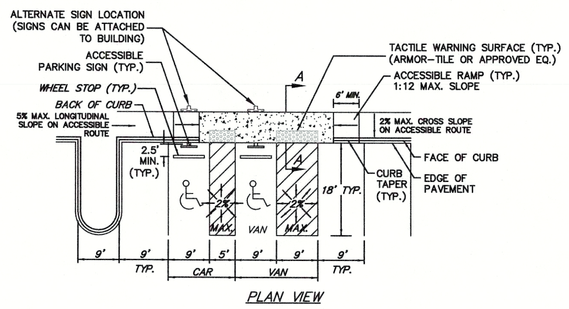
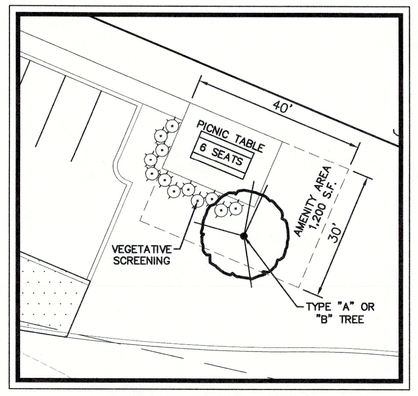


PLAN VIEW

TYPICAL ACCESSIBLE PARKING SPACES

NO SCALE



AMENITY AREA DETAIL

SCALE: 1" =20'

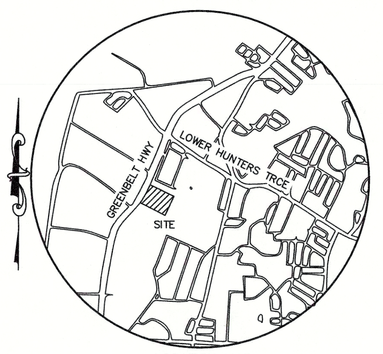
PRELIMINARY APPROVAL
Condition of Approval:
Development Review
4-24-19
Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY:
DATE: 04/25/19
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

APPROVED:
LOUISVILLE METRO PLANNING COMM.
DATE 4/25/19
BY

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING CATCH BASIN & YARD DRAIN W/PIPE
- EXISTING HEADWALL W/PIPE
- EXISTING FLOODPLAIN
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED SLOPED & FLARED HEADWALL W/PIPE
- LIMITS OF DISTURBANCE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED DRAINAGE ARROW
- REVISED TREE LINE
- WETLANDS
- TRANSITION ZONE
- FORM DISTRICT



LOCATION MAP

NO SCALE

SITE DATA:

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	EZ1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	WAREHOUSE/DISTRIBUTION
TOTAL LAND AREA	26.43± AC.
BUILDING AREA	
OFFICE	12,000 ± S.F.
DOCK/TRANSFER AREA	302,500 ± S.F.
TOTAL	314,500 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.27
BUILDING HEIGHT (MAX. 45')	≤45'
PARKING REQUIRED	167–260
OFFICE	
MINIMUM (1 SPACE/350 S.F.)	34 SPACES
MAXIMUM (1 SPACE/200 S.F.)	60 SPACES
200 WAREHOUSE EMPLOYEES	
MINIMUM (1 SPACE/1.5 EMPLOYEES)	133 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEE)	200 SPACES
PARKING PROVIDED	
CAR PARKING (INCLUDES 7 HDCP & 5 CARPOOL SPACES)	231 SPACES
TRACTOR TRAILER PARKING	45 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	8 SPACES
OFFICE	
LONG TERM	2 SPACES
SHORT TERM	2 SPACES
WAREHOUSE	
LONG TERM (PROVIDED INSIDE BUILDING)	4 SPACES
SHORT TERM	0 SPACES

LANDSCAPE DATA:

V.U.A.	
LOADING/MANEUVERING & STORAGE	117,333± S.F.
EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	105,788± S.F.
TOTAL V.U.A.	223,121± S.F.
I.L.A. REQUIRED* (7.5%/5% X VUA)	7,934 S.F.
I.L.A. PROVIDED	8,737± S.F.
*N.I.C. LOADING/MANEUVERING & STORAGE AREAS	

TREE CANOPY DATA:

GROSS SITE AREA	1,151,249± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	1,151,249± S.F. (100%)
EXISTING TREE CANOPY TO BE PRESERVED	351,576± S.F. (30%)
TOTAL TREE CANOPY REQUIRED	172,687± S.F. (15%)
TOTAL TREE CANOPY PROVIDED	347,478± S.F. (30%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	537,621± S.F.

GENERAL NOTES:

1. DOMESTIC WATER SUPPLY:
   SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
   A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED:
   CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
6. ALL SIGNAGE, IF PROPOSED, SHALL COMPLY WITH CHAPTER 8 OF THE LDC.
7. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO SHINE IN THE EYES OF DRIVERS OR TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
8. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
10. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
12. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BE THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
13. WHEEL STOPS OR PROTECTIVE CURBING SHALL BE PROVIDED AS REQUIRED PER 9.1.12.C OF THE LDC

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
   DETENTION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES OR INCREASED RUN OFF VOLUME SHALL BE PROVIDED ONSITE BELOW FLOODPLAIN ELEVATION. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. EROSION AND SILT CONTROL:
   A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
5. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0070E).
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
7. ACOE AND KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
8. MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
9. ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ONSITE AT A RATIO OF 1.5 TO 1.

PUBLIC WORKS and KTC NOTES:

1. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
2. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
6. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
7. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
8. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE DRAINAGE AREA OR RUNOFF FACTORS IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDRAULIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUESTS TO ALTER DRAINAGE ON A RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
9. METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.
10. CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL BY METRO PUBLIC WORKS.
11. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
12. DESIGN OF ACCESS TO STATE HIGHWAY SHALL COMPLY WITH KYTC STANDARD DRAWING.
13. UPON FUTURE DEVELOPMENT OF PARCELS TO THE SOUTH, SOUTHERN MOST ENTRANCE TO PROPOSED DEVELOPMENT (7001 GREENBELT HIGHWAY) SHOULD BE REMOVED AND CONNECT TO FUTURE DEVELOPMENT THROUGH A SHARED ACCESS DRIVE AND CREATE A SHARED ENTRANCE AT THE SIGNALED INTERSECTION OF RIVERPORT DRIVE AND GREENBELT HIGHWAY.

WAIVER REQUESTS:

1. A WAIVER OF 10.2.4 OF THE LDC IS REQUESTED TO OMIT THE 50' LBA AND ITS REQUIRED SCREENING/PLANTINGS ALONG THE SOUTHERN PROPERTY LINE AND PROVIDE A 15' SETBACK IN ITS PLACE.
2. A WAIVER OF 10.2.4 OF THE LDC IS REQUESTED TO OMIT THE 35' LBA AND ITS REQUIRED SCREENING/PLANTINGS ALONG THE WESTERN PROPERTY LINE AND PROVIDE A 30' PARKWAY BUFFER IN ITS PLACE.

CASE # 19DEVPLAN1015
RELATED CASE #16ZONE1072
MSD WM #11518

GRAPHIC SCALE 1"=60'
0 15 30 60 120

RECEIVED
APR 18 2019
PLANNING & DESIGN SERVICES

Revisions	
2/19/19	REVISIONS PER AGENCY COMMENTS
3/4/19	REVISIONS PER AGENCY COMMENTS
4/18/19	REVISIONS PER DRC HEARING COMMENTS

Vertical Scale: N/A

Horizontal Scale: 1"=60'

Date: 1/18/19

Job Number: 3567

Sheet 1 of 1

MINDEL SCOTT
LANDSCAPE ARCHITECTURE
PLANNING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 ▶ MindelScott.com

DEVELOPER
SUMMIT CONSTRUCTION
4852 CRITTENDEN DRIVE
LOUISVILLE, KY 40209

OWNER
EAGLE POINTE CO, LLC
1469 SOUTH FOURTH STREET
LOUISVILLE, KY 40208

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
GREENBELT HIGHWAY WAREHOUSE
7001 GREENBELT HIGHWAY
LOUISVILLE, KENTUCKY 40258
T.B. 1023 LOT: 1
D.B. 10732 PG. 359

19Devplan 1015

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