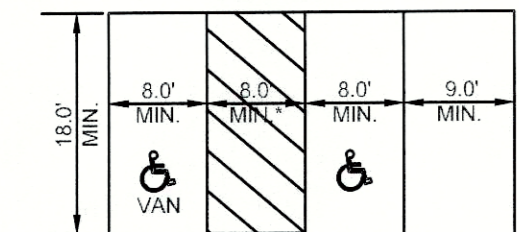


VICINITY MAP

N.T.S.



NOTE: Loading Area width may be reduced to 5.0' minimum when not adjacent to van accessible space.

TYPICAL PARKING SPACE DIMENSION

N.T.S.

PROJECT DATA:

Total Site Area	24.919 Acres
Existing Zoning	EZ-1
Form District	Suburban Workplace
Existing Use	Undeveloped
Proposed Use	Warehouse and Trucking Facility
Office Space	5,500 S.F.
Total Building Floor Area	362,500 S.F.
Floor Area Ratio	0.334
Building Height	1 Story (50' Maximum Allowed) (45' Max. in Transition Zone)
Parking Required	16 Minimum 28 Maximum
Office Space	5,500 SF/350 S.F.
Warehouse	5,500 SF/200 S.F.
1 Space/1.5 Emp. (63 Emp.)	42 Minimum 63 Maximum
1 Space/1 Emp. (63 Emp.)	58 Minimum 91 Maximum
Total Parking Required	91 Spaces
Total Parking Provided	(4 ADA Spaces, 1 Van Accessible Included) (5 Carpool Spaces Provided) 2 Long Term Spaces Provided Within Building
Bicycle Parking	

LANDSCAPE AREA CALCULATIONS:

Vehicle Use Area (VUA)	Proposed 36,759 S.F.	Future 64,820 S.F.
Interior Landscape Area Required (7.5%)	2,760 S.F.	4,862 S.F.
Interior Landscape Area Provided	7,173 S.F.	4,621 S.F.

IMPERVIOUS AREA CALCULATIONS:

Existing Impervious Area	= 0 S.F.
Increase in Impervious Area	= 547,277 S.F. (12.56 AC)
Future Increase in Impervious Area	= 189,757 S.F. (4.36 AC)
Total proposed Impervious Area	= 737,034 S.F. (16.92 AC)

TREE CANOPY CALCULATIONS:

Total Site Area	= 1,085,472 S.F.
Pre-Development Tree Canopy Area	= 22% (227,950 S.F.)
Total Tree Canopy Area Required	= 18% (195,385 S.F.)
Existing Tree Canopy to be Preserved	= 5% (54,274 S.F.)
Proposed Tree Canopy to be Planted	= 1.8% (20,100 S.F.)

ADJOINING PROPERTY OWNERS:

A	Carlene Elmore 7112 Denver Lane Louisville, Kentucky 40268-0056 DB 6065 PG 113	D	Sandra Edwards 7010 Lower Hunters Terrace Louisville, Kentucky 40258-3222 DB 9053 PG 0273	G	Miyama USA, Inc. 7081 International Drive Louisville, Kentucky 40258-2865 DB 5904 PG 0113
B	Larry and Alice Hall 7110 Denver Lane Louisville, Kentucky 40258-3124 DB 7504 PG 0707	E	Chester Fey 337 Lanai Court Louisville, Kentucky 40245-3976 DB 10284 PG 0394	H	Sondex Properties, Inc. 7000 International Drive Louisville, Kentucky 40258-2864 DB 10438 PG 0978
C	Michael and Sherry Schulz 7108 Denver Lane Louisville, Kentucky 40258-3124 DB 5104 PG 0835	F	R.C. Tway Company, Inc. 7201 Logistics Drive Louisville, Kentucky 40258-3187 DB 9454 PG 0758	I	Republic Conduit Manufacturing 7301 Logistics Drive Louisville, Kentucky 40258-3189 DB 9581 PG 0892

WAIVERS REQUESTED:

- A waiver is requested from Section 10.1.4.A of the Jefferson Land Development Code to reduce the required tree canopy coverage requirement for the site.
- A waiver is requested from Section 5.12.2 of the Jefferson Land Development Code to reduce the required Outdoor Amenity Area to 10% of the Office Space.

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 within the right-of-way.
- 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 drip line 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.
- All trailers must be parked on-site. Trailer parking shall not be permitted within the right-of-way.
- Verge areas within public right-of-way to be provided per Metro Public Works.
- Compatible utilities to be placed in a common trench unless otherwise required by appropriate agencies.
- All roadway and entrance intersections shall meet the requirements for landing areas as set forth by Metro Public Works.
- 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.
- Accessory structures shall be in compliance with sections 5.5.5 and 10.2.6 of the Louisville Metro Land Development Code.
- Off-street loading and refuse collection areas shall be located and screened so as not to be visible from adjacent public streets and residential uses.
- Wetland areas located on-site will be removed in accordance with an authorized USACE Section 404 permit and previously approved and fully implemented offsite mitigation plan.
- Proposed outdoor amenity area to be designed and installed concurrent with building.
- Heat Island Mitigation Measures:
 - White Thermoplastic Polyolefin Roofing
 - Concrete Pavement Adjacent to Building in Truck Court Area and Entrance Aprons.
 - Warehouse space is not conditioned. Louvers and fans will be used for 3 air changes per day and freeze protection will be provided when temperature is below 45 degrees.

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.
- Sediment-laden 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.
- Where construction or land disturbing 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 as ceased.

MSD NOTES:

- Sanitary sewer service will be provided by new property service connection and subject to applicable fees. Sewage will be treated at the DRG WQTC.
- A Downstream Sewer Capacity Request was submitted on April 11, 2016.
- The entirety of this property is located within Flood Zone X per FEMA FIRM Map No. 21111C0070E dated December 5, 2006. This area is shown as being protected from 1 percent annual flood chance by the levee.
- Stormwater detention for this development is provided through the existing management plan for the Riverport Development.
- The final design of this project shall meet applicable MS4 water quality regulations established by MSD. Site layout may change at the design phase to facilitate final selection and proper sizing of best management practices.
- Prior to any construction activities on the site, an EPSC Plan shall be provided to MSD for approval.
- Drainage patterns depicted by arrows (⇒) are for conceptual purposes only and will be refined during the construction plan design phase in accordance with MSD requirements.

LEGEND:

SAN	Existing Sanitary
STM	Existing Storm
SAN	Proposed Sanitary
STM	Proposed Storm
⇒	Drainage Pattern
---	Future Sanitary
⊙	Carpool Parking

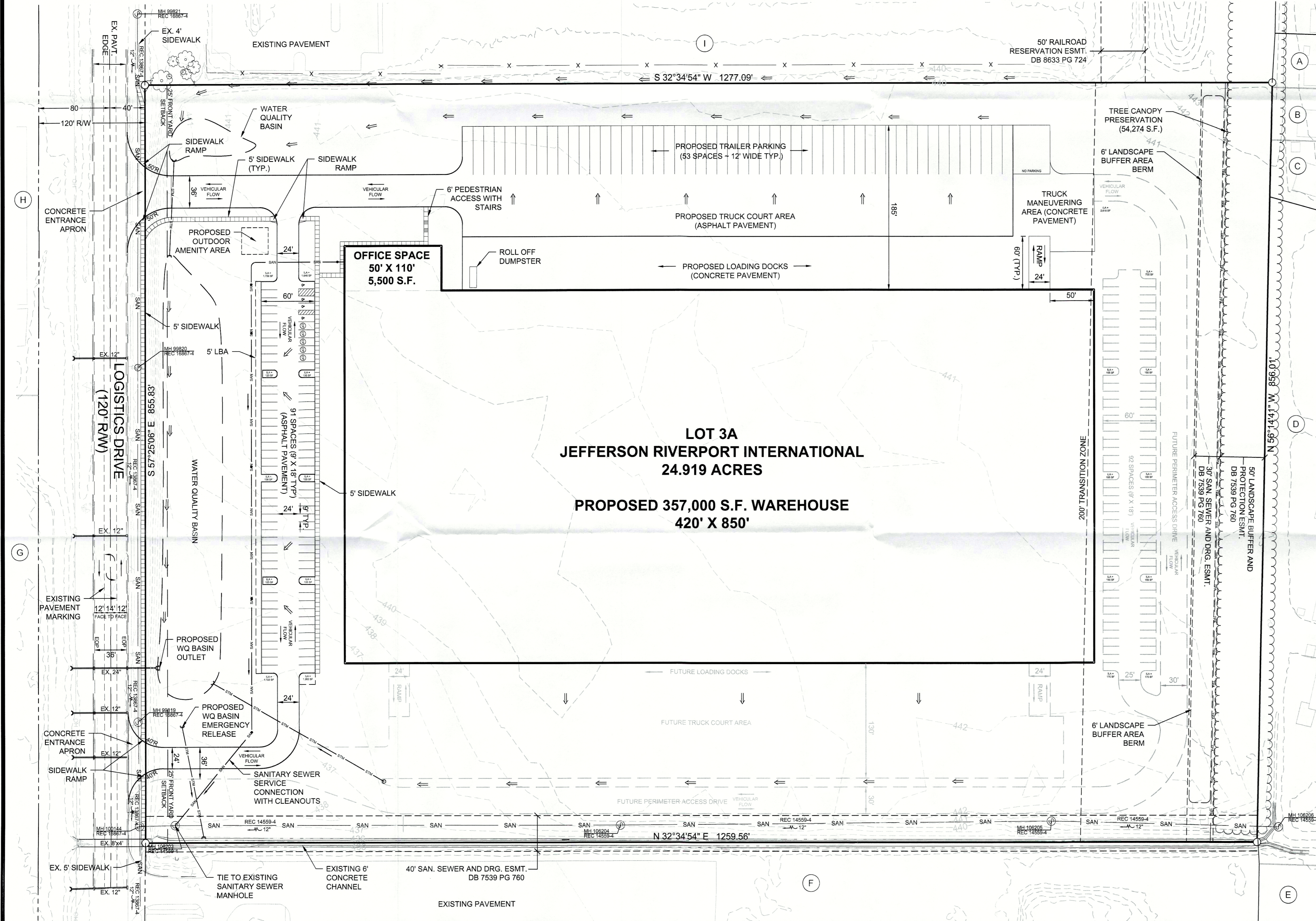
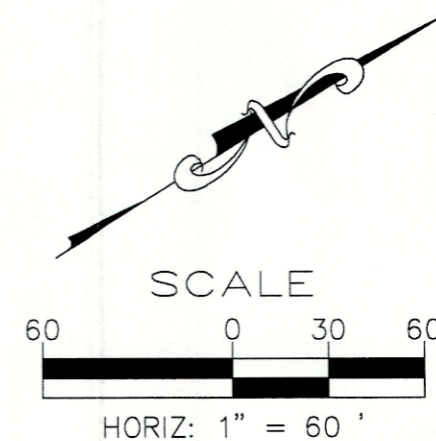
Owner:
Louisville & Jefferson County
Riverport Authority
6900 Riverport Drive
Louisville, KY 40258

Developer:
Panitoni Development Company
35 Music Square East, Suite 301
Nashville, TN 37203

Engineer:
Strand Associates, Inc.
1525 Bull Lea Road, Suite 100
Lexington, KY 40503

Site Address:
7251 Logistics Drive
Louisville, KY 40258
TaxBlock 1023, Lot 69 Tract 3-2
DB 8633 PG 721

Council District - 1
Fire Protection District - Pleasure Ridge Park
Municipality - Louisville
WM # 11353



DETAILED DISTRICT DEVELOPMENT PLAN FOR JEFFERSON RIVERPORT INTERNATIONAL LOT 3A

7251 LOGISTICS DRIVE

PROJECT TAHOE

WAREHOUSE AND TRUCKING FACILITY

PANITONI DEVELOPMENT COMPANY

NASHVILLE, TN

RECEIVED
MAY 02 2016
STRAND ASSOCIATES
DESIGN SERVICES

JOB NO.
4336.003

PROJECT MGR.
SBV

STRAND ASSOCIATES®

SHEET
1