

SITE DATA

LAND USE

SITE ADDRESS: 10611 FREEPORT DRIVE 40258
 ZONING DISTRICT: EZ-1
 FORM DISTRICT: SWFD
 EXISTING USE: VACANT
 PROPOSED USE: WAREHOUSE
 EXISTING PARCEL AREA: 16.1972 ACRES
 PROPOSED PARCEL AREA: 18.13 ACRES
 TAX BLOCK & LOT: T.B. 3038, T.L. 217
 DEED BOOK & PAGE: D.B. 10354, PG. 153

PARKING CALCULATIONS

MINIMUM REQUIRED:
 1 SPACE/1.5 EMPLOYEE MAX. SHIFT 20
 MAXIMUM ALLOWED:
 1 SPACE/1 EMPLOYEE MAX. SHIFT 30
 PROPOSED PARKING: 25 SPACES (1 VAN HC)
 BIKE PARKING: 2 LONG TERM SPACES PROVIDED INDOORS

BUILDING DATA

MAX. BUILDING HEIGHT: 45'
 BUILDING FOOTPRINT: 210,000 S.F.
 GROSS FLOOR AREA: 210,000 S.F.
 FLOOR TO AREA RATIO: 0.30
 AMENITY AREA: 2,000 S.F. (1%)

FREESTANDING SIGNAGE

PERMITTED/PROPOSED HEIGHT: 12'
 PERMITTED/PROPOSED SQUARE FOOTAGE: 60 S.F.

TREE CANOPY CALCULATIONS

SITE AREA: 705,550 S.F.
 EXISTING CANOPY COVERAGE: 0%-40%
 TREE CANOPY CATEGORY: CLASS C
 TREE CANOPY PRESERVATION AREA: 8.3% (58,743 S.F.)
 NEW TREE CANOPY REQUIRED/PROPOSED: 12% (84,666 S.F.)
 89 - 3" TREES OR 118 - 2" TREES

LA/VIA CALCULATIONS

CAR VUA: 9,570 S.F.
 ILA REQUIRED (5%): 479 S.F.
 ILA PROVIDED: 766 S.F.
 ILA TREES REQUIRED: (1/4000 S.F. VUA + 25%) 2 TREES
 ILA TREES PROVIDED: MIN. 2 TREES

EPSC DATA

PROPOSED IMPERVIOUS: 437,070 S.F. (100% INCREASE)
 SENSITIVE FEATURES: STREAM, FLOODPLAIN
 HYDROLOGIC SOIL GROUP: ASSUMED C
 SOIL TYPE: URBAN LAND

WAVAR/VARIANCE REQUEST

4.8.6: TO PERMIT PAVEMENT IN STREAM BUFFER
 5.12.2: REDUCTION OF AMENITY AREA

AGENCY NOTES

MSD NOTES

1. SANITARY SEWER BY NEW PROPERTY SERVICE CONNECTIONS AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DEREK GUTHRIE WQIC.
2. DETENTION NOT REQUIRED IN RIVERPORT.
3. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
4. ACCE AND KDOV APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION APPROVAL.
5. FLOODPLAIN COMPENSATION TO BE PROVIDED ON SITE AT A RATION OF 1 TO 1.
6. ANY DEVIATIONS FROM THE GENERAL KYR10 PERMIT, INCLUDING STREAM BUFFER REQUIREMENTS, WILL REQUIRED KDOV APPROVAL.
7. LOWEST FINISHED FLOOR AND MACHINERY ELEVATION TO BE AT OR ABOVE 435.8.
8. FEMA FLOODPLAIN ELEVATION IS 432.8 AND LOCAL REGULATORY IS 434.8.
9. FLOODPLAIN COMPENSATION TO BE PROVIDED IN DOCK AREA.
10. ANY NEW OR EXISTING THROUGH DRAINAGE SHALL BE CONTAINED IN AN EASEMENT.
11. LOMAR-F SHALL BE COMPLETED POST CONSTRUCTION.

STANDARD MSD SWPPP 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
4. 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.
5. 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, POOL, SWALE OR CATCH BASIN.

EPSC NARRATIVE

INSTALL SILT FENCE ALONG NORTH, SOUTH, AND EAST PROPERTY LINES. PROTECT STORM STRUCTURES IN FREEPORT DRIVE WITH STONE BAG INLET PROTECTION.

APCD

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

HEALTH DEPARTMENT

1. ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

PDS

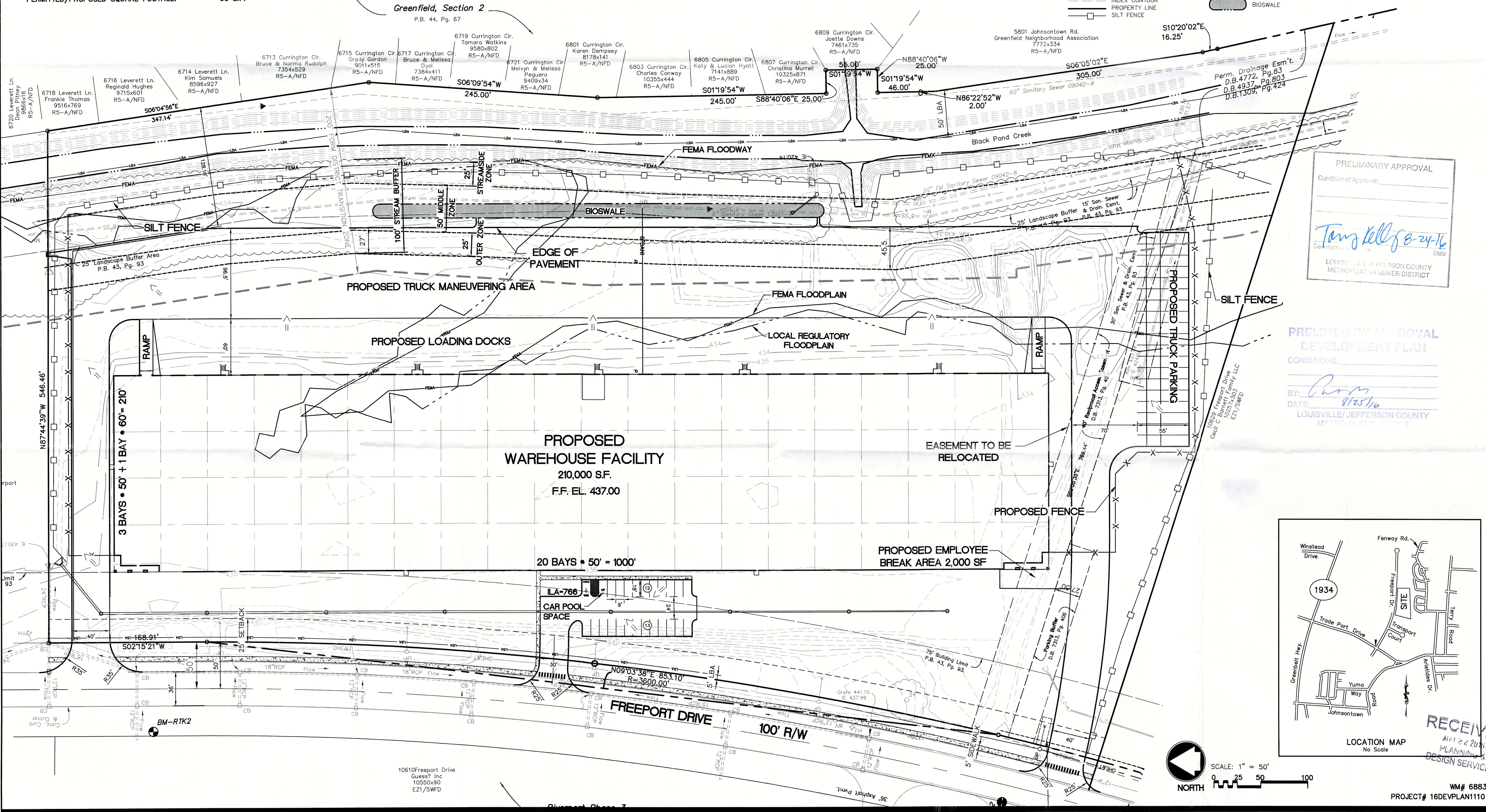
1. DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
2. ANY LOADING AND/OR REFUSE COLLECTION TO BE SCREENED AND LOCATED NOT TO BE VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL USES.

MPW

1. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL IF ANY WORK OCCURS IN THE RIGHT-OF-WAY.

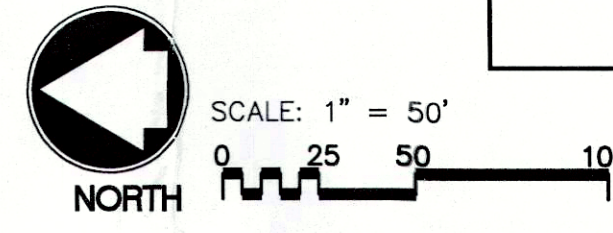
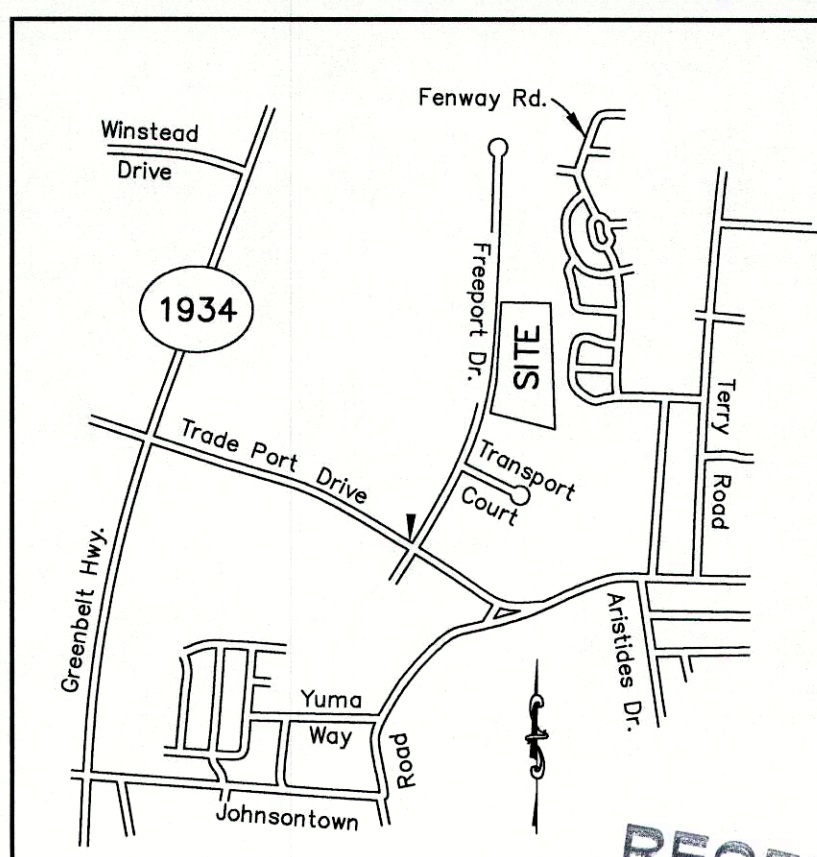
LEGEND

- X--- FENCE
- OHE--- OVERHEAD ELECTRIC
- OHT--- OVERHEAD TELEPHONE
- UGE--- UNDERGROUND ELECTRIC
- S--- STORM LINE
- S--- STORM STRUCTURE
- F--- FLOW ARROW
- S--- PROPOSED STORM LINE
- S--- PROPOSED STORM STRUCTURE
- I--- INTERMEDIATE CONTOUR
- I--- INDEX CONTOUR
- P--- PROPERTY LINE
- S--- SILT FENCE
- E--- EXISTING SANITARY SEWER
- LBA--- PROPOSED STORM LINE
- B--- BUILDING SETBACK
- F--- FORM DISTRICT TRANS. ZONE
- S--- STREAM BUFFER
- S--- SANITARY PSC FLOODPLAIN
- L--- LOCAL FLOODPLAIN
- F--- FEMA FLOODPLAIN
- F--- FEMA FLOODWAY
- B--- BIOSWALE



PRELIMINARY APPROVAL
 Condition of Approval:
 Date: 8-24-16
 Louisville & Jefferson County
 Metro Planning & Development Department

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS:
 BY: [Signature]
 DATE: 8/25/16
 LOUISVILLE/JEFFERSON COUNTY
 METRO PLANNING & DEVELOPMENT



Engineering

Planning

1046 E. Chestnut Street, Louisville, Kentucky 40204

Phone: 502-585-2222 Fax: 502-581-1446 Internet: www.dfw.com

Kentucky - Indiana - Tennessee

Algood Food Company

Detailed District Development Plan

10611 Freeport Drive

Louisville, Kentucky 40258

Cecil C. Benette Family, LLC

7401 Trade Port Drive

Louisville, Kentucky 40268

REV #	DATE	DESCRIPTION
1	08/08/16	Agency Revisions
2	08/22/16	Agency Revisions

Job No:

16309.000

Date:

May 23, 2016

Scale:

1" = 50'

Drawn By:

A. Bartley

Checked By:

A. Bartley

Drawing Title:

Algood Foods Warehouse Detailed District Development Plan

Drawing No:

1 of 1

PROJECT#

16DEVPLAN1110