



SITE DATA

EXISTING ZONING:	R-4
EXISTING FORM DISTRICT:	EZ-1
EXISTING FORM DISTRICT:	NEIGHBORHOOD
PROPOSED FORM DISTRICT:	SUBURBAN WORKPLACE
EXISTING USE:	VACANT
PROPOSED USE:	WAREHOUSE/DISTRIBUTION
GROSS SITE AREA:	27.1 AC
BUILDING FOOTPRINT:	271,250 SF
GROSS BUILDING AREA:	271,250 SF
EMPLOYEES (1ST & 2ND SHIFT):	444 EMPLOYEES
PROPOSED BUILDING HEIGHT:	45'
FAR:	0.23
AMENITY AREA REQUIRED:	27,125 SF
AMENITY AREA PROVIDED:	27,125 SF

DIMENSIONAL STANDARDS

MIN. LOT SIZE:	NONE
MIN. LOT WIDTH:	NONE
MIN. FRONT/STREET SIDE YARD:	25'
MIN. SIDE YARD:	NONE
MIN. REAR YARD:	NONE

PARKING CALCULATIONS

MIN. PARKING REQUIRED:	296 SPACES
(1/1.5 EMPLOYEES ON 1ST & 2ND SHIFT)	
MAX. PARKING ALLOWED:	444 SPACES
(1/EMPLOYEES ON 1ST & 2ND SHIFT)	
PARKING PROVIDED:	296 SPACES
(INCLUDING 8 H.C. SPACES)	
BICYCLE PARKING REQUIRED	
SHORT TERM	0 SPACES
LONG TERM	10 SPACES

* LONG TERM BIKE PARKING WILL BE LOCATED INSIDE BUILDING.

TREE CANOPY REQUIREMENTS

SITE AREA	1,180,553 SF
EXISTING TREE CANOPY	1,070,513 SF (91%)
EXISTING TREE CANOPY TO REMAIN	263,205 SF (22%)
REQUIRED NEW TREE CANOPY	0 SF (0%)

ILA CALCULATIONS

PASSENGER VJA AREA	101,312 SF
REQUIRED ILA (7.5%)	7,598 SF
PROPOSED ILA	8,828 SF
TREES REQUIRED	26 TREES
LOADING VJA AREA (NO ILA REQUIRED PER LDC 10.2.12)	170,180 SF

IMPERVIOUS AREA CALCULATIONS

SITE AREA:	1,180,553 SF (27.1 ACS)
EXISTING IMPERVIOUS AREA:	0 SF (0 ACS)
PROPOSED IMPERVIOUS AREA:	562,154 SF (12.9 ACS)

DETENTION CALCULATION
 $(2.9 \times 0.34 \times 26.4) / 12 = 2.17$ ACFT

SABAK, WILSON & LINGO, INC.
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 THE HENRY CLAY 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202 (502) 584-6271

DETAILED DEVELOPMENT PLAN

PROJECT TITLE: 7001 GREENBELT HIGHWAY
 LOUISVILLE, KY 40258
 T.B. 1023, LOT 1, D.B. 10732, PG. 359

NO.	REVISION	DATE
1	PRE-APP AGENCY COMMENTS	12/16/16
2	REVISIONS PER TRAFFIC STUDY	03/28/17
3	REVISIONS PER LDC	05/09/17

JOB NO.: 2997-DDP
SCALE: 1"=60'
DATE: 10/31/16
DRAWING NO.: 1

OWNER/DEVELOPER: EAGLE POINT CO, LLC
 1469 S. 4TH STREET
 LOUISVILLE, KY 40208

WM# 11518
 CASE # 16Z0NE1072
 RELATED CASE # 9222

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