

**CECIL C. BARNETT FAMILY LLC.**  
 10629 FREEPORT DR.  
 T.B. 3038, LOT 210  
 D.B. 10257, PG. 303  
 ZONING E21/SWFD

**EXETER, 10641 FREEPORT LLC.**  
 10645 FREEPORT DR.  
 T.B. 3038, LOT 222  
 D.B. 9077, PG. 664  
 ZONING E21/SWFD

**LOT 211**  
 CATELLUS OPERATING LIMITED PARTNERSHIP  
 4545 AIRPORT WAY  
 DENVER, CO 80239  
 T.B. 3039, LOT 211  
 D.B. 9573 PG. 742  
 E21/SWFD

**LOT 212**  
 LOUISVILLE & JEFFERSON COUNTY  
 RIVERPORT  
 6900 RIVERPORT DRIVE  
 LOUISVILLE, KY 40258  
 T.B. 3038, LOT 212  
 E21/SWFD  
 VACANT

**LOT 213**  
 STRS, OHIO INDUSTRIAL INVEST  
 10640 FREEPORT DRIVE  
 T.B. 3038, LOT 213  
 D.B. 7476, PG. 148  
 ZONING E21/SWFD

- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY:  
SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
  - TREE PRESERVATION:  
A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
  - PROTECTION OF TREES TO BE PRESERVED:  
CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
  - THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
  - PROPOSED IDENTIFICATION SIGN(S) SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 8, OF THE LDC.
  - ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
  - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
  - ALL RADI TO BE 4.5' UNLESS OTHERWISE INDICATED.
  - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
  - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
  - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

- MSD NOTES:**
- WASTEWATER:  
SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
  - DRAINAGE / STORM WATER DETENTION:  
NO DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN A GREEN INFRASTRUCTURE TRENCH WILL PROVIDE FILTERING/DETENTION FOR DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. 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.
  - EROSION & SILT CONTROL:  
A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL 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.
  - NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A FLOODPLAIN
  - VERIFICATION OF THE CAPACITY OF THE EXISTING DRAINAGE SYSTEM BY THE ENGINEER WILL BE REQUIRED.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
  - RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDSCAPING AS SET BY METRO PUBLIC WORKS.
  - VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
  - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE—FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
  - AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
  - ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
  - THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  - ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
  - CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
  - TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
  - ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNING DEVICES (MUTCD) PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
  - NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
  - LOT CONSOLIDATION, TO BE DONE BY DEED OR MINOR PLAT, MUST BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL BY PUBLIC WORKS.

**PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS:**

BY: *Tommy M... 4-15-18*  
 DATE: 4-15-18  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**EROSION PREVENTION AND SEDIMENT CONTROL NOTE:**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS 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 SEEDDED, 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.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

**PROJECT DATA LOT 211 (9-58-96):**

|   |                                    |
|---|------------------------------------|
| FORM DISTRICT                                     | SUBURBAN WORKPLACE                 |
| EXISTING ZONING                                   | E21                                |
| PROPOSED ZONING                                   | E21                                |
| EXISTING LAND USE                                 | WAREHOUSE, INDUSTRIAL              |
| PROPOSED LAND USE                                 | WAREHOUSE, INDUSTRIAL              |
| TOTAL LAND AREA                                   | 17.50± AC. (& 4.07 AC. OPTION LOT) |
| BUILDING AREA                                     | 332,000 SF.                        |
| F.A.R.  | .45                                |
| EMPLOYEES (MAIN & 2ND SHIFT)                      | 300                                |
| REQUIRED PARKING:                                 |                                    |
| EMPLOYEES (MAX. 1 SP/1 EMP. (MIN. 1 SP/1.5 EMP.)) | 200-300 SPACES                     |
| TOTAL PARKING PROVIDED                            | 200-300 SPACES                     |
| HANDICAP SPACES REQ'D                             | 305 SPACES                         |
| HANDICAP SPACES PROV'D                            | 9 SP. (INCLUDING 1 VAN)            |
| V.U.A.  | 115,308± S.F.                      |
| I.L.A. REQUIRED (7.5% X VUA)                      | 5,765 S.F.                         |
| I.L.A. PROVIDED                                   | 8,064± S.F.                        |

**PROJECT DATA (LOTS 211&212):**

|   |                           |
|---|---------------------------|
| FORM DISTRICT                                     | SUBURBAN WORKPLACE        |
| EXISTING ZONING                                   | E21                       |
| PROPOSED ZONING                                   | E21                       |
| EXISTING LAND USE                                 | WAREHOUSE, VACANT LOT 212 |
| PROPOSED LAND USE                                 | WAREHOUSE, INDUSTRIAL     |
| TOTAL LAND AREA                                   | 21.27± AC.                |
| BUILDING AREA                                     | 420,400 SF.               |
| F.A.R.  | .45                       |
| EMPLOYEES (MAIN & 2ND SHIFT)                      | 500                       |
| REQUIRED PARKING:                                 |                           |
| EMPLOYEES (MAX. 1 SP/1 EMP. (MIN. 1 SP/1.5 EMP.)) | 333-500 SPACES            |
| TOTAL WAREHOUSE REQUIRED (MIN-MAX)                | 333-500 SPACES            |
| TOTAL PARKING PROVIDED                            | 489 SPACES                |
| HANDICAP SPACES REQ'D                             | 9 SP. (INCLUDING 1 VAN)   |
| HANDICAP SPACES PROV'D                            | 13 SP. (INCLUDING 2 VAN)  |
| V.U.A.  | 175,353± S.F.             |
| I.L.A. REQUIRED (7.5% X VUA)                      | 13,151± S.F.              |
| I.L.A. PROVIDED                                   | 13,285± S.F.              |
| BIKE SPACES REQ'D (1SP./50 EMPLOYEES)             | 10 SP. (LONG-TERM)        |
| BIKE SPACES PROV'D                                | 10 SP. (LONG-TERM)**      |

**PROJECT DATA (LOT 212):**

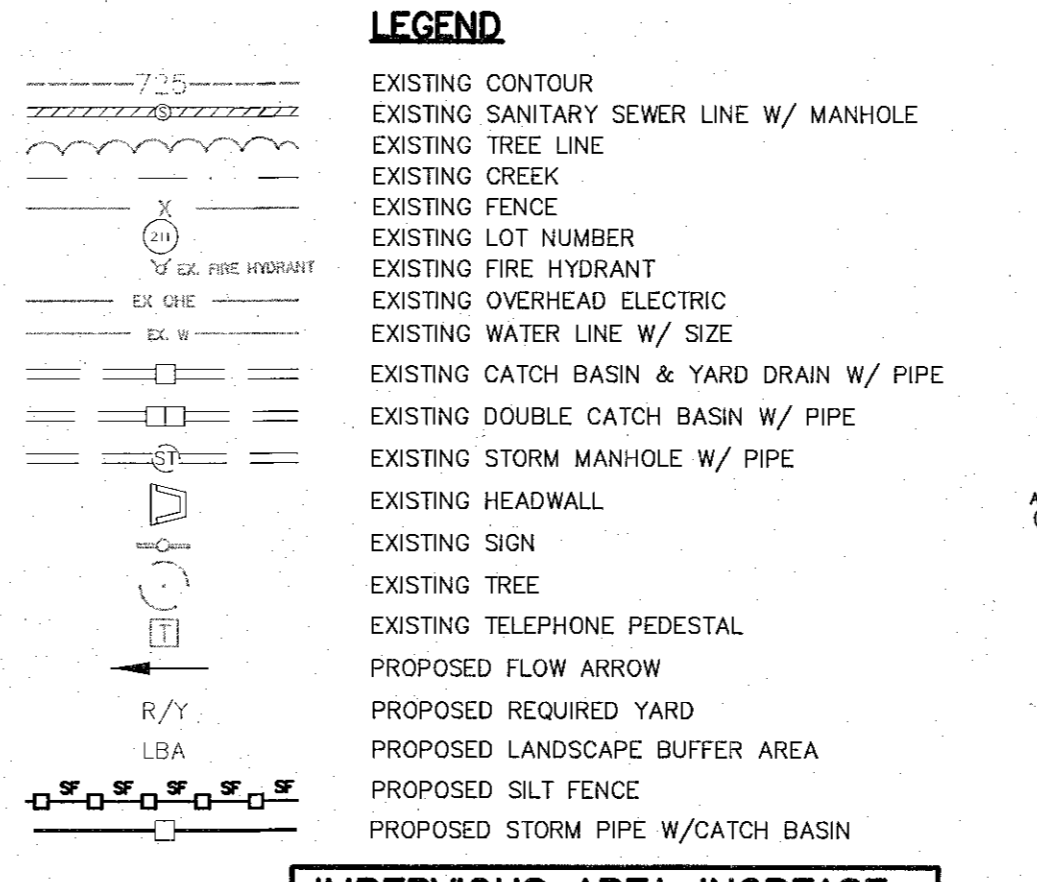
|   |                          |
|---|--------------------------|
| FORM DISTRICT   | SUBURBAN WORKPLACE       |
| EXISTING ZONING   | E21                      |
| PROPOSED ZONING   | E21                      |
| EXISTING LAND USE   | VACANT                   |
| PROPOSED LAND USE   | WAREHOUSE, INDUSTRIAL    |
| TOTAL LAND AREA   | 4.45± AC. (193,842 S.F.) |
| BUILDING AREA   | 88,400 SF.               |
| F.A.R.  | .36 7-1/4" (MAX HT. 50') |
| EMPLOYEES (MAIN & 2ND SHIFT)                                | 200                      |
| REQUIRED PARKING:   |                          |
| WAREHOUSE EMPLOYEES (MAX. 1 SP/1 EMP. (MIN. 1 SP/1.5 EMP.)) | 133-200 SPACES           |
| TOTAL PARKING PROVIDED (MIN-MAX)                            | 133-200 SPACES           |
| TOTAL PARKING PROVIDED                                      | 184 SPACES               |
| HANDICAP SPACES REQ'D                                       | 6 SP. (INCLUDING 1 VAN)  |
| HANDICAP SPACES PROV'D                                      | 6 SP. (INCLUDING 1 VAN)  |
| V.U.A.  | 60,045± S.F.             |
| I.L.A. REQUIRED (7.5% X VUA)                                | 4,503± S.F.              |
| I.L.A. PROVIDED   | 5,234± S.F.              |

**TREE CANOPY DATA (LOT 212):**

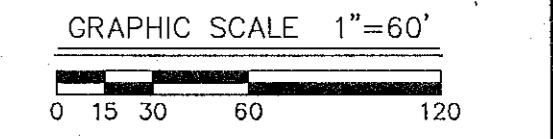
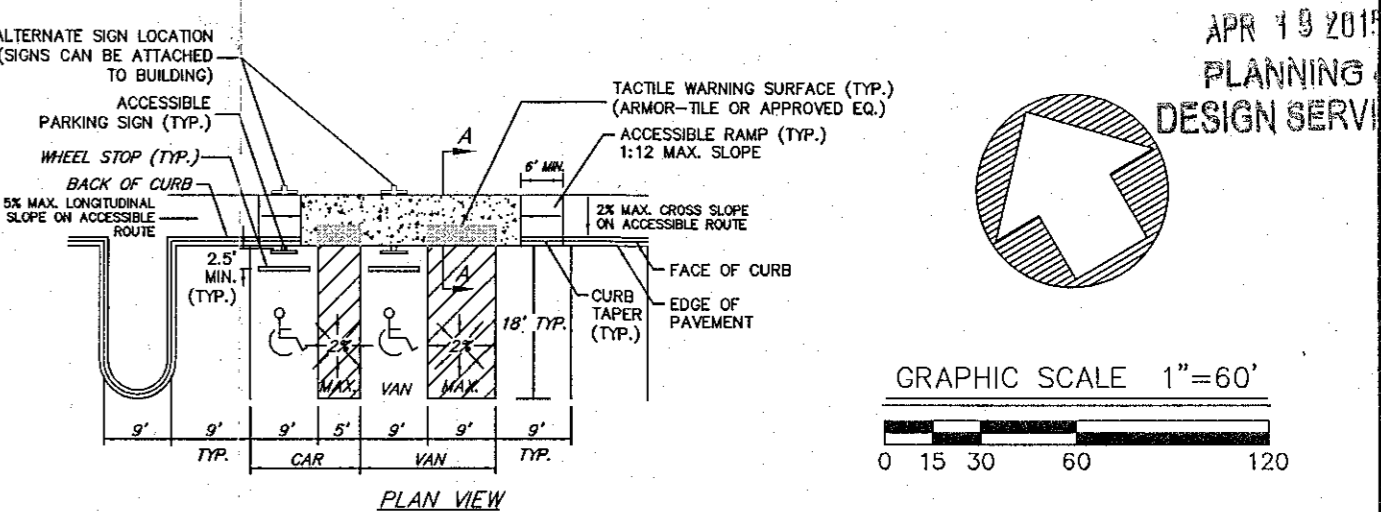
|                                      |                    |
|--------------------------------------|--------------------|
| GROSS SITE AREA                      | 193,842± S.F.      |
| CLASS C                              | (0-40%)            |
| EXISTING TREE CANOPY COVERAGE AREA   | 0± S.F. (0%)       |
| EXISTING TREE CANOPY TO BE PRESERVED | 38,768± S.F. (20%) |
| TOTAL TREE CANOPY REQUIRED           | 38,768± S.F. (20%) |
| TREE CANOPY TO BE PLANTED            | 38,768± S.F. (20%) |

\*\*LONG-TERM BICYCLE SPACES SHALL BE PROVIDED FOR EMPLOYEES WITHIN THE WAREHOUSE.

\*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LDC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LDC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.



**IMPERVIOUS AREA INCREASE: 60,045 SF**



**Mindel, Scott & Associates, Inc.**  
 Planning · Engineering · Surveying · Landscape Architecture  
 Utility Consulting · Property Management  
 5151 Jefferson Boulevard, Louisville, KY 40219  
 Phone: (502) 455-5588 · Fax: (502) 455-5588 · Email: ms@msa.com

**OWNER/DEVELOPER**  
 LOUISVILLE/JEFFERSON COUNTY RIVERPORT  
 6900 RIVERPORT DRIVE  
 LOUISVILLE, KY. 40258

**REVISED DISTRICT DEVELOPMENT PLAN**  
**RIVERPORT BUILDING 4 EXPANSION**  
 10650 FREEPORT DRIVE  
 & 7101-7111 TRADE PORT DR.  
 LOUISVILLE, KY 40258  
 TAX BLOCK: 3038 LOTS: 211 & 212  
 D.B. 9573 PG. 742

**RECEIVED**  
 APR 19 2018  
 PLANNING DESIGN SERVICE

Horizontal Scale: 1"=60'  
 Date: 3/2/15  
 Job Number: 3243  
 Sheet 1 of 1

CASE #15DEVPLAN1032  
 DOCKET # 9-58-96  
 MSD WM # 6980