

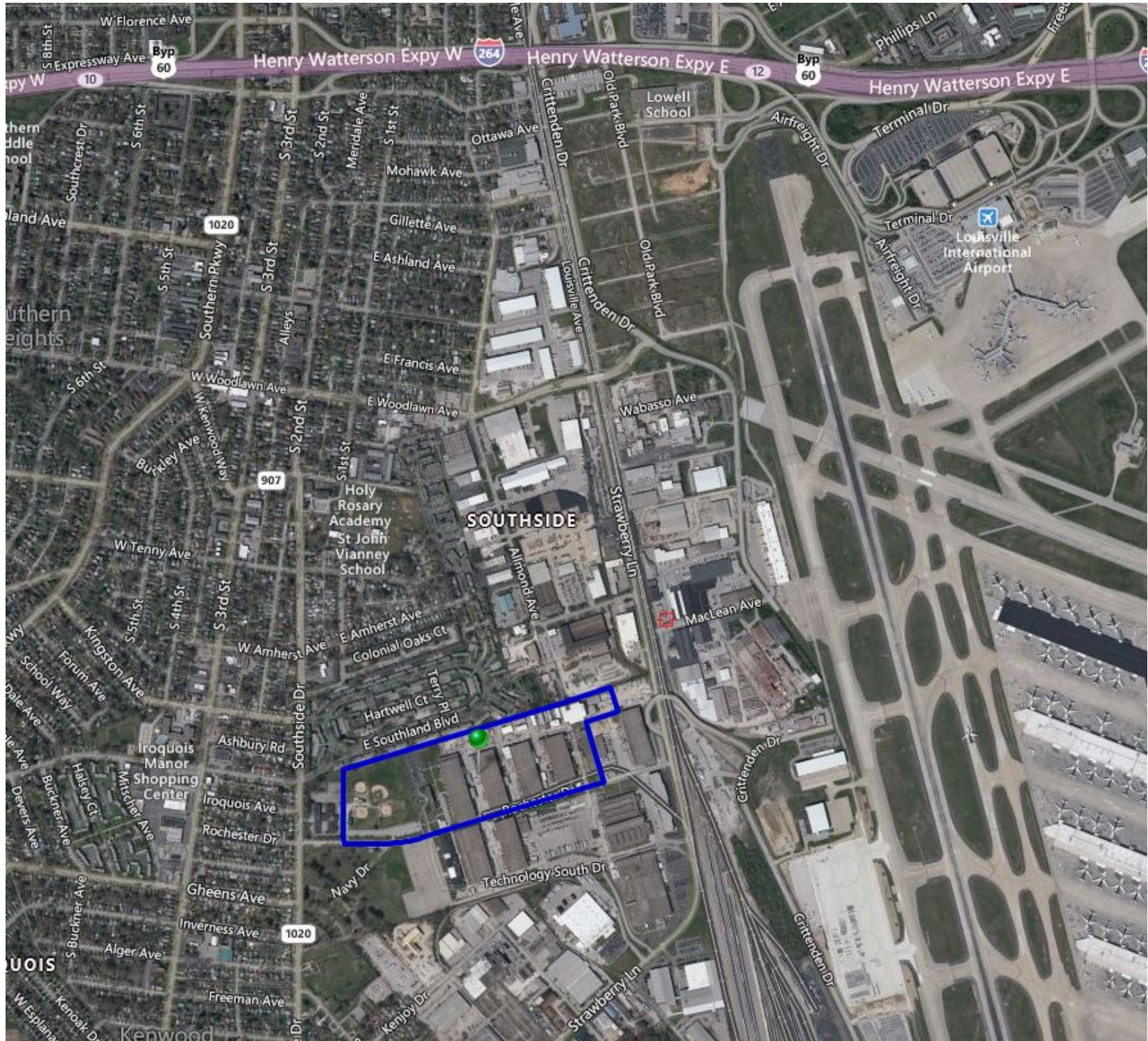
BAE Systems Expansion



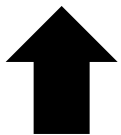
Development Review Committee
October 14, 2020



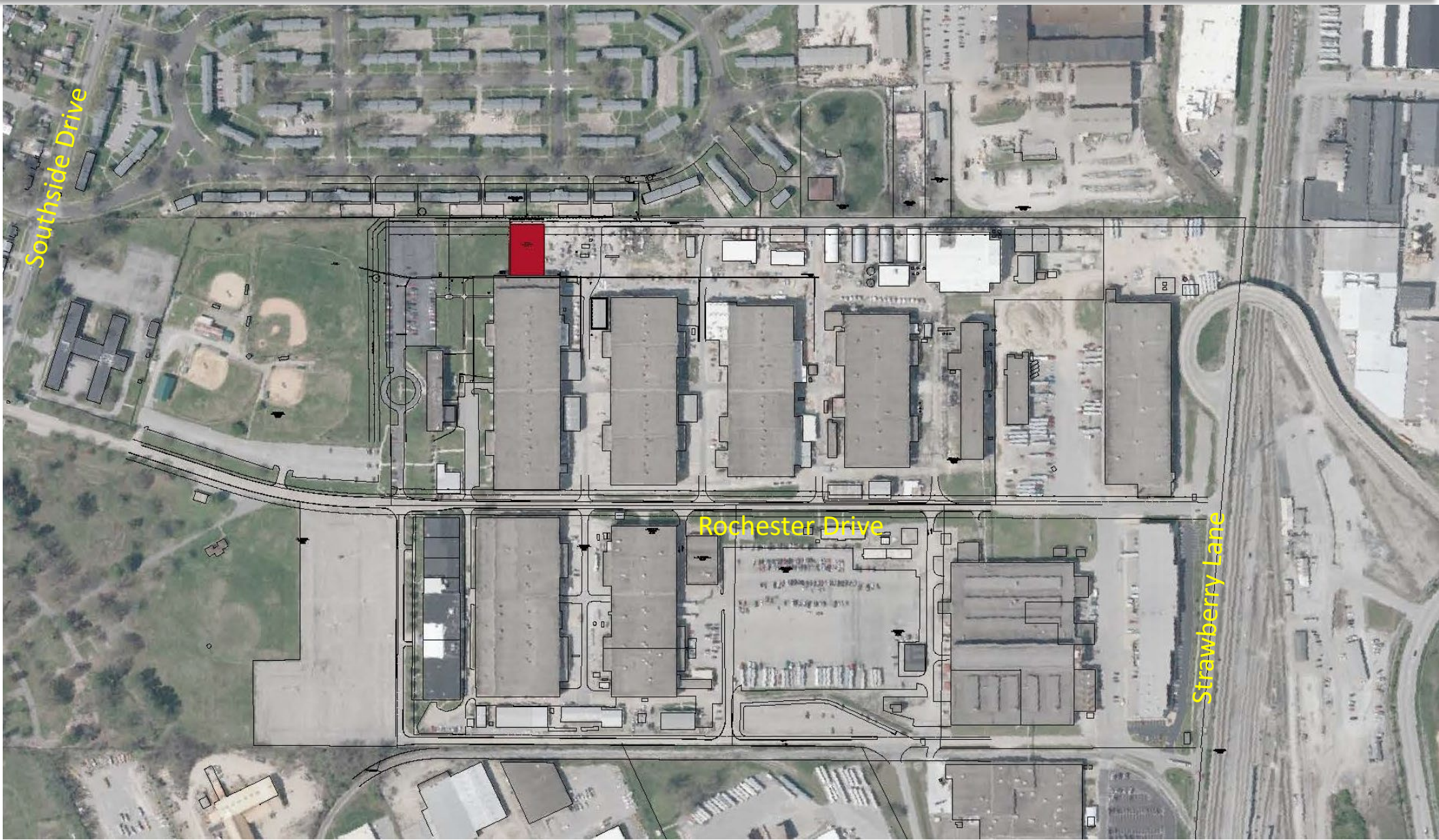
Vicinity Map



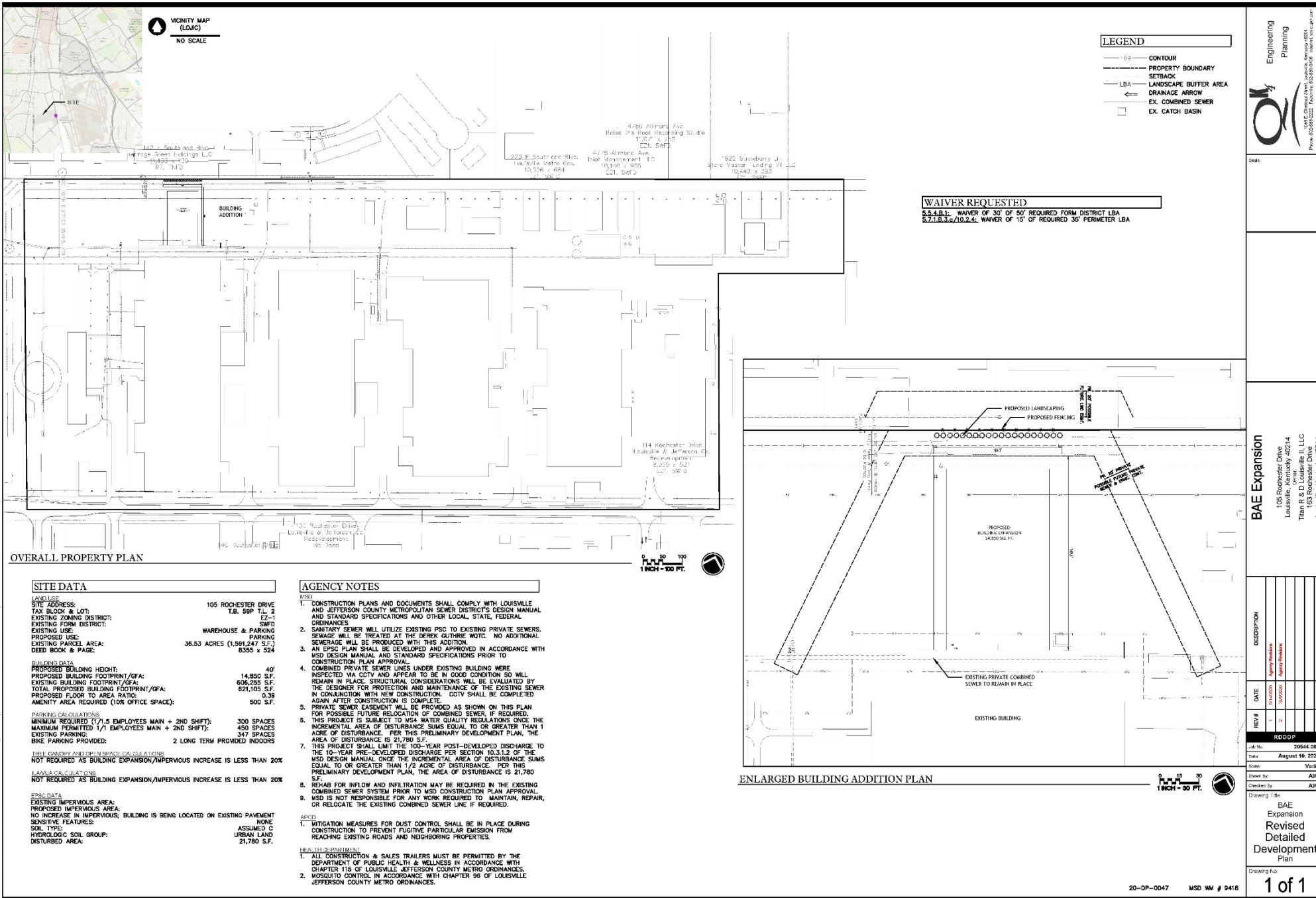
north



Airport Industrial Center



Development Plan



WAIVER REQUESTED
 5.5.4.3.1. WAIVER OF 30' OF 50' REQUIRED FORM DISTRICT LBA
 5.7.1.3.c.10.2.4. WAIVER OF 15' OF REQUIRED 35' PERIMETER LBA

OVERALL PROPERTY PLAN

SITE DATA

LAND USE: 105 ROCHESTER DRIVE
 TAX BLOCK & LOT: T.B. 59P T.L. 2
 EXISTING ZONING DISTRICT: E2-1
 EXISTING FORM DISTRICT: SMD
 EXISTING USE: WAREHOUSE & PARKING
 PROPOSED USE: PARKING
 EXISTING PARCEL AREA: 36.53 ACRES (1,581,847 S.F.)
 DEED BOOK & PAGE: 8355 x 524

BUILDING DATA
 PROPOSED BUILDING HEIGHT: 40'
 PROPOSED BUILDING FOOTPRINT/GFA: 14,850 S.F.
 EXISTING BUILDING FOOTPRINT/GFA: 606,235 S.F.
 TOTAL PROPOSED BUILDING FOOTPRINT/GFA: 621,105 S.F.
 PROPOSED FLOOR TO AREA RATIO: 0.38
 AMENITY AREA REQUIRED (10% OFFICE SPACE): 500 S.F.

PARKING CALCULATIONS
 MINIMUM REQUIRED (171.5 EMPLOYEES MAIN + 2ND SHIFT): 300 SPACES
 MAXIMUM PERMITTED (1/1 EMPLOYEES MAIN + 2ND SHIFT): 450 SPACES
 EXISTING PARKING: 347 SPACES
 BIKE PARKING PROVIDED: 2 LONG TERM PROVIDED INDOORS

TRAIL CONCERN AND OPEN SPACE CALCULATIONS
 NOT REQUIRED AS BUILDING EXPANSION/IMPERVIOUS INCREASE IS LESS THAN 20%

BLAVIA CALCULATIONS
 NOT REQUIRED AS BUILDING EXPANSION/IMPERVIOUS INCREASE IS LESS THAN 20%

EROD DATA
 EXISTING IMPERVIOUS AREA: NONE
 PROPOSED IMPERVIOUS AREA: NONE
 NO INCREASE IN IMPERVIOUS; BUILDING IS BEING LOCATED ON EXISTING PAVEMENT
 SENSITIVE FEATURES: NONE
 SOIL TYPE: ASSUMED C
 HYDROLOGIC SOIL GROUP: URBAN LAND
 DISTURBED AREA: 21,780 S.F.

AGENCY NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL REQUIREMENTS.
 - COMBINED SEWER WILL UTILIZE EXISTING PRIVATE SEWERS. SEWAGE WILL BE TREATED AT THE DEREK GUTHRIE WOTC. NO ADDITIONAL SEWERAGE WILL BE PRODUCED WITH THIS ADDITION.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - COMBINED PRIVATE SEWER LINES UNDER EXISTING BUILDING WERE INSPECTED VIA CCTV AND APPEAR TO BE IN GOOD CONDITION SO WILL REMAIN IN PLACE. STRUCTURAL CONSIDERATIONS WILL BE EVALUATED BY THE DESIGNER FOR PROTECTION AND MAINTENANCE OF THE EXISTING SEWER IN CONJUNCTION WITH NEW CONSTRUCTION. CCTV SHALL BE COMPLETED AGAIN AFTER CONSTRUCTION IS COMPLETE.
 - PRIVATE SEWER EASEMENT WILL BE PROVIDED AS SHOWN ON THIS PLAN FOR POSSIBLE FUTURE RELOCATION OF COMBINED SEWER, IF REQUIRED.
 - THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 21,780 S.F.
 - THIS PROJECT SHALL LIMIT THE 100-YEAR POST-DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1/2 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 21,780 S.F.
 - REBAS FOR INFLOW AND INFILTRATION MAY BE REQUIRED IN THE EXISTING COMBINED SEWER SYSTEM PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - MSD IS NOT RESPONSIBLE FOR ANY WORK REQUIRED TO MAINTAIN, REPAIR, OR RELOCATE THE EXISTING COMBINED SEWER LINE IF REQUIRED.
- EROD**
 1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- HEALTH DEPARTMENT**
 1. 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.
 2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 95 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.



BAE Expansion
 105 Rochester Drive
 Louisville, Kentucky 40214
 T. B. & D. O'Connell, Inc.
 183 Rochester Drive
 Louisville, Kentucky 40214

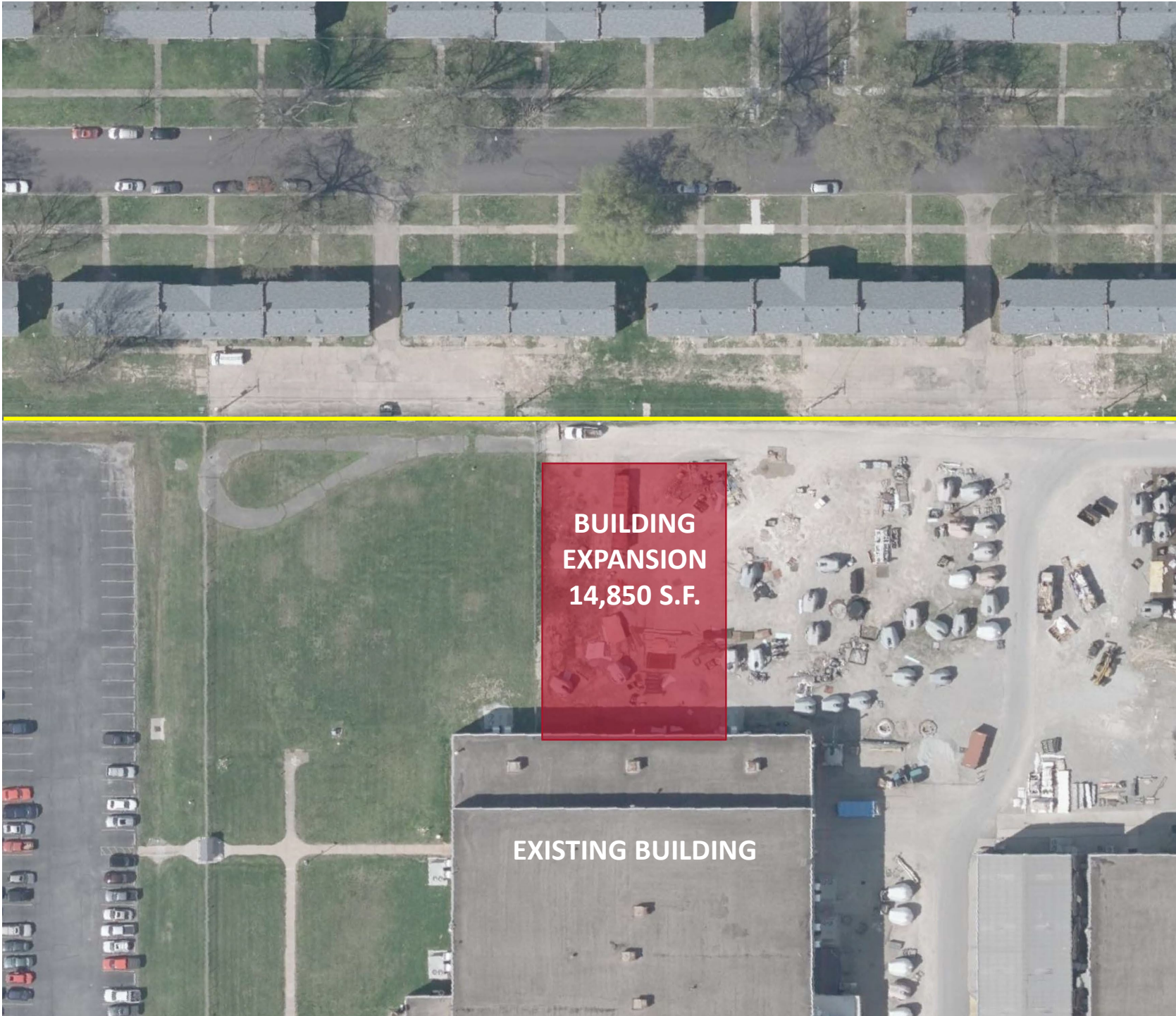
REV #	DATE	DESCRIPTION
1	08/10/2020	Original Submittal
2	08/10/2020	Original Revisions

Job No: 20544 000
 Date: August 10, 2020
 Scale: Varies

Drawn by: AWB
 Checked by: AWB
 Drawing Title: BAE Expansion Revised Detailed Development Plan

Drawing No: 1 of 1

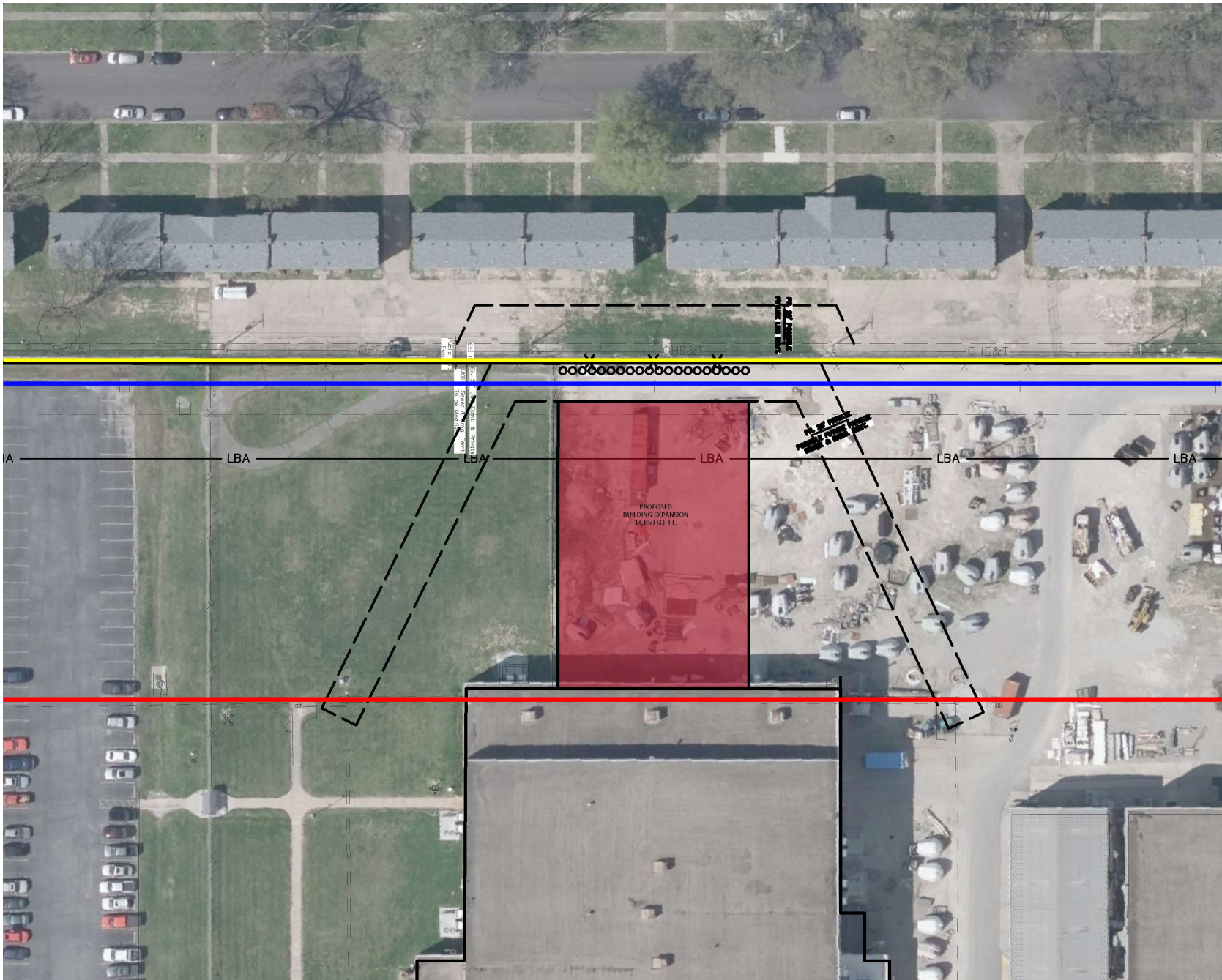
Enlarged Plan



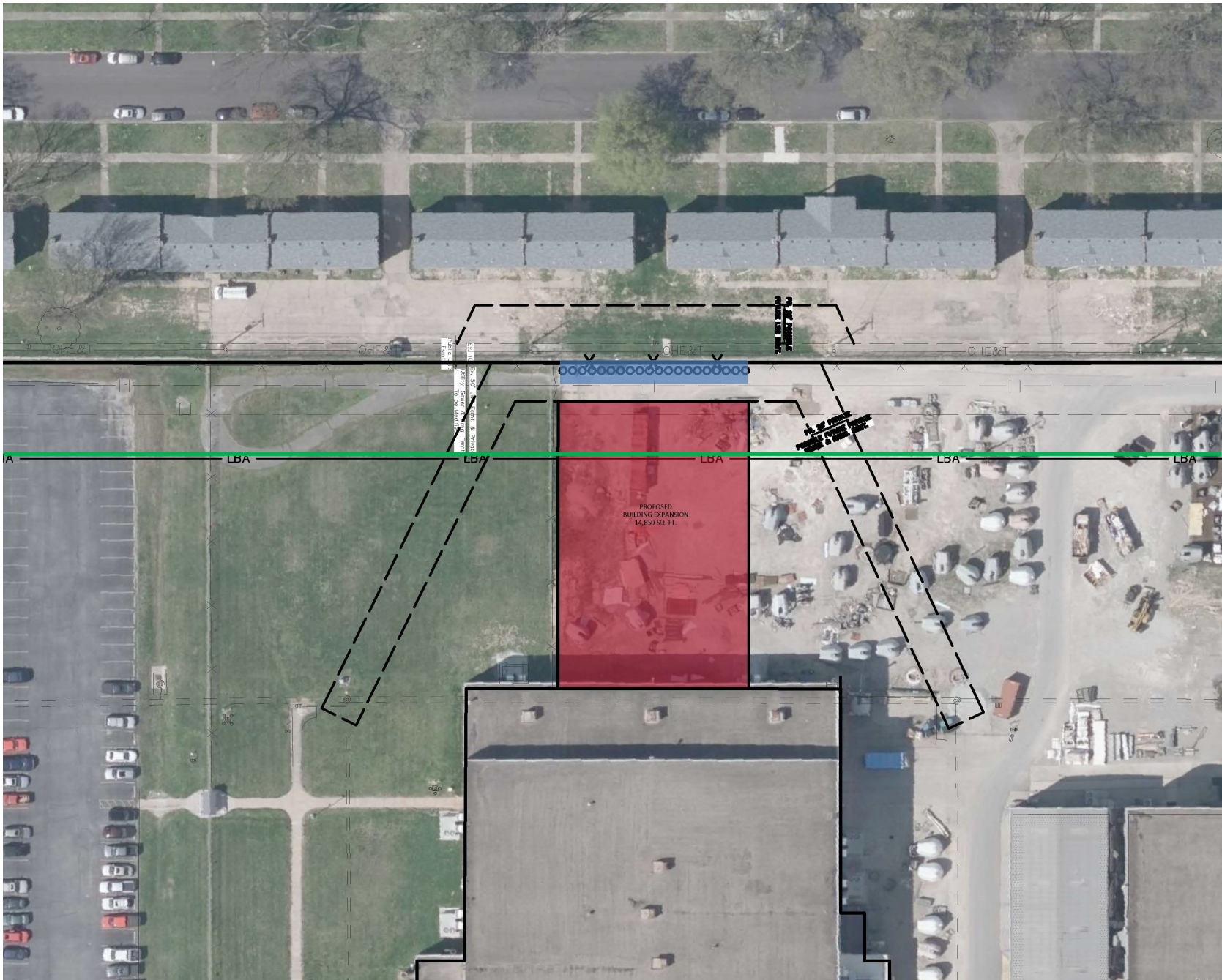
**BUILDING
EXPANSION
14,850 S.F.**

EXISTING BUILDING

Utility Details



Landscape Buffer



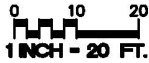
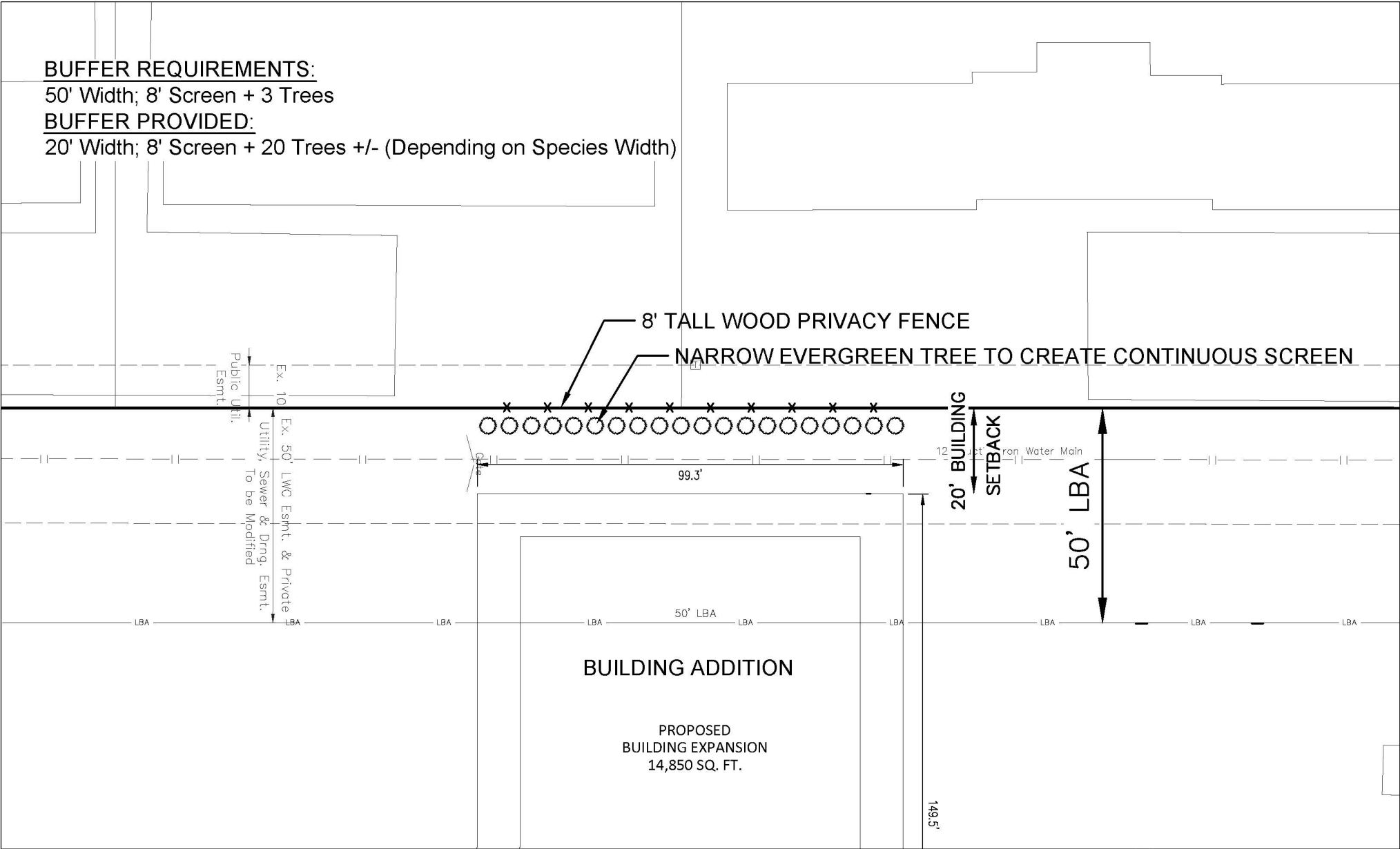
Landscape Buffer

BUFFER REQUIREMENTS:

50' Width; 8' Screen + 3 Trees

BUFFER PROVIDED:

20' Width; 8' Screen + 20 Trees +/- (Depending on Species Width)



Landscape Buffer



BAE Systems Expansion



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