

PROJECT DATA

TOTAL SITE AREA	= 162.86 ACRES (7,094,247 SF)
LOT 1	= 58.19 ACRES (2,534,696 SF)
LOT 2	= 40.00 ACRES (1,742,521 SF)
LOT 3	= 49.33 ACRES (2,148,830 SF)
LOT 4	= 15.34 ACRES (668,200 SF)
EXISTING ZONING	= E21
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= VACANT

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Proposed roads by Louisville and Jefferson County Riverport Authority.
- Concrete wheel stops or curbing at least six (6) inches high and six (6) inches wide shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public rights-of-way, to protect landscaped areas and to protect adjacent properties. Such wheel stops or curbing shall be located at least three (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- A Record Plat shall be recorded by others to create the subject lot and the public rights-of-way prior to construction plan approval.
- Dumpsters shall be located inside the warehouse.
- Future public road classification to be determined.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by lateral extension.
- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0136 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1. Compensation will be provided offsite by Louisville and Jefferson County Riverport Authority.
- 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 Mgmt. Practices.
- Rerouting of offsite storm water by Louisville and Jefferson County Riverport Authority.
- Increased run off volume shall be mitigated on-site below the FEMA floodplain elevation in lieu of on-site detention on lot 4.
- Division of Water and U.S Army Corps of Engineers permitting (including wetlands) to be provided by Louisville and Jefferson County Riverport Authority.
- Flowage and ponding easements to be released and mitigated for prior to MSD construction approval.

DETENTION BASIN CALCULATIONS

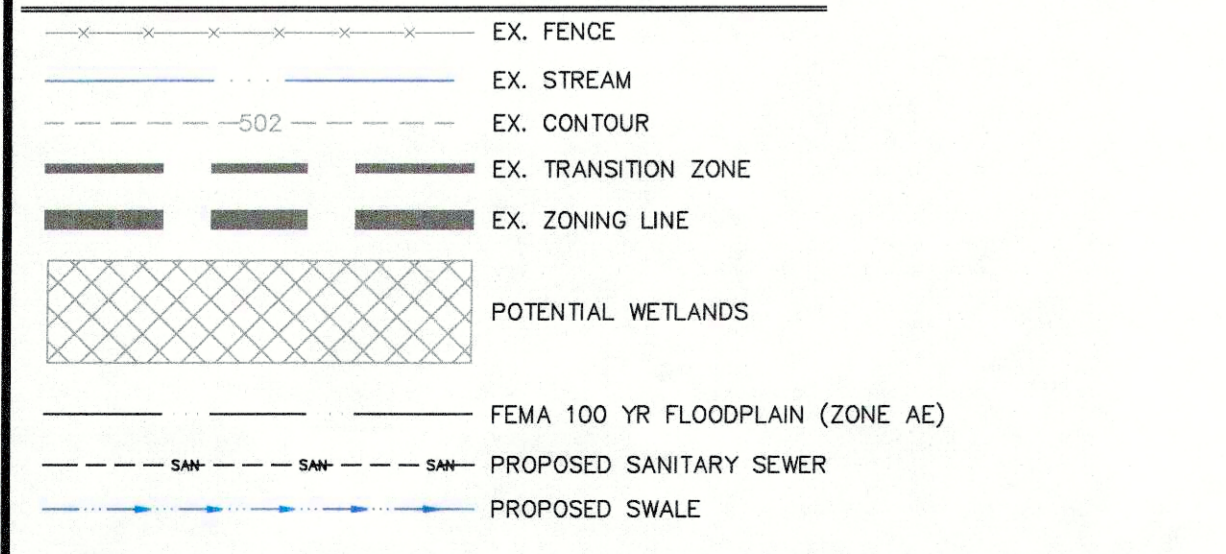
$X = \Delta CRA / 12$
 $\Delta C = 0.75 - 0.25 = 0.5$
 $A = \text{ACRES}$
 $R = \text{INCHES}$
 $X = (C)(A)(R) / 12 = AC.-FT.$
 $X = (.5)(2.6)(162) / 12 = 17.55 AC.-FT.$
 REQUIRED = 764,478 = CU.FT.
 PROVIDED BASIN = 500,000 SQ.FT.
 TOTAL = 500,000 SQ.FT. @ APPROX. 1.75 FT. DEPTH
 = 875,000 CU.FT. > 764,478 CU.FT.

PRELIMINARY APPROVAL
 Condition of Approval:
 [Signature] 6-5-19
 Date
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

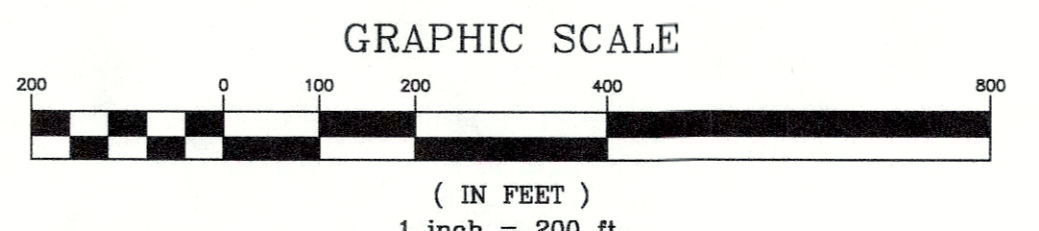
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 162.86 ACRES (7,094,247 SF)
LOT 1	
SITE AREA:	= 58.19 ACRES (2,534,696 SF)
PRESERVED TREE CANOPY:	= 0 SF (0%)
REQUIRED TREE CANOPY:	= 506,939 SF (20%)
LOT 2	
SITE AREA:	= 40.00 ACRES (1,742,521 SF)
PRESERVED TREE CANOPY:	= 0 SF (0%)
REQUIRED TREE CANOPY:	= 348,504 SF (20%)
LOT 3	
SITE AREA:	= 49.33 ACRES (2,148,830 SF)
PRESERVED TREE CANOPY:	= 0 SF (0%)
REQUIRED TREE CANOPY:	= 429,766 SF (20%)
LOT 4	
SITE AREA:	= 15.34 ACRES (668,200 SF)
PRESERVED TREE CANOPY:	= 0 SF (0%)
REQUIRED TREE CANOPY:	= 133,640 SF (20%)

LEGEND



1. R-4/N KOSMOS, CEMENT CO 1501 BELVEDERE RD WEST PALM BEACH, FL. 33406-1501 D.B. ---, Pg. ---	8. C-2/S/MC GIVENS, SHELBY L & MAURISSETTA 9214 DONERAIL WAY LOUISVILLE, KY, 40272-3408 D.B. 6458, Pg. 0513	15. C-1/S/MC SMALLWOOD, RONALD & MEACIE A 6511 NORTH DR LOUISVILLE, KY, 40272-4521 D.B. 8964, Pg. 0282	21. C-2/S/MC LEOS, INC 4714 POPLAR LEVEL RD LOUISVILLE, KY, 40213-2402 D.B. 7418, Pg. 0816	28. C-2/S/MC WOLFE, BRIAN M & WOLFE DANIEL PO BOX 72250 LOUISVILLE, KY, 40272-0250 D.B. 6444, Pg. 0665	34. R-4/N ROGERS, LINDA 13600 OLD DISTILLERY RD LOUISVILLE, KY, 40272-1458 D.B. 7356, Pg. 0086
2. R-4/N RALPH, LARRY & NONA F 1988 OLD STATE ROAD 44 MARTINSVILLE, IN, 46151-8264 D.B. 7500, Pg. 0727	9. C-2/S/MC GIVENS, SHELBY L & MAURISSETTA 9214 DONERAIL WAY LOUISVILLE, KY, 40272-3408 D.B. 6458, Pg. 0513	16. R-4-C-1/S/MC SEEVERS, CHARLES B 117 CHANTECLAIRE CIR GULF BREEZE, FL 32561-4061 D.B. 6334, Pg. 0081	22. C-2/S/MC LEOS, INC 4714 POPLAR LEVEL RD LOUISVILLE, KY, 40213-2402 D.B. 7418, Pg. 0816	29. C-2/S/MC WEST, POINT LUMBER CO PO BOX 72250 LOUISVILLE, KY, 40272-0250 D.B. 6444, Pg. 0020	35. R-4/N READER, DALE & PATRICIA E 13801 OLD DISTILLERY RD LOUISVILLE, KY, 40272-1439 D.B. 6565, Pg. 0811
3. R-4/N MELTON, INVESTMENTS LLC 9120 STONECREST DR LOUISVILLE, KY, 40272-2325 D.B. 9661, Pg. 0450	10. C-1/S/MC GIVENS, SHELBY L & MAURISSETTA 9214 DONERAIL WAY LOUISVILLE, KY, 40272-3408 D.B. 6458, Pg. 0513	17. C-2/S/MC SAC, LLC 2768 N HIGHLAND AVE JACKSON, TN, 38305-1764 D.B. 11029, Pg. 465	23. C-2/S/MC LEOS, INC 4714 POPLAR LEVEL RD LOUISVILLE, KY, 40213-2402 D.B. 8015, Pg. 0418	30. R-4/N ASHBY, ROBT R & ALINE 6215 BETHANY LN LOUISVILLE, KY, 40272-4434 5425, Pg. 0086	36. R-4/N LOUISVILLE & JEFFERSON COUNTY RIVERPORT DR SITE A 6900 RIVERPORT DR SITE A LOUISVILLE, KY, 40258-2888 D.B. 11324, Pg. 883
4. C-1/S/MC MELTON, INVESTMENTS LLC 9120 STONECREST DR LOUISVILLE, KY, 40272-2325 D.B. 6253, Pg. 0085	11. M-2/S/MC GIVENS, SHELBY L & MAURISSETTA 9214 DONERAIL WAY LOUISVILLE, KY, 40272-3408 D.B. 6458, Pg. 0513	18. C-2/S/MC WELLS, CHRISTOPHER E 13669 DIXIE HWY JACKSON, TN, 38305-1764 D.B. 9924, Pg. 0357	24. C-2/S/MC STEWART, CARRIE (DECEASED) 13519 DIXIE HWY LOUISVILLE, KY, 40272-1361 D.B. ---, Pg. ---	31. R-4/N YOCUM, WILBUR EARL YOCUM ROZENIA F 13515 DIANE RD LOUISVILLE, KY, 40272-1425 D.B. 9944, Pg. 0422	37. M-2/N BOHANNON, PROPERTIES LLC 13802 BOHANNON AVE LOUISVILLE, KY, 40272-1414 D.B. 9791, Pg. 0817
5. C-2/S/MC CRUMPTON, RICHARD & SHARON ANN 8008 CATANIA DR JEFFERSONTOWN, KY, 40299-1508 D.B. 6454, Pg. 0084	12. C-2/S/MC NARAYAN, MUNI LLC 1506 S SHELBY ST LOUISVILLE, KY, 40217-1109 D.B. 9855, Pg. 0668	19. C-2/S/MC WELLS, CHRISTOPHER E WELLS, WANDA H 13669 DIXIE HWY LOUISVILLE, KY, 40272-1359 D.B. 9924, Pg. 0357	25. C-2/S/MC WOLFE, DANIEL D WOLFE CHRISTOPHER J PO BOX 72250 LOUISVILLE, KY, 40272-0250 D.B. 11247, Pg. 21	32. R-4/N YOCUM, WILBUR EARL YOCUM ROZENIA F 13515 DIANE RD LOUISVILLE, KY, 40272-1425 D.B. 9918, Pg. 0541	38. R-4/N BOHANNON, PROPERTIES LLC 13802 BOHANNON AVE LOUISVILLE, KY, 40272-1414 D.B. 9791, Pg. 0817
6. C-1/S/MC RUTLEDGE, JOHN T & CYNTHIA A 1405 WEAVERS RUN WEST POINT, KY, 40177-6932 D.B. 7029, Pg. 0227	13. C-1-C-2/S/MC EASTMOR, ACRES REALTY CO INC PO BOX 7066 LOUISVILLE, KY, 40257-0066 D.B. 5610, Pg. 0183	20. C-2/S/MC STATION, DEVELOPMENT LLC	26. C-2/S/MC AHMIC, MELUDIN 6400 VENANGO DR LOUISVILLE, KY, 40258-2988	33. R-4/N YOCUM, WILBUR E & ROZENIA F 13515 DIANE RD LOUISVILLE, KY, 40272-1425 D.B. 5536, Pg. 0309	39. R-4/N BOHANNON, PROPERTIES LLC 13802 BOHANNON AVE LOUISVILLE, KY, 40272-1414 D.B. 9791, Pg. 0817



OWNER: LOUISVILLE & JEFFERSON COUNTY RIVERPORT AUTHORITY
 6900 RIVERPORT DRIVE
 LOUISVILLE, KENTUCKY 40258

SITE ADDRESSES:
 13741 DIXIE HWY TAX BLOCK 1059, LOT 0392 DB. 9051, PG. 0662
 13807 DIXIE HWY TAX BLOCK 1059, LOT 0182 DB. 8319, PG. 0109
 14045 DIXIE HWY LOUISVILLE, KY 40272 TAX BLOCK 1059, LOT 0048 D.B. 10364, PG. 0424

6501 LEWIS LANE TAX BLOCK 109, LOT 0040 DB. 10364, PG. 0424
 OLD DISTILLERY ROAD TAX BLOCK 1059, LOT 0592 DB. 11324, PG. 883

CASE: 19DEVPLAN1064
 RELATED CASE: 13ZONE1021
 WM# 10864

REVISIONS

NO.	DATE	DESCRIPTION
1	3-29-19	per agency comments
2	5-13-19	AGENCY COMMENTS
3	5/22/19	PER AGENCY COMMENTS
4	5/31/19	PER MSD COMMENT

PROJECT DATA

FILE NAME: 18182-RDDP-049
 DATE: 3-11-19
 SCALE: AS SHOWN
 CHECKED BY: DT
 DRAWN BY: ARH

PROFESSIONAL'S SEAL

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 507 WEAVERS RUN, SUITE 101, LOUISVILLE, KENTUCKY 40222
 PHONE: 502.264.9975 FAX: 502.264.9714 WEBSITE: WWW.LD&D.COM

PACCAR RIVERPORT PHASE 5
 OWNER/DEVELOPER
 PACCAR INC.
 777 106TH AVE NE
 BELLUVA, WA 98004

REVISED GENERAL & DETAILED DISTRICT DEVELOPMENT PLAN

RECEIVED
 JUN 03 2019
 PLANNING & DESIGN SERVICES

JOB NO. 18182
 SHEET 1 OF 2

19Devplan1064