

LEGEND

- EXISTING CONTOURS
- EXISTING STREETS TO REMAIN
- PROPOSED EDGE OF PAVEMENT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- RAILROAD
- EXISTING DITCH OR SWALE
- PROPOSED DITCH OR SWALE
- DRAINAGE FLOW ARROWS
- TEMPORARY CONSTRUCTION ENTRANCE
- HEAVY DUTY CONCRETE PAVING

PRELIMINARY APPROVAL

Condition of Approval:

Tony Kelly 9-14-16

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

GENERAL NOTES

- 1) SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DETAILS.
- 2) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- 3) ALL SIDEWALKS SHOWN SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS OTHERWISE NOTED.
- 4) CONCRETE WALKS AND PAVING ARE TO HAVE LIGHT BROOM FINISH.
- 5) SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE GRASS IS ESTABLISHED.
- 6) CONSTRUCTION STAKING SHALL BE DONE BY CONTRACTOR.
- 7) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0033E, DECEMBER 5, 2006)
- 8) ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- 9) MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- 10) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 11) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- 12) CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY. A DAMAGE BOND WILL BE REQUIRED FOR ANY REPAIRS NEEDED IN THE PUBLIC RIGHT-OF-WAY POST CONSTRUCTION.
- 13) 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 MANAGEMENT PRACTICES.
- 14) MSD SANITARY SEWERS AVAILABLE BY LATERAL EXTENSION, SUBJECT TO FEES & ANY APPLICABLE CHARGES. SEWAGE FROM THIS DEVELOPMENT TO BE TREATED AT THE HITE CREEK WWTG.
- 15) DETENTION IS PROVIDED AT REGIONAL BASIN FOR EASTPOINT BUSINESS PARK. DOWNSTREAM CAPACITY TO BE VERIFIED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- 16) IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- 17) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 18) ACCE AND KDOV APPROVAL REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- 19) DUMPSTERS TO BE LOCATED INSIDE BUILDINGS.
- 20) A KARST SURVEY WAS PERFORMED BY KELLY JONES ON AUGUST 18, 2016 AND NO KARST FEATURES WERE FOUND.
- 21) KPDES STANDARDS WILL BE MET AND STORMWATER CONSTRUCTION PERMIT WILL BE OBTAINED PRIOR TO CONSTRUCTION.
- 22) ALL DRIVING AREAS WILL BE A HARD, DURABLE SURFACE.

EPSC 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.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS 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 FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

EPSC CONCEPT PLAN

1. CONTRACTOR TO HOLD ONSITE MEETING WITH MSD, LAND DISTURBING SUB-CONTRACTORS AND ENGINEER PRIOR TO MOBILIZATION ON SITE.
2. INSTALL CONSTRUCTION ENTRANCES AND SILT FENCES ALONG ALL THRU DRAINS TO KEEP SILTATION FROM ENTERING THRU DRAINAGE SYSTEM.
3. INSTALL THRU DRAINAGE DIVERSION AROUND PROPOSED BUILDING PADS AND PROPOSED DRAINAGE ACROSS PROPOSED ENTRANCES. INSTALL ADDITIONAL SILT FENCING AS NECESSARY TO CONTROL SILTATION DURING BUILDING CONSTRUCTION.
4. BEGIN CONSTRUCTION ON BUILDING PADS AND PARKING AREAS. INSTALL STORM DRAINS IN PARKING AREAS AS THEY ARE CONSTRUCTED. INSTALL INLET PROTECTION AT CATCH BASINS ONCE GRADING IS SUCH THAT THEY WILL ACCEPT STORM DRAINAGE INTO GRATES.
5. COMPLETE BUILDINGS AND TRUCK DOCK AREA BETWEEN BUILDINGS. INSTALL CURBS AND PAVE SITE.
6. PROVIDE LANDSCAPING, SEEDING AND SOD PER APPROVED LANDSCAPE PLAN. REMOVE EROSION CONTROLS FROM SITE AFTER VEGETATION IS ESTABLISHED.

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN ON THIS DOCUMENT HAVE NOT BEEN PRECISELY LOCATED BY EXCAVATION METHODS. SUB-SURFACE UTILITIES HAVE BEEN MAPPED FROM APPARENT SURFACE FEATURES AND INFORMATION FROM EXISTING PUBLIC RECORD DRAWINGS. FEATURES NOT IDENTIFIABLE UPON THE GROUND OR WITHIN CLOSE PROXIMITY OF THE PUBLIC UTILITY OF RECORD ARE NOT TO BE CONSIDERED ACCURATE FOR CONSTRUCTION PURPOSES, EVEN THOUGH THEIR POSITIONS MAY BE SCALED CLOSELY UPON THE MAP. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

(KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123)

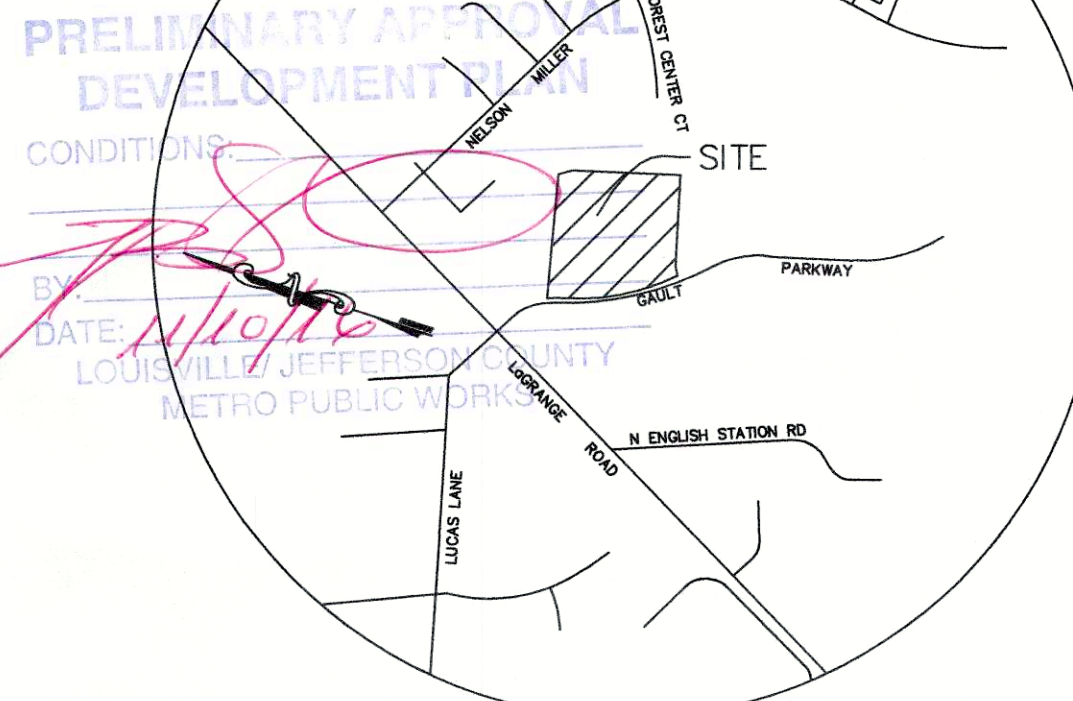
OAKLAND 2600 2700, LLC
PO BOX 6449
LOUISVILLE, KY 40206-0449
D.B. 8954 PG. 700

MELBOURNE PLAZA, LLC
4010 COLLINS LANE
LOUISVILLE, KY 40245-1844
D.B. 7368 PG. 568

M & P COLLECTIONS, INC.
2401 STANLEY GAULT PKWY
LOUISVILLE, KY 40223-5187
D.B. 9970 PG. 399

WESTPORT INDUSTRIAL CENTER
7410 NEW LA GRANGE RD, STE100
LOUISVILLE, KY 40222
D.B. 6801 PG. 574

VICO LOUISVILLE, LLC
41555 ANN ARBOR RD E
PLYMOUTH, MI 48170-4300
D.B. 7125 PG. 105



LOCATION MAP
NO SCALE

SITE DATA

AREA:	20.4 ACRES
ZONING:	PEC
FORM DISTRICT:	SUBURBAN WORKPLACE
ADJACENT ZONING:	PEC
ADJACENT FORM DISTRICT:	SUBURBAN WORKPLACE
EXISTING USE:	VACANT
PROPOSED USE:	INDUSTRIAL
FAR:	.37
BLDG. HEIGHT:	50'

LOT STANDARDS/ YARD REQUIREMENTS

MIN LOT SIZE, DEPTH & WIDTH: NONE
FRONT AND STREET-SIDE SETBACK: 25' ALONG
FRONTAGE ON PUBLIC STREETS AND PRIVATE ACCESS
EASEMENTS PROVIDING PRIMARY ACCESS.

PARKING REQUIREMENTS

EMPLOYEES ON 1ST SHIFT	420
EMPLOYEES ON 2ND SHIFT	280
MIN. PARKING REQUIRED (1/1.5 EMPLOYEES ON 1ST & 2ND SHIFT)	467 SPACES
MAX. PARKING ALLOWED (1/EMPLOYEE ON 1ST & 2ND SHIFT)	700 SPACES
PARKING PROVIDED* (INCLUDING 15 H.C./ADA SPOTS & 5 CARPOOL SPOTS)	573 SPACES
BICYCLE PARKING REQUIRED	
SHORT TERM	NOT REQUIRED
LONG TERM**	14
**LONG TERM BIKE PARKING INSIDE STRUCTURES.	

ILA CALCULATIONS

PASSENGER VUA AREA:	183,055 SF
ILA REQUIRED (7.5%):	13,729 SF
ILA PROVIDED:	18,151 SF
TREES REQUIRED:	46 TREES
LOADING VUA AREA:	149,195 SF
(NO ILA REQUIRED PER LDC 10.2.12)	

TREE CANOPY CALCULATIONS

SITE AREA:	886,269 SF
EXISTING TREE CANOPY:	0 SF
EXISTING TREE CANOPY TO BE PRESERVED:	0 SF
TREE CANOPY REQUIRED:	177,254 SF (20%)
TREE CANOPY PROVIDED:	177,600 SF (20%)
185 - 3" CAL. TYPE 'A' TREES @ 960 SF EA.	

IMPERVIOUS CALCULATIONS

SITE AREA:	886,269 SF
EXISTING IMPERVIOUS AREA:	0 SF
PROPOSED IMPERVIOUS AREA:	657,190 SF
(234,873 SF PERVIOUS)	

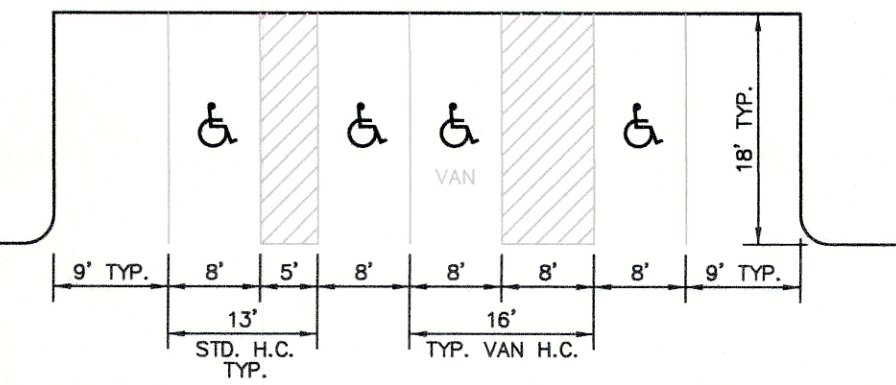
LOADING BERTH CALCULATIONS

TOTAL BUILDING FLOOR AREA:	324,940 SF
REQUIRED BERTHS:	5-6
(2 PLUS 1 FOR EACH ADDITIONAL 90,000 SF OR PORTION THEREOF)	
PROVIDED BERTHS:	96

WAIVER REQUEST

1. WAIVER OF LDC 5.12.2 TO PROVIDE ONLY A PORTION OF THE REQUIRED AMENITY AREA FOR THE PROJECT. THE AMENITY AREA PROVIDED ON THIS PLAN IS EQUAL TO 10% OF THE OFFICE AREA SQUARE FOOTAGE PLUS 1% OF WAREHOUSE, RATHER THAN 10% OF THE ENTIRE BUILDING AREA AS FOLLOWS:

PROPOSED REQUIRED AMENITY AREA:	3,699 SF
OFFICE (10%): 5,000SF x .10= 500SF	
WAREHOUSE (1%): 324,940SF - 5,000SF = 319,940SF x .01= 3,199SF	
PROPOSED AMENITY AREA:	3,723 SF



TYPICAL PARKING SPACES
NO SCALE

RECEIVED

SEP 09 2016
PLANNING &
DESIGN SERVICES

CASE #16DEVPLAN1147
RELATED CASE# 09-094-97, 09-005-89
TAX BLOCK 15, LOT 286
D.B. 8887, PG. 51

WM# 11456

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202
(502) 894 - 6271



REVISED DEVELOPMENT PLAN

EASTPOINT BUSINESS PARK
2501 STANLEY GAULT PARKWAY
LOUISVILLE, KY 40223

OWNER/ DEVELOPER:
OAKLAND LTD. PARTNERSHIP
P.O. BOX 6449
LOUISVILLE, KY. 40206

SHEET TITLE:

PROJECT TITLE:

JOB NO. 2041-BOL

SCALE: 1"=60'

DATE: 7/11/16

DRAWING NO:

1

SHEET 1 OF 1

16 DEVPLAN1147