

0960-070-17

MSD NOTE:  
TOTAL SITE DISTURBANCE AREA 3.674 ACRES  
EXISTING SITE IMPERVIOUS AREA 1.24 ACRES  
POST CONSTRUCTION SITE IMPERVIOUS AREA 1.24 ACRES  
TOTAL AREA OF SITE: PARCEL 046E00670000 1.24 ACRES

GREENWOOD AVENUE

3014 GREENWOOD AVENUE  
LOUISVILLE & JEFFERSON  
COUNTY LANDBANK  
AUTHORITY, INC.  
ZONING: R6  
PARCEL ID: 046E00900000  
FORM DISTRICT: TN

3016 GREENWOOD AVENUE  
TRUST3016  
ZONING: R6  
PARCEL ID: 046E00890000  
FORM DISTRICT: TN

3021 GRAND AVENUE  
F&M, LLC  
DEED BOOK 10898  
PAGE 294  
ZONING: R6  
PARCEL ID: 046E00660000  
FORM DISTRICT: TN

NEW BLDG 15,778 SF  
F-1 OCCUPANCY  
ONE STORY (28' EAVE HEIGHT)  
2B CONSTRUCTION  
SPRINKLER SYSTEM INSTALLED  
FINISHED FLOOR EL. 453'-0"

EX. BLDG APPROX. 30,751 SF  
F-1 OCCUPANCY  
ONE STORY  
2B CONSTRUCTION  
SPRINKLER SYSTEM INSTALLED

3005 GRAND AVENUE  
REYNOLDS MANUFACTURING, INC.  
PARCEL ID 046E00670000  
DEED BOOK 9825  
PAGE 333  
TRACT 38  
SITE AREA: 1.24 ACRES  
EXISTING USE: WAREHOUSE  
PROPOSED USE: PACKAGING

GRAND AVENUE  
REYNOLDS MANUFACTURING, INC.  
PARCEL ID 046E01020000  
DEED BOOK 9825  
PAGE 333  
TRACT 61  
SITE AREA: 0.482 ACRES

GRAND AVENUE  
REYNOLDS MANUFACTURING, INC.  
PARCEL ID 046E01010000  
DEED BOOK 9825  
PAGE 333  
TRACT 60  
SITE AREA: 0.4831 ACRES

3002, 3004, 3010 & 3012  
GREENWOOD AVENUE  
REYNOLDS MANUFACTURING, INC.  
DEED BOOK 9825  
PAGE 333  
TRACTS 31 TO 36

30TH STREET & K&I RAILROAD 60' R/W



MSD COMBINED SEWER OVERFLOW FLOODPLAIN

NO SCALE



CONSTRUCTION AREA  
ZONING: E-Z1  
PARCEL ID: 046E00670000  
FORM DISTRICT: TRADITIONAL NEIGHBORHOOD  
COMBINED SEWER FLOODPRONE AREA: YES

VICINITY MAP

NO SCALE

LEGEND

- PROPERTY LINES
- EXISTING FEATURES
- NEW FEATURES
- 100- EXISTING CONTOURS
- 100- PROPOSED CONTOURS
- STORM SEWER DIRECTION ARROW
- E- EXISTING OVERHEAD ELECTRICAL
- X- EXISTING FENCE

MSD NOTES:

- 1) 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.
- 2) 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.
- 3) 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.
- 4) ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
- 5) 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.
- 6) SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.
- 7) CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL & STANDARD SPECIFICATIONS & OTHER LOCAL, STATE & FEDERAL ORDINANCES.
- 8) SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
- 9) A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR TO BE AT OR ABOVE 450.1 & LOWEST MACHINERY TO BE AT OR ABOVE 451.1.
- 10) 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 16,400 SF.
- 11) ANY REQUIRED FILL IN THE COMBINE SEWER OVERFLOW FLOODPLAIN BELOW 449.1 SHALL BE COMPENSATED ON SITE AT 1.5 TO 1. SURVEY ELEVATIONS SHALL BE PROVIDED WITH THE CONSTRUCTION PLAN SUBMITTAL TO EVALUATE THE IMPACTED VOLUME.

MSD WN NO. 12326/21 1072

PARKING CALCULATIONS:

MINIMUM REQUIREMENT: 15,778SF/2000SF PER GFA = 8 SPACES  
MAXIMUM REQUIREMENT: 15,778SF/1000SF PER GFA = 16 SPACES

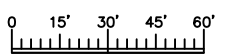
PLANNING & DESIGN NOTES:

- 1) A 200' SETBACK IS REQUIRED BETWEEN E-Z-1 & R6 ZONING.
- 2) MAX. EMPLOYEES/SHIFT = 6
- 3) EMPLOYEE PARKING IS IN ANOTHER SECURED PARKING LOT
- 4) NUMBER OF TRAILERS ON SITE = 7
- 5) TRUCK TRAFFIC PER DAY (7 DAYS/WEEK) = 20
- 6) VJA AREA: 39,212SF + 6,425SF = 45,637 SF
- 7) EXISTING SIDEWALK SHALL BE REMOVED & REPLACED TO MEET MPW STANDARDS.

UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY EIGHT 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 WATERLINES). WHEN CONTACTING THE "KENTUCKY 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OF DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

- 1 GRAND AVENUE  
REYNOLDS MANUFACTURING, INC.  
PARCEL ID 046E01050000  
DEED BOOK 9825  
PAGE 333  
TRACT 64  
SITE AREA: 0.179 ACRES
- 2 GRAND AVENUE  
REYNOLDS MANUFACTURING, INC.  
PARCEL ID 046E01040000  
DEED BOOK 9825  
PAGE 333  
TRACT 63  
SITE AREA: 0.154 ACRES
- 3 GRAND AVENUE  
REYNOLDS MANUFACTURING, INC.  
PARCEL ID 046E01030000  
DEED BOOK 9825  
PAGE 333  
TRACT 62  
SITE AREA: 0.1607 ACRES



NOTED DRAWING SCALE IS FOR 22x34 FORMAT  
ALL OTHER SIZES USE SCALE INDICATOR

DESIGN BY <b>CFW</b> ASSOCIATED ENGINEERS, INC. LOUISVILLE, KY				REYNOLDS CONSUMER PRODUCTS LOUISVILLE, KENTUCKY	
P-4	ADDED BEARING DATA	9/27/21	MRC	ISSUED FOR	TITLE
P-3	REVISED PER CAT 3 REVIEW COMMENTS	9/20/21	MRC	DATE	B-2 REPLACEMENT PROJECT
P-2	REVISED PER CAT 3 REVIEW COMMENTS	8/13/21	MRC	APPROVED BY	SITE PLAN
P-1	ISSUED FOR CATEGORY 3 APPLICATION	7/15/21	MRC	DATE	DRAWING NUMBER
REV.	DESCRIPTION	DATE	BY	CHK'D. APPR.	21-020-D950
				ENGINEER	REV. P-4
				APPROVED BY	
				DATE	

PLOT SCALE: 1"=30'-0"

1  
2  
3  
4  
5  
6  
7  
8  
9  
10

GRAND AVENUE  
60' R/W

33'  
1

25'  
2

25'  
3

75'

75'

75'

75'

75'

75'

75'

75'

75'

75'

75'

75'

75'

75'

75'

75'

75'

75'

75'

75'

75'

75'

75'

75'

75'

75'

75'

1

2

3

1

2

3

1

2

3

1

2

3

1

2

3

1

2

3

1

2

3

1

2

3

1

2

3

1

2

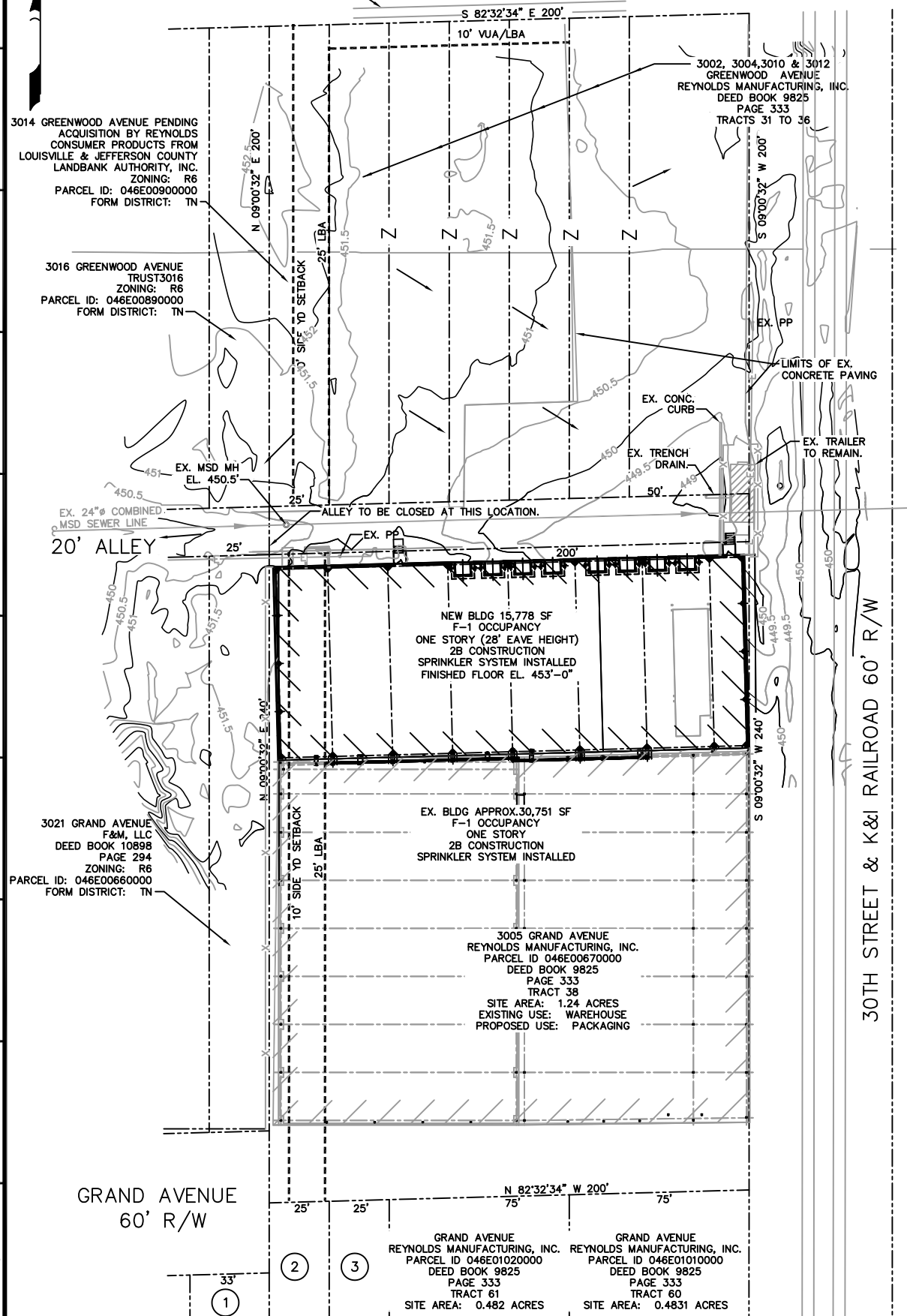
3



1660-020-17

MSD NOTE:  
 TOTAL SITE DISTURBANCE AREA 3,674 ACRES  
 EXISTING SITE IMPERVIOUS AREA 1.24 ACRES  
 POST CONSTRUCTION SITE IMPERVIOUS AREA 1.24 ACRES  
 TOTAL AREA OF SITE: PARCEL 046E00670000 1.24 ACRES

GREENWOOD AVENUE



MSD COMBINED SEWER OVERFLOW FLOODPLAIN

NO SCALE



CONSTRUCTION AREA  
 ZONING: E-Z1  
 PARCEL ID: 046E00670000  
 FORM DISTRICT: TRADITIONAL NEIGHBORHOOD  
 COMBINED SEWER FLOODPRONE AREA: YES

VICINITY MAP

NO SCALE

LEGEND

- PROPERTY LINES
- EXISTING FEATURES
- NEW FEATURES
- 100- EXISTING CONTOURS
- 100- PROPOSED CONTOURS
- STORM SEWER DIRECTION ARROW
- E- EXISTING OVERHEAD ELECTRICAL
- X- EXISTING FENCE

MSD NOTES:

- 1) 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.
- 2) 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.
- 3) 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.
- 4) ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
- 5) 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.
- 6) SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.
- 7) CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL & STANDARD SPECIFICATIONS & OTHER LOCAL, STATE & FEDERAL ORDINANCES.
- 8) SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
- 9) A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR TO BE AT OR ABOVE 450.1 & LOWEST MACHINERY TO BE AT OR ABOVE 451.1.
- 10) 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 16,400 SF.
- 11) ANY REQUIRED FILL IN THE COMBINE SEWER OVERFLOW FLOODPLAIN BELOW 449.1 SHALL BE COMPENSATED ON SITE AT 1.5 TO 1. SURVEY ELEVATIONS SHALL BE PROVIDED WITH THE CONSTRUCTION PLAN SUBMITTAL TO EVALUATE THE IMPACTED VOLUME.

MSD WN NO. 12326/21 1072

PARKING CALCULATIONS:

MINIMUM REQUIREMENT: 15,778SF/2000SF PER GFA = 8 SPACES  
 MAXIMUM REQUIREMENT: 15,778SF/1000SF PER GFA = 16 SPACES

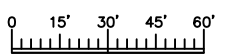
PLANNING & DESIGN NOTES:

- 1) A 200' SETBACK IS REQUIRED BETWEEN E-Z1 & R6 ZONING.
- 2) MAX. EMPLOYEES/SHIFT = 6
- 3) EMPLOYEE PARKING IS IN ANOTHER SECURED PARKING LOT
- 4) NUMBER OF TRAILERS ON SITE = 7
- 5) TRUCK TRAFFIC PER DAY (7 DAYS/WEEK) = 20
- 6) VJA AREA: 39,212SF + 6,425SF = 45,637 SF
- 7) EXISTING SIDEWALK SHALL BE REMOVED & REPLACED TO MEET MPW STANDARDS.

UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY EIGHT 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 WATERLINES). WHEN CONTACTING THE "KENTUCKY 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OF DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

- 1 GRAND AVENUE REYNOLDS MANUFACTURING, INC. PARCEL ID 046E01050000 DEED BOOK 9825 PAGE 333 TRACT 64 SITE AREA: 0.179 ACRES
- 2 GRAND AVENUE REYNOLDS MANUFACTURING, INC. PARCEL ID 046E01040000 DEED BOOK 9825 PAGE 333 TRACT 63 SITE AREA: 0.154 ACRES
- 3 GRAND AVENUE REYNOLDS MANUFACTURING, INC. PARCEL ID 046E01030000 DEED BOOK 9825 PAGE 333 TRACT 62 SITE AREA: 0.1607 ACRES



NOTED DRAWING SCALE IS FOR 22x34 FORMAT  
 ALL OTHER SIZES USE SCALE INDICATOR

PLOT SCALE: 1"=30'-0"

GRAND AVENUE  
 60' R/W

30TH STREET & K&I RAILROAD 60' R/W

GRAND AVENUE REYNOLDS MANUFACTURING, INC. PARCEL ID 046E01020000 DEED BOOK 9825 PAGE 333 TRACT 61 SITE AREA: 0.482 ACRES

GRAND AVENUE REYNOLDS MANUFACTURING, INC. PARCEL ID 046E01010000 DEED BOOK 9825 PAGE 333 TRACT 60 SITE AREA: 0.4831 ACRES

DESIGN BY		CFW ASSOCIATED ENGINEERS, INC. LOUISVILLE, KY	
SCALE	1"=30'-0"	ISSUED FOR	COMMENT
DRAWN BY	BEL	DATE	9/22/21
CHK'D BY	(Signature)	APPROVED BY	DATE
ENGINEER	WEBER	APPROVED BY	DATE
REV.	DESCRIPTION	DATE	BY
P-1	RE-ISSUED FOR CATEGORY 3 APPLICATION	9/27/21	MRC (Signature)

REYNOLDS CONSUMER PRODUCTS LOUISVILLE, KENTUCKY	
TITLE B-2 REPLACEMENT PROJECT PROPOSED SITE PLAN AFTER PROPERTY ACQUISITION	
DRAWING NUMBER	21-020-D951
REV.	P-1