

**PARKING DATA**

**TRUCK PARKING (PER ORIGINAL DESIGN):**

- TRACTOR PARKING: 49 SPACES
- DOLLY PARKING: 92 SPACES
- 28' TRAILER: 92 SPACES + 137 FUTURE
- 53' TRAILER: 36 SPACES

**PROPOSED TRUCK PARKING:**

- TRACTOR PARKING: 49 SPACES
- DOLLY PARKING: 52 SPACES
- 28' TRAILER: 92 EX. SPACES + 87 PR. SPACES
- 179 SPACES TOTAL
- 53' TRAILER: 36 EX. SPACES + 44 PR. SPACES
- 80 SPACES TOTAL

**REQUIRED AUTO PARKING:**

- DOCK AREA: 1 SPACE PER 1.5 EMPLOYEES
- 120 EMPLOYEES / 1.5 = 80 SPACES REQUIRED
- OFFICE: 1 SPACE PER 250 S.F.
- 8,000 S.F. / 250 S.F. = 32 SPACES REQUIRED
- TOTAL PARKING REQUIRED: 112 SPACES**

**PROPOSED AUTO PARKING:**

- 131 SPACES (INCLUDING 7 BARRIER-FREE)

**VEHICLE USE AREA SUMMARY**

EXISTING VEHICLE USE AREA: 593,099 S.F.  
 PROPOSED VEHICLE USE AREA: 154,813 S.F.  
 TOTAL VEHICLE USE AREA: 747,912 S.F.

**INTERIOR LANDSCAPE AREA SUMMARY**

TCC AREA: 138,085 S.F.  
 37 TREES x 1,200 S.F. = 44,400 S.F.  
 138,085 S.F. FROM CITY GIS  
 (SEE AREAS NOTED ON PLAN SHEET)

ILA AREA REQUIRED: 747,912 S.F. x 7.5% = 56,093 S.F.  
 ILA AREA PROVIDED: 135,837 S.F.

**GENERAL NOTES**

- SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPLICABLE AGENCIES.
- ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
- ALL PARKING AREAS, INCLUDING ISLANDS SHALL BE OUTLINED WITH MIN. 6" HT. & W. CONCRETE CURB UNLESS NOTED OTHERWISE.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- ALL SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE LDC.
- CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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.

**MSD NOTES**

- SANITARY SEWER SERVICE TO BE CONNECTED TO EXISTING BUILDING. SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- 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.
- ON-SITE DETENTION IS PROVIDED. THE EXPANSION OF THE SITE WAS ACCOUNTED FOR IN THE ORIGINAL DEVELOPMENT PLANS.
- 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 BMPs.
- A PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X AND ZONE AE OF THE CURRENT AVAILABLE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAY NO. 21110004F BEARING AN EFFECTIVE DATE OF 02/28/2021.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL FOR ANY WORK REQUIRED IN THE FEMA FLOODPLAIN.
- LOCAL REGULATORY FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL FOR ANY WORK REQUIRED IN THE LOCAL REGULATORY FLOODPLAIN.
- INCREASED RUNOFF VOLUME SHALL BE PROVIDED ON SITE, BELOW THE FEMA FLOODPLAIN ELEVATION.
- LOWEST FINISH FLOOR TO BE OR ABOVE 463.70 AND LOWEST MACHINERY TO BE AT OR ABOVE 464.70.
- ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE PROVIDED ON SITE AT 1.5 TO 1.

**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.
- 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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.
- 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 NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SEDIMENT-LOADED 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.

**EPSC CONCEPT PLAN**

- INSTALL SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
- EXISTING SEDIMENT BASIN SHALL BE CHECKED & MAINTAINED THROUGHOUT PROJECT.
- INSTALL INLET PROTECTION.
- BEGIN SITE WORK GRADING AND BUILDING CONSTRUCTION.
- COMPLETE BUILDING AND LANDSCAPING ACTIVITIES.
- STABILIZE SITE.
- REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

**UTILITY NOTES**

- ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "8.U.D." (TOLL FREE PHONE 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.
- 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 ARCHITECT'S PLANS.

**HEALTH AGENCY NOTES**

- OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELFARE IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL FOR ANY WORK REQUIRED IN THE FEMA FLOODPLAIN.
- LOCAL REGULATORY FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL FOR ANY WORK REQUIRED IN THE LOCAL REGULATORY FLOODPLAIN.
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**DUMPSTER NOTE**

- ON SITE REFUSE IS CONTAINED IN A TRASH COMPACTOR. NO DUMPSTER IS NEEDED.

**LEGAL DESCRIPTION**

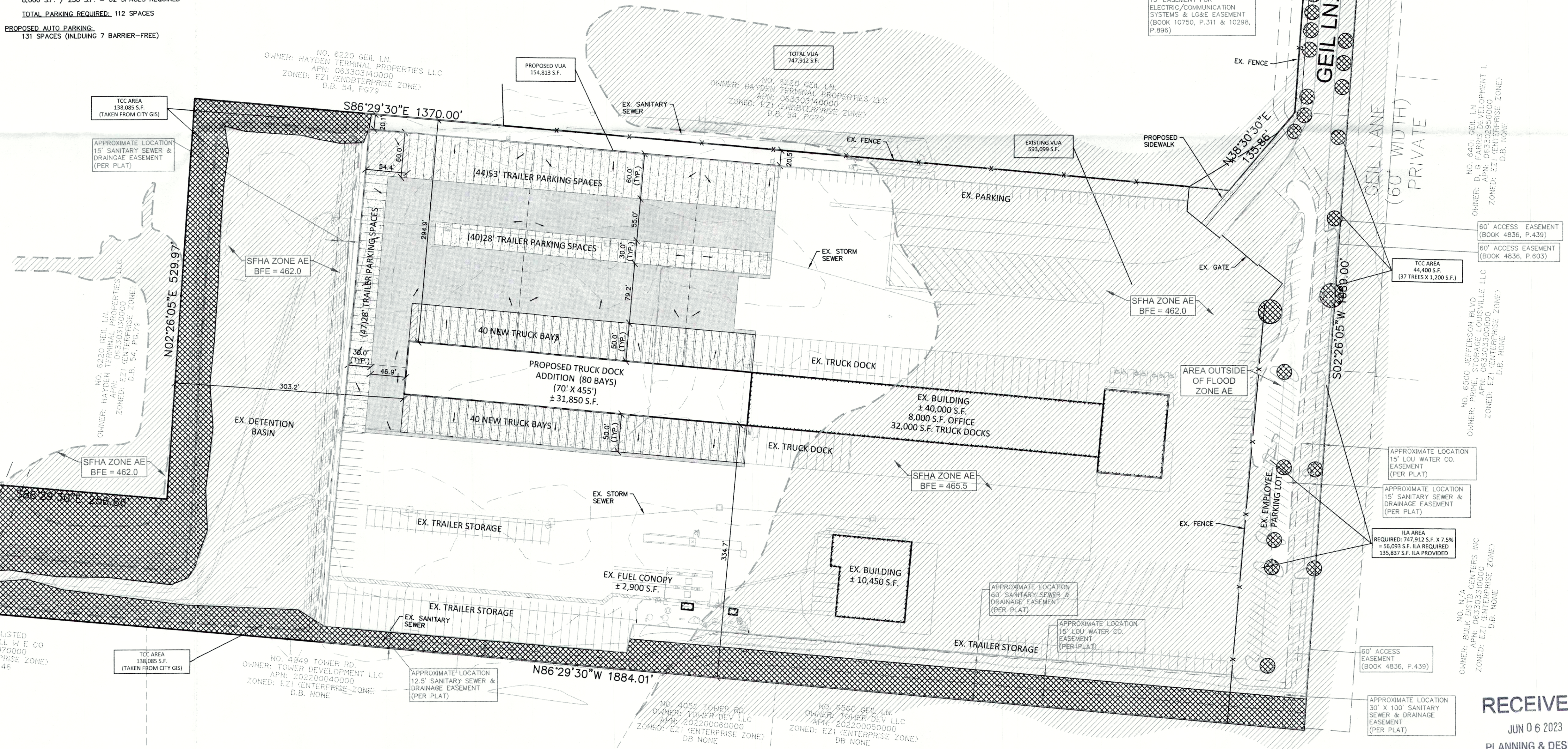
TRACT 2, CONSISTING OF 26.7056 ACRES, AS SHOWN ON MINOR SUBDIVISION PLAT PREPARED BY DE/DAILY & ASSOCIATES ENGINEERS, INC. DATED JULY 13, 1999, APPROVED BY THE LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION ON DECEMBER 14, 1999, UNDER DOCKET # 304-99.

**TREE CANOPY SUMMARY**

TOTAL SITE AREA: 1,162,220.61 S.F.  
 EXISTING TREE CANOPY: 182,485.20 S.F. (16%)  
 138,085.20 S.F. (CITY GIS) + 44,400 S.F.  
 (37 EXISTING TREES X 1,200 S.F.)  
 TOTAL TREE CANOPY REQUIRED: 174,333.09 S.F. (15%)  
 (15% OF SITE AS LESS THAN 50% ADDITION)  
 EXISTING TREE CANOPY TO BE PRESERVED: 100%

**SITE DATA**

GROSS SITE AREA: 1,163,294 S.F. OR 26.71 ACRES  
 NET SITE AREA: 1,163,294 S.F. OR 26.71 ACRES  
 ZONING: E21 (ENTERPRISE ZONE)  
 PERMITS C-2 & M-3 USES  
 FORM DISTRICT: SW  
 EXISTING USE: S-1 (MODERATE HAZARD STORAGE)  
 PROPOSED USE: S-1 (MODERATE HAZARD STORAGE)  
 MAX. BUILDING HEIGHT: 45' OR 3 STORES  
 EX. BUILDING AREA: TRUCK DOCK: 31,990 S.F. OFFICE: 8,000 S.F.  
 PR. BUILDING AREA: TRUCK DOCK: 31,838 S.F.  
 TOTAL BUILDING AREA: TRUCK DOCK: 63,828 S.F. OFFICE: 8,000 S.F. TOTAL: 71,828 S.F.  
 SETBACKS: REQUIRED EXISTING PROPOSED  
 FRONT (EAST): 10' 294.9'  
 SIDE (NORTH): 10' 334.2'  
 SIDE (SOUTH): 10' 303.2'  
 REAR (WEST): 15'  
 TOTAL DISTURBANCE AREA: 4.85 ACRES  
 EXISTING IMPERVIOUS SURFACE: 644,927 S.F.  
 644,927 S.F. / 1,163,294 S.F. = 55.44%  
 PROPOSED IMPERVIOUS SURFACE: 821,956 S.F.  
 821,956 S.F. / 1,163,294 S.F. = 70.74%  
 NET INCREASE OF IMPERVIOUS SURFACE: 15.3%



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 FAX. (248) 332-8257  
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PROJECT  
 XPO Logistics  
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CLIENT  
 CR Architecture & Design  
 6001 Cass Avenue  
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 Detroit, MI 48202  
 Contact: Bill Carpenter  
 Ph: (513) 721-8080

OWNER/DEVELOPER  
 XPO Logistics  
 2211 Old Earhart Rd.  
 Ann Arbor, MI 48105  
 Contact: Adam Crane  
 Ph: (734) 545-5834

PROJECT LOCATION  
 City of Louisville,  
 Jefferson County, Kentucky

SHEET  
 Detailed Development  
 Plan



Know what's below  
 Call before you dig.

DATE ISSUED/REVISED  
 05-11-23 REVISED PER CITY

DRAWN BY:  
 A. Eizember  
 DESIGNED BY:  
 A. Eizember  
 APPROVED BY:  
 P. Williams  
 DATE:  
 January 27, 2023  
 SCALE: 1" = 80'  
 NFE JOB NO. SHEET NO.  
 N309 DDP

RECEIVED  
 JUN 06 2023  
 PLANNING & DESIGN  
 SERVICES

MSD FILE NO:  
 WM#6431

23-CAT3-0005