PRESERVED	= 10% (111,693 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 10% (110,206 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 0%
TOTAL TREE CANOPY PROVIDED	= 10% (111,693 S.F.)

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.



TYPICAL PARKING SPACE LAYOUT
NO SCALE

SITE ADDRESS:
7201 Logistics Drive
TAX BLOCK 1023, LOT 65
D.B. 9454, PG. 0758

CASE: 14DEVPLAN1119
RELATED CASE: 10-01-00
WM# 7367

REVISIONS

NO.	DATE	DESCRIPTION	BY

SURVEYOR'S SEAL
ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 05128-RDDDP
DATE: 8-27-14
SCALE: AS SHOWN
CHECKED BY: AER
DRAWN BY: DT

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 WASHBURN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40222
PHONE: 502.426.9374 FAX: 502.426.9375
WEB SITE: WWW.LDD-INC.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
7201 LOGISTICS DR

OWNER/DEVELOPER
R C TWAY COMPANY
7201 LOGISTICS DR
LOUISVILLE, KY 40258

JOB NO. 05128
SHEET 1 OF 1

14DEVPLAN1119

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