

SITE DATA

GROSS SITE AREA: 11.214 AC. (488,482 SF.)
FORM DISTRICT: SUBURBAN WORKPLACE
ZONING: EZ1
EXISTING SITE USE: MANUFACTURING, STORAGE, RETAIL
PROPOSED SITE USE: MANUFACTURING, STORAGE, RETAIL
TAX BLOCK: 3038
LOT NUMBERS: 201, 202, 204, 205 & 206
MAXIMUM BUILDING HEIGHT: 50'
EXIST FLOOR AREA: 42,319 S.F.
PROPOSED FLOOR AREA: 45,953 S.F. (720 S.F. OFFICE, 45,233 WAREHOUSE)
TOTAL FLOOR AREA: 88,272 S.F.
PROPOSED FLOOR AREA RATIO (FAR): 88,272/488,482 = 0.18
WASTEWATER TREATMENT PLANT: DRG

PARKING CALCULATIONS

ESTIMATED NUMBER OF EMPLOYEES (COMBINED 1ST AND 2ND SHIFTS): 40
1 PARKING SPACE PER 1.5 EMPLOYEE = 25 SPACES (MINIMUM)
1 PARKING SPACE PER 1 EMPLOYEE 40 SPACES (MAXIMUM)
36 SPACES PROVIDED INCLUDING 6 HANDICAPPED SPACES
BICYCLE PARKING: 1 LONG TERM SPACE PER 50 EMPLOYEES, 2 MINIMUM, REQ'D
2 SHORT TERM SPACES REQUIRED
FACILITY HAS A MAXIMUM OF 40 EMPLOYEES. LESS THAN 50
2 LONG TERM BIKE SPACES AND 2 SHORT TERM BIKE SPACES ARE REQUIRED
ONE BIKE RACK PROVIDING A MINIMUM OF 4 SPACES WILL BE PROVIDED

IMPERVIOUS AREA CALCS

EXIST IMPERVIOUS AREA = 198,544 S.F. (INCLUDES BLDGS)
PROP. INCREASE IN IMPERVIOUS AREA = 49,869 S.F. (INCLUDES BLDG)
TOTAL IMPERVIOUS AREA = 248,413 S.F. (INCLUDES BLDGS)
TOTAL GRAVELLED AREA = 141,953 S.F.

LOADING DOCKS

LOADING DOCKS REQUIRED: 2
LOADING DOCKS PROVIDED: 2 (10'x65' EACH)
1 (10'x40')

RELATED CASES

9-58-96
9-58-96 W

GENERAL NOTES

- CONSTRUCTION PLANS, BOND, AND ENCROACHMENT PERMITS ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL FOR ANY WORK IN METRO PUBLIC WORKS RIGHT-OF-WAY.
- AN ADDITIONAL 45,953 SF OF BUILDING ADDITION IS PROPOSED ON THIS DEVELOPMENT PLAN REVISION AND CONSOLIDATION LOT 201 INTO THE PLAN. THE TWO PARCELS SHOWN ON THIS PLAN WILL BE CONSOLIDATED INTO ONE PARCEL PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION CABINET'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, UNLESS OTHERWISE SHOWN.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES SHOWN IN THE RIGHT OF WAY ARE APPROXIMATE. THE LOCATION OF UNDERGROUND UTILITIES ON SITE ARE NOT KNOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND TO COORDINATE WITH UTILITY COMPANIES.
- ALL OUTDOOR LIGHTING SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES AND SHALL CONFORM TO THE LAND DEVELOPMENT CODE.
- NO ADDITIONAL SIGNAGE IS PROPOSED FOR THIS PROJECT.
- THERE IS NOT ANY PROPOSED STORM SEWER PIPE ANTICIPATED FOR THIS PROJECT. ANY DAMAGED PIPE THAT IS REPLACED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE REPLACED IN KIND OR A MIN. OF 12 INCHES IN DIAMETER.
- THE CONTRACTOR SHALL SLOPE ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE.
- THE PROPOSED WORK IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN ZONE, AS DEPICTED ON THE PLAN.
- PER SECTION 10.1.2.B.1 OF THE LAND DEVELOPMENT CODE, THIS PROJECT WILL REQUIRE ADDITIONAL TREE CANOPY. THIS HAS BEEN NOTED ON THIS PLAN.
- PER SECTION 10.2.2.A OF THE LAND DEVELOPMENT CODE, THIS PROJECT IS SUBJECT TO ADDITIONAL LANDSCAPE REQUIREMENTS. THIS WILL BE ADDRESSED DURING SUBMITTAL OF A REQUIRED LANDSCAPING PLAN PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THE PROPOSED PROJECT IS REMOVING SOME EXISTING VUA FOR THE PROPOSED NEW BUILDING AND ADDING NEW VUA AND PARKING AREA. ILA FOR THE NEW PARKING AREA IS BEING PROVIDED. THE REMAINING NEW VUA IS WITHIN AN ENCLOSED AREA AND ILA IS NOT REQUIRED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST 6 INCHES AND 6 INCHES WIDE WILL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES PER LDC 9.1.12.C.
- DUMPSTERS SHALL BE SCREENED PER LDC CHAPTER 10 REQUIREMENTS.
- NO ADDITIONAL TRUCK OR VEHICLE TRAFFIC IS ANTICIPATED TO BE CREATED BY THE PROPOSED CONSTRUCTION DEPICTED ON THIS PLAN.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- 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.
- SITE IS SUBJECT TO REGIONAL FACILITY FEE IN LIEU OF ONSITE DETENTION. VERIFICATION OF DOWNSIDE STORM WATER CAPACITY REQUIRED TO BLACK POND CREEK PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.

EROSION PREVENTION & SEDIMENT CONTROL

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.

TREE CANOPY CALCULATIONS

GROSS SITE AREA: 11.214 AC (488,482 SF)
EXISTING TREE CANOPY: 0-40%
TOTAL TREE CANOPY REQUIRED: 20%, 97,696 SF
EXISTING TREE CANOPY TO BE PRESERVED: 70,750 SF
ADDL. TREE CANOPY REQUIRED (CLASS C): 26,946 SF
TOTAL TREE CANOPY PROVIDED: 97,700 SF

STREET TREES

REQUIRED FOR TRADE PORT DRIVE: 10
REQUIRED FOR JOHNSONTOWN ROAD: 18
TOTAL STREET TREES REQUIRED: 28
STREET TREES PROVIDED: 28 TYPE A

ILA CALCULATIONS

PASSENGER VUA AREA: 23,827 SF
ILA REQUIRED (7.5%): 1,787 SF
ILA PROVIDED (10.7%): 2,508 SF
LOADING/ENCLOSED AREA VUA: 130,505 SF
(NO ILA REQUIRED PER LDC 10.2.12)

ILA AREA (SF) USED FOR REQ.

	EXIST	NEW	TOTAL
A	171	N/A	
B	292	292	
C	133	N/A	
D	297	297	
E	171	N/A	
F	172	N/A	
G	315	315	
H	290	290	
I	331	331	
J	678	678	
K	305	305	
TOTAL PROVIDED	2,508		

EROSION CONTROL LEGEND

- STONE BAG INLET PROTECTION EF-03-01
- SILT FENCE EF-09-01
- STABILIZED CONSTRUCTION ENTRANCE ER-01-01

CONSOLIDATION DESCRIPTION

BEING A TRACT OF LAND LYING IN THE SOUTHWESTERN PORTION OF METRO LOUISVILLE, KENTUCKY, ON THE NORTHWESTERLY SIDE OF JOHNSONTOWN ROAD AND SOUTHWESTERLY SIDE OF TRADE PORT DRIVE IN RIVERPORT PHASE III SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE LINE COMMON TO TRACTS 201 AND 204 AS SHOWN ON THE PLAT OF RIVERPORT PHASE III, A PLAT OF RECORD IN PLAT BOOK 43, PAGE 93 IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY, WITH THE NORTHWESTERLY LINE OF JOHNSONTOWN ROAD; THENCE WITH SAID NORTHWESTERLY LINE SOUTH 73 DEGREES 41 MINUTES 20 SECONDS WEST 62.18 FEET AND WITH A CURVE TO THE LEFT HAVING A RADIUS OF 555.00 FEET, THE CHORDS OF WHICH MEASURE SOUTH 64 DEGREES 49 MINUTES 48 SECONDS WEST 170.94 FEET AND SOUTH 49 DEGREES 22 MINUTES 14 SECONDS WEST 127.59 FEET TO AN IRON PIN IN SAME; THENCE CONTINUING WITH SAID NORTHWESTERLY LINE AND WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2612.97 FEET THE CHORD OF WHICH MEASURES SOUTH 40 DEGREES 35 MINUTES 25 SECONDS WEST 198.77 FEET TO AN IRON PIN IN SAME; THENCE CONTINUING WITH SAID NORTHWESTERLY LINE SOUTH 38 DEGREES 24 MINUTES 38 SECONDS WEST 81.04 FEET TO AN IRON PIN AT ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF SAID RIVERPORT PHASE III; THENCE WITH SAME NORTH 34 DEGREES 01 MINUTE 44 SECONDS WEST 768.94 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF TRACT 207 AS SHOWN ON SAID PLAT; THENCE WITH SAID SOUTH LINE NORTH 55 DEGREES 58 MINUTES 16 SECONDS EAST 284.90 FEET TO AN IRON PIN AT ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF FREEDPORT COURT; THENCE WITH SAID SOUTHWESTERLY LINE AND WITH A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, THE CHORD OF WHICH MEASURES SOUTH 89 DEGREES 18 MINUTES 07 SECONDS EAST 123.28 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF TRACT 203 AS SHOWN ON SAID PLAT; THENCE WITH SAME SOUTH 54 DEGREES 34 MINUTES 29 SECONDS EAST 306.62 FEET TO AN IRON PIN AT ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID TRACT 203; THENCE WITH SAME NORTH 35 DEGREES 25 MINUTES 31 SECONDS EAST 302.65 FEET TO AN IRON PIN AT ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF TRADE PORT DRIVE; THENCE WITH SAID SOUTHWESTERLY LINE SOUTH 54 DEGREES 34 MINUTES 29 SECONDS EAST 250.00 FEET TO AN IRON PIN, CORNER OF LOT 201; THENCE CONTINUING WITH THE SOUTHWESTERLY LINE OF TRADE PORT DRIVE SOUTH 54 DEGREES 34 MINUTES 29 SECONDS EAST 201.46 FEET TO AN IRON PIN AT THE INTERSECTION OF JOHNSONTOWN ROAD; THENCE CONTINUING WITH A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET WITH A CHORD BEARING OF SOUTH 11 DEGREES 42 MINUTES 24 SECONDS EAST WITH A DISTANCE OF 43.64 FEET TO AN IRON PIN IN THE WEST RIGHT OF WAY OF JOHNSONTOWN ROAD; THENCE WITH THE WEST RIGHT OF WAY OF JOHNSONTOWN ROAD ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET WITH A CHORD BEARING OF SOUTH 54 DEGREES 19 MINUTES 17 SECONDS WEST WITH A DISTANCE OF 198.98 FEET TO AN IRON PIN; THENCE CONTINUING WITH THE SAME SOUTH 73 DEGREES 41 MINUTES 20 SECONDS WEST A DISTANCE OF 117.77 FEET TO AN IRON PIN BEING THE SOUTH CORNER OF LOT 201 AND THE POINT OF BEGINNING, CONTAINING 11.214 ACRES.

SITE ADDRESS

10711 FREEDPORT CT.
LOTS 202, 204, 205 & 206
BLOCK 3038
LOUISVILLE, KY. 40258

OWNER & DEVELOPER

T J MARK, LLC
924 BAXTER AVE.
LOUISVILLE, KY. 40204

RECEIVED

5841 JOHNSONTOWN ROAD
LOT 201
BLOCK 3038
LOUISVILLE, KY. 40258

SEP 30 2020

WM#9091

PLANNING & DESIGN
SERVICES

REVISED DISTRICT DEVELOPMENT PLAN
10711 FREEDPORT CT. & 5841 JOHNSONTOWN RD.
MARCH 2, 2020

0 1" 2" FILENAME DP.dwg
SCALE 1" = 60'

SHEET

DP

20-DR 0016