

WAIVER REQUESTED:

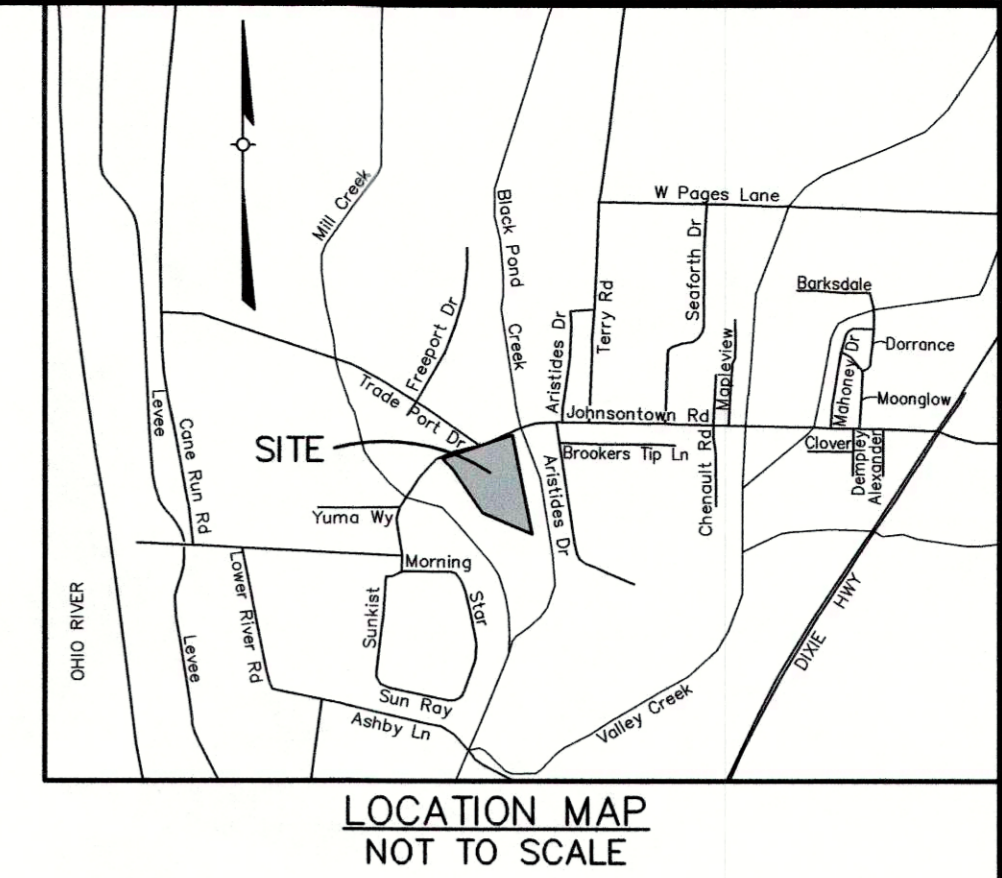
- A Landscape Waiver is requested from Section 5.5.4.B.1 and Section 10.2.4 Table 10.2.3 of the Louisville Metro Land Development Code to allow drive lanes and parking space pavement to encroach into the 50 ft. Landscape Buffer Areas adjacent to the R-1 zoned property and to waive the required 6 ft berm and continuous screen. All required trees shall be provided.
- A Waiver is requested from Section 5.12.2 of the Louisville Metro Land Development Code to waive the amenity area provided to 10% of the office area or 1,854 SF.

WAIVER GRANTED:

- A Landscape Waiver has been granted on July 5, 2007 – docket #8571 from Section 5.5.4.B.1 and Section 10.2.4 Table 10.2.3 of the Louisville Metro Land Development Code to allow drive lanes and parking space pavement to encroach into the 50 ft. Landscape Buffer Areas adjacent to the R-1 zoned property and to waive the required 6 ft berm and continuous screen. All required trees shall be provided.

PROJECT DATA

SITE AREA	= 23.7± Ac. (1,033,752 SF)	
AREA OF ROW DEDICATION	= 0.3± Ac. (13,545 SF)	
TOTAL SITE AREA	= 23.4± Ac. (1,020,207 SF)	
FORM DISTRICT	= SUBURBAN WORKPLACE	
EXISTING ZONING	= EZ-1	
EXISTING USE	= UNDEVELOPED	
PROPOSED USE	= OFFICE/WAREHOUSE	
PROPOSED BUILDING FLOOR AREA/FOOTPRINT	= 370,788 S.F.	
OFFICE	= 18,539 S.F.	
WAREHOUSE	= 352,249 S.F.	
BUILDING HEIGHT	= 0.36 (5.0 MAX.)	
	= 40 FT. (45 FT. MAX. ALLOWED)	
PARKING	MIN	MAX
OFFICE 18,539/350	= 53 SP	= 93 SP
OFFICE 18,539/200		
WAREHOUSE 150 EMP/1.5	= 100 SP	= 150 SP
WAREHOUSE 150 EMP/1		
PARKING REQUIRED	= 153 SP	= 243 SP
TOTAL PARKING PROVIDED	= 226 SPACES (INCLUDES 5 CARPOOL SP) (INCLUDES 6 HC SP)	
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED INDOORS)	
AMENITY AREA REQUIRED (10% OF BUILDING)	= 37,079 SF	
10% OF OFFICE AREA	= 1,854 SF	
AMENITY AREA PROVIDED	= 1,950 SF (11% OF OFFICE)	
VEHICULAR USE AREA		
LOADING DOCK AND TRAILER STORAGE	= 229,760 SF	
PASSENGER VEHICLE PARKING AREA AND DRIVELANES	= 114,349 SF	
TOTAL VEHICULAR USE AREA	= 344,109 SF	
INTERIOR LANDSCAPE AREA REQUIRED (7.5% OF 114,349 SF)	= 8,576 SF	
PROVIDED (8% OF 114,349 SF)	= 9,357 SF	



GENERAL NOTES

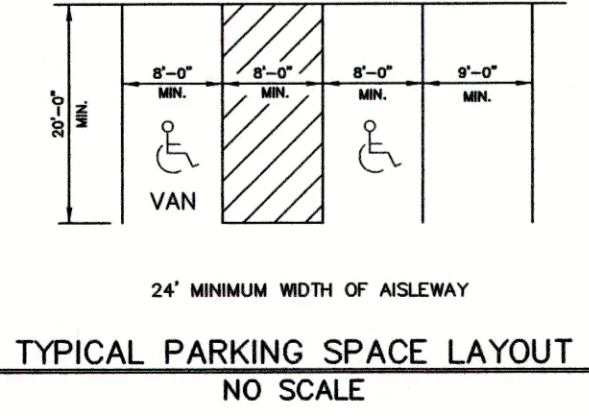
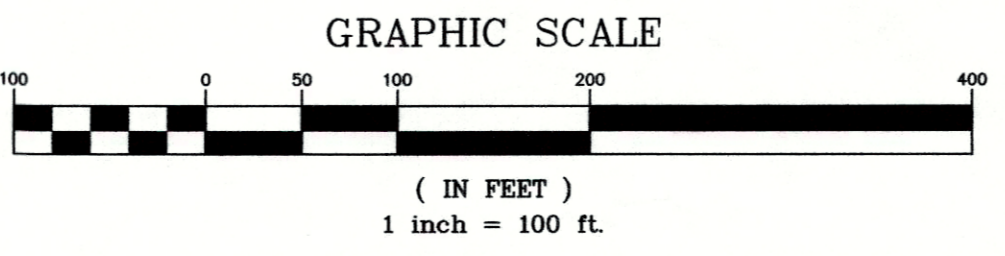
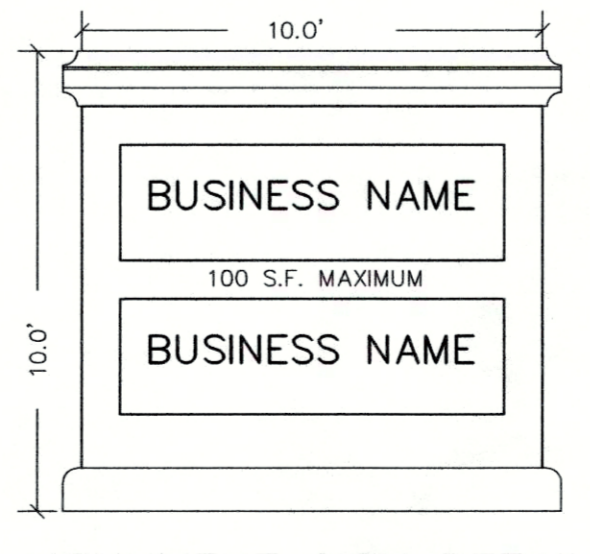
- Parking areas and drive lanes to be a hard and durable surface.
- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0140 E dated December 5, 2006.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- 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.
- A Tree Preservation Plan will be submitted for approval to the Planning Commission for approval prior to beginning construction.
- All dumpsters and service structures are to be screened per Chapter 10.
- The developer will be responsible for any utility relocation on the property.
- Construction plans, bond, and permit are required by Metro Public Works prior to Construction Plan Approval.
- Site is subject to COE approval prior to Construction Plan Approval.
- Right-of-way dedication by deed or minor plat must be recorded prior to Construction Plan Approval by Public Works.
- Developer shall be responsible for utility relocations, final surface overlay, and striping associated with required road improvements.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- A tree shall be planted within 15 FT of the building for every 50 FT of Facade length per Section 5.6.1.B.1.a of the Louisville Metro Land Development Code.
- The design of the proposed amenity areas shall meet the requirements of Section 5.12.2 of the Louisville Metro Land Development Code.

MSD NOTES:

- Sanitary sewer service will be provided by Lateral Extension and subject to applicable fees.
- 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.
- Site will be subject to MSD Regional Facilities Fee.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval. On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
- A Downstream Facilities Capacity Request was approved by MSD on July 7, 2016.
- 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.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
- Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Division of Water approval is required prior to Construction Plan Approval.
- Subject to MSD Floodplain Permit prior to Construction Plan Approval.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1:1.

EROSION PREVENTION AND SEDIMENT CONTROL 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 MSD's private development review office. EPSC BMP's 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 seeded, 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.
- 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 no later than 14 calendar days after the activity has ceased.
- Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
- 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.



LEGEND

- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND CREEKSTONE HEADWALL
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- EXISTING FORM DISTRICT LINE
- EXISTING 200' TRANSITION ZONE LINE
- EXISTING BIKE LANE

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA

FILE NAME: 06246-000P
 DATE: 7-11-16
 CHECKED BY: AER
 SCALE: AS SHOWN
 DRAWN BY: JH

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
 505 WASHINGTON ST. SUITE 400
 CHICAGO, IL 60601
 TEL: 312.467.8000
 FAX: 312.467.8001
 WEB SITE: WWW.LD-D.COM

DETAILED DISTRICT DEVELOPMENT PLAN

INTERNATIONAL AIRPORT
5808 JOHNSONTOWN ROAD
 OWNER
RIVERPORT DISTRIBUTION CENTER LLC
 100 S WACKER DR STE 850
 CHICAGO, IL 60606

DEVELOPER
INTERNATIONAL AIRPORT CENTERS LLC
 1849 GREEN BAY ROAD, 4TH FLOOR
 HIGHLAND PARK, IL 60035

SITE ADDRESS
 5808 JOHNSONTOWN ROAD
 LOUISVILLE, KY 40272
 TAX BLOCK 1047, LOT 925
 D.B. 9218, PG. 0473
 WM # 9527

RECEIVED
 JUL 11 2016
 PLANNING SERVICES

JOB NO. 06246
SHEET 1 OF 1