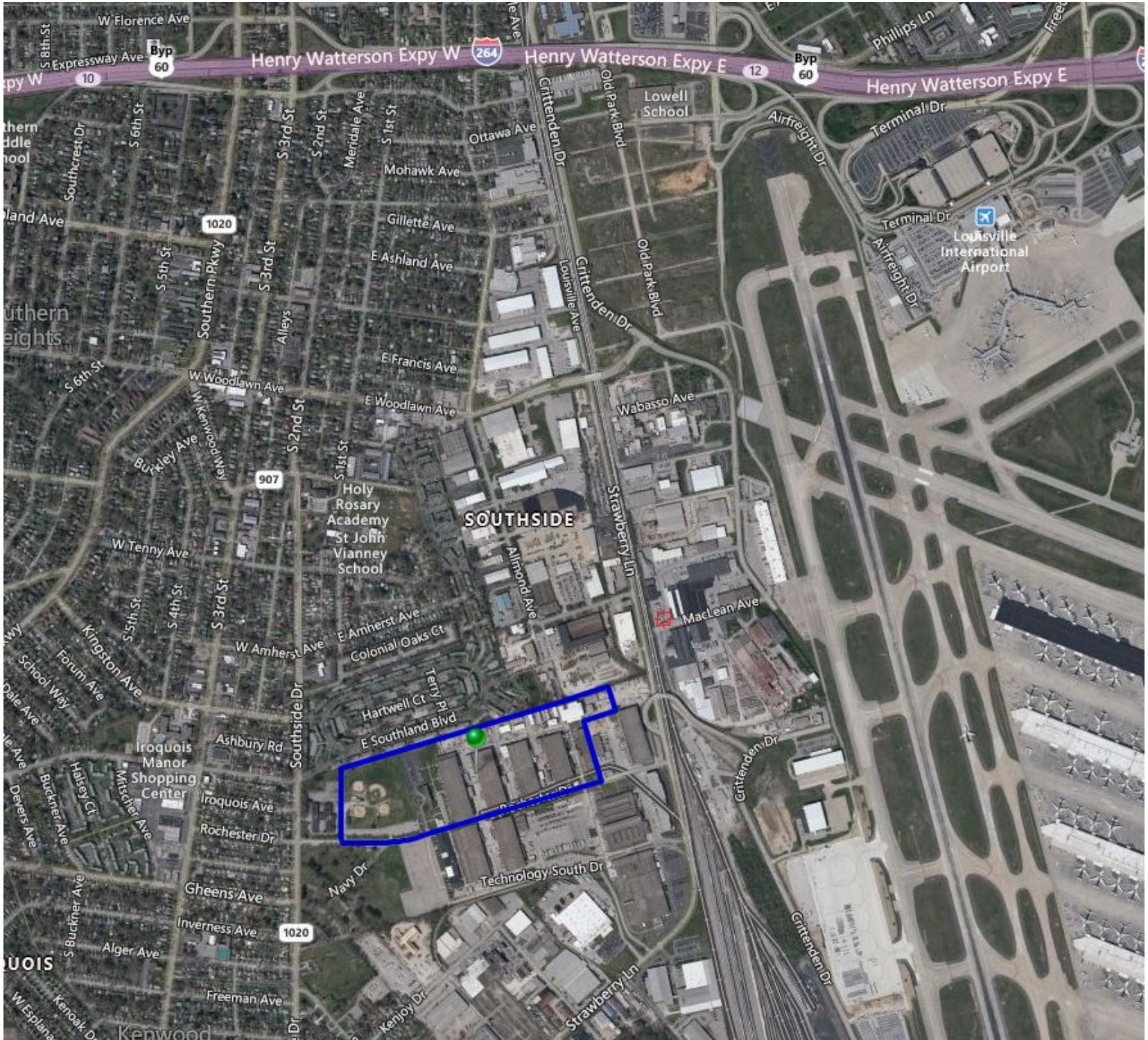
BAE Systems Expansion

Development Review Committee
October 14, 2020

Vicinity Map

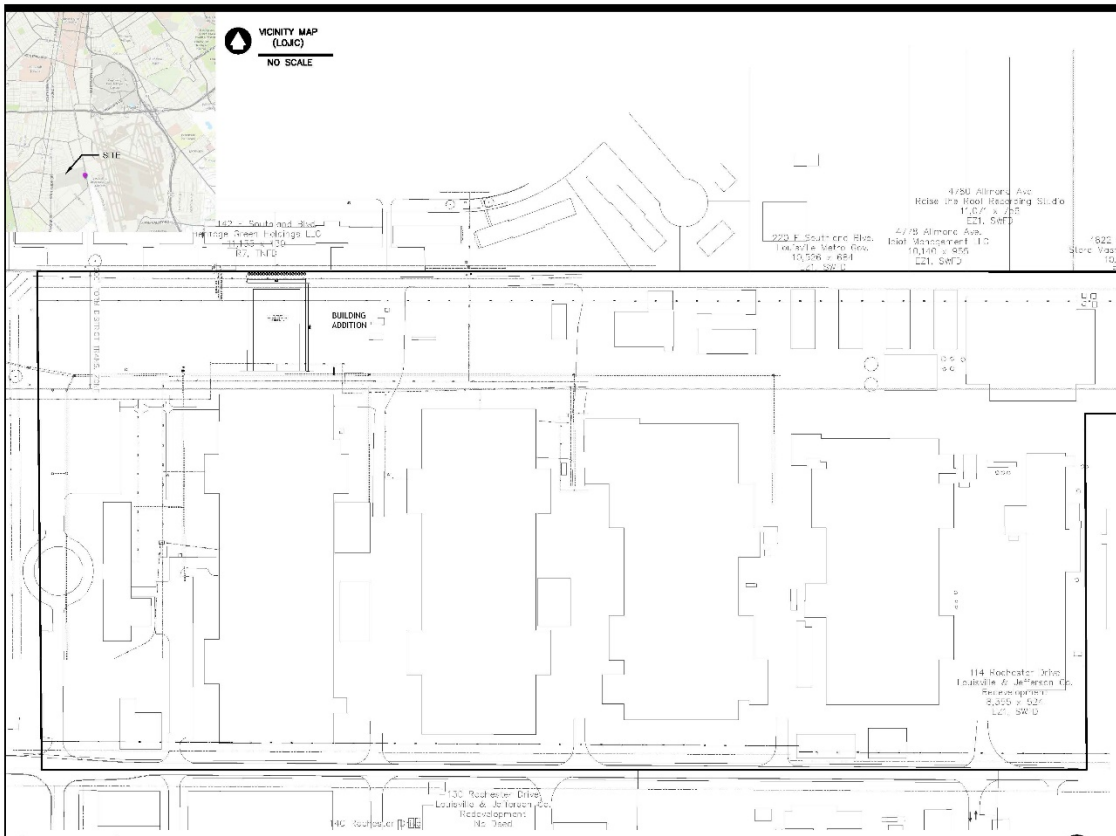


north

Airport Industrial Center

north

Development Plan



OVERALL PROPERTY PLAN

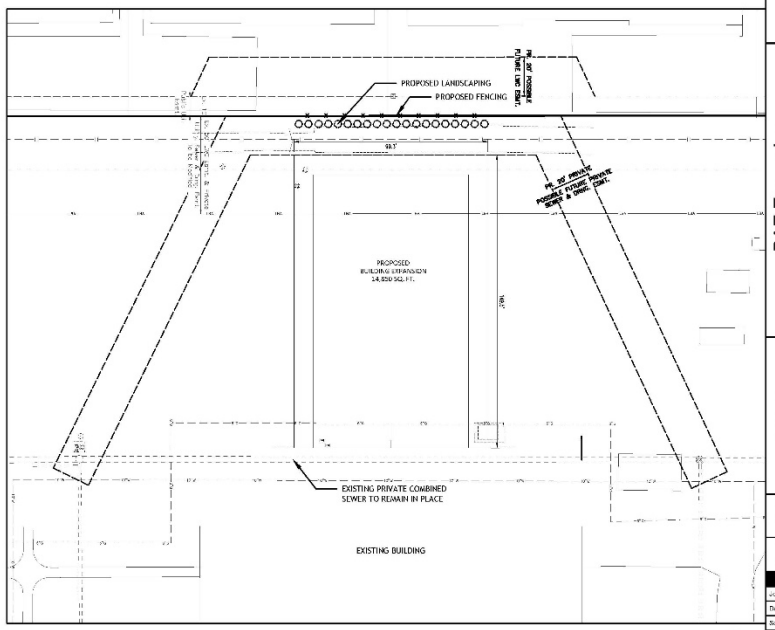
0 50 100
1 INCH = 100 FT.

LEGEND

- 69 — CONTOUR
- PROPERTY BOUNDARY
- SETBACK
- LBA — LANDSCAPE BUFFER AREA
- <== DRAINAGE ARROW
- EX. COMBINED SEWER
- EX. CATCH BASIN

WAIVER REQUESTED

5.5.4.B.1: WAIVER OF 30' OF 50' REQUIRED FORM DISTRICT LBA
5.7.1.B.3.c/10.2.4: WAIVER OF 15' OF REQUIRED 35' PERIMETER LBA



ENLARGED BUILDING ADDITION PLAN

0 15 30
1 INCH = 30 FT.

SITE DATA

LAND USE

SITE ADDRESS:	105 ROCHESTER DRIVE
TAX BLOCK & LOT:	T.B. 59P T.L. 2
EXISTING ZONING DISTRICT:	EZ-1
EXISTING FORM DISTRICT:	SWFD
EXISTING USE:	WAREHOUSE & PARKING
PROPOSED USE:	PARKING
EXISTING PARCEL AREA:	36.53 ACRES (1,591,247 S.F.)
DEED BOOK & PAGE:	8355 x 524

BUILDING DATA

PROPOSED BUILDING HEIGHT:	40'
PROPOSED BUILDING FOOTPRINT/GFA:	14,850 S.F.
EXISTING BUILDING FOOTPRINT/GFA:	606,255 S.F.
TOTAL PROPOSED BUILDING FOOTPRINT/GFA:	621,105 S.F.
PROPOSED FLOOR TO AREA RATIO:	0.39
AMENITY AREA REQUIRED (10% OFFICE SPACE):	500 S.F.

PARKING CALCULATIONS

MINIMUM REQUIRED (1/1.5 EMPLOYEES MAIN + 2ND SHIFT):	300 SPACES
MAXIMUM PERMITTED 1/1 EMPLOYEES MAIN + 2ND SHIFT):	450 SPACES
EXISTING PARKING:	347 SPACES
BIKE PARKING PROVIDED:	2 LONG TERM PROVIDED INDOORS

TREE CANOPY AND OPEN SPACE CALCULATIONS
NOT REQUIRED AS BUILDING EXPANSION/IMPERVIOUS INCREASE IS LESS THAN 20%

ILA/VUA CALCULATIONS
NOT REQUIRED AS BUILDING EXPANSION/IMPERVIOUS INCREASE IS LESS THAN 20%

EPSC DATA

EXISTING IMPERVIOUS AREA:	
PROPOSED IMPERVIOUS AREA:	
NO INCREASE IN IMPERVIOUS; BUILDING IS BEING LOCATED ON EXISTING PAVEMENT	
SENSITIVE FEATURES:	NONE
SOIL TYPE:	ASSUMED C
HYDROLOGIC SOIL GROUP:	URBAN LAND
DISTURBED AREA:	21,780 S.F.

AGENCY NOTES

MSD

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES.
2. SANITARY SEWER WILL UTILIZE EXISTING PSC TO EXISTING PRIVATE SEWERS. SEWAGE WILL BE TREATED AT THE DEREK GUTHRIE WQTC. NO ADDITIONAL SEWERAGE WILL BE PRODUCED WITH THIS ADDITION.
3. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
4. COMBINED PRIVATE SEWER LINES UNDER EXISTING BUILDING WERE INSPECTED VIA CCTV AND APPEAR TO BE IN GOOD CONDITION SO WILL REMAIN IN PLACE. STRUCTURAL CONSIDERATIONS WILL BE EVALUATED BY THE DESIGNER FOR PROTECTION AND MAINTENANCE OF THE EXISTING SEWER IN CONJUNCTION WITH NEW CONSTRUCTION. CCTV SHALL BE COMPLETED AGAIN AFTER CONSTRUCTION IS COMPLETE.
5. PRIVATE SEWER EASEMENT WILL BE PROVIDED AS SHOWN ON THIS PLAN FOR POSSIBLE FUTURE RELOCATION OF COMBINED SEWER, IF REQUIRED.
6. THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 21,780 S.F.
7. THIS PROJECT SHALL LIMIT THE 100-YEAR POST-DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1/2 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 21,780 S.F.
8. REHAB FOR INFLOW AND INFILTRATION MAY BE REQUIRED IN THE EXISTING COMBINED SEWER SYSTEM PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
9. MSD IS NOT RESPONSIBLE FOR ANY WORK REQUIRED TO MAINTAIN, REPAIR, OR RELOCATE THE EXISTING COMBINED SEWER LINE IF REQUIRED.

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.

20-DP-0047 MSD WM # 9418

Engineering
Planning
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Seal:

BAE Expansion
105 Rochester Drive
Louisville, Kentucky 40214
Owner:
Titan R & D Louisville II, LLC
153 Rochester Drive
Louisville, Kentucky 40214

REV #	DATE	DESCRIPTION
1	01/11/2021	Agency Revisions
2	10/05/2020	Agency Revisions

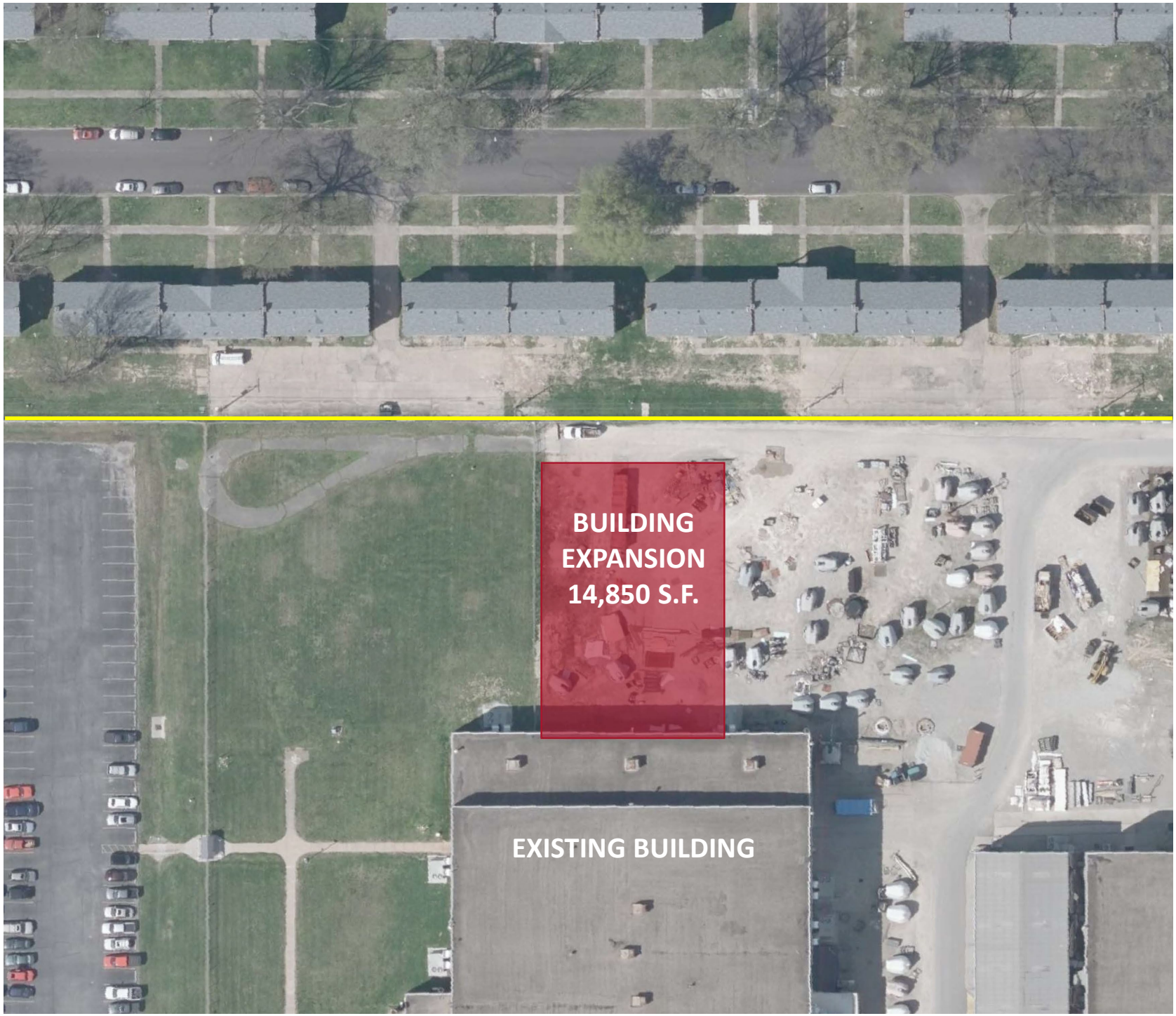
RDDDP

Job No:	20544.000
Date:	August 10, 2020
Scale:	Varies
Drawn By:	AWB
Checked By:	AWB

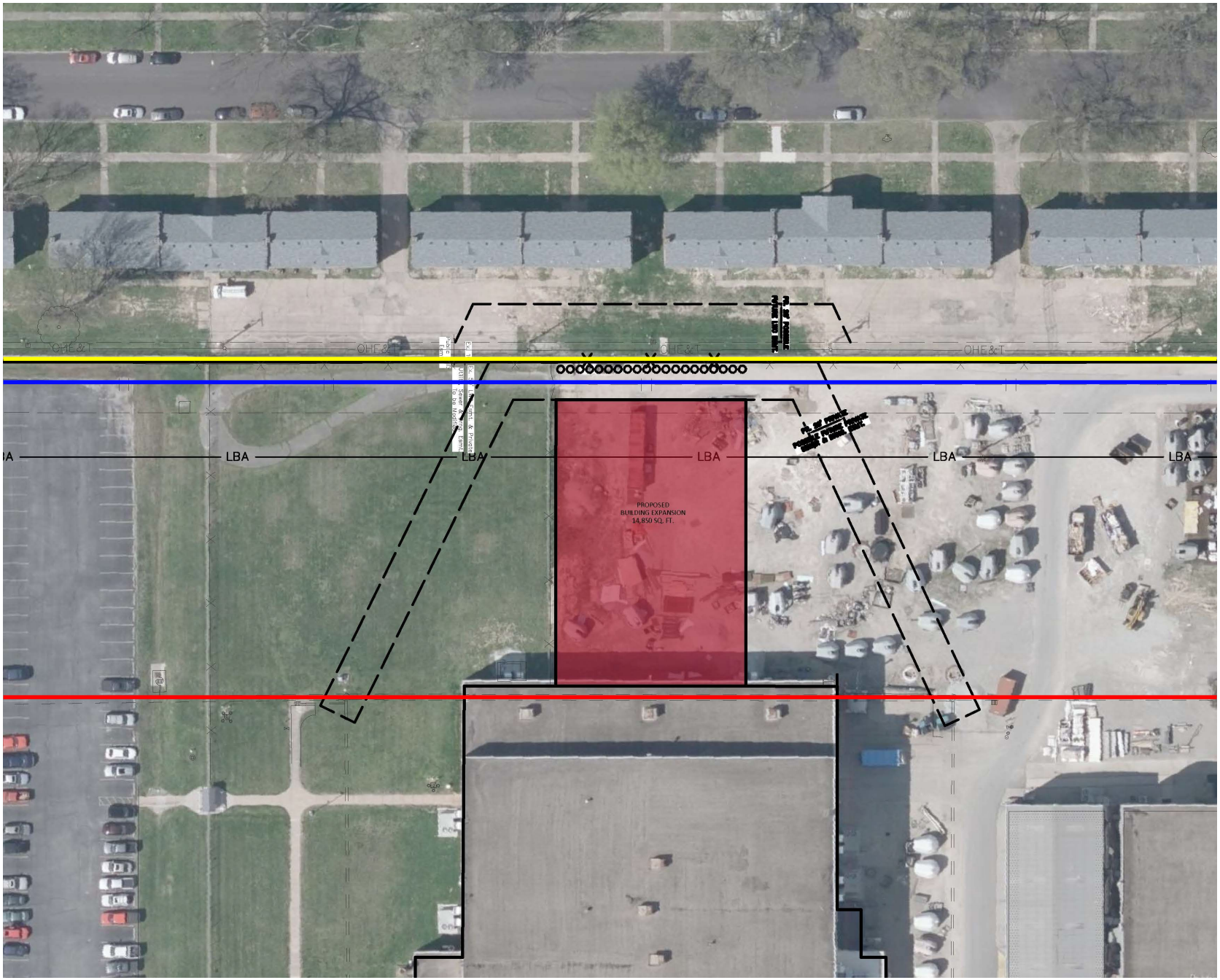
Drawing Title
BAE Expansion
Revised Detailed Development Plan

Drawing No:
1 of 1

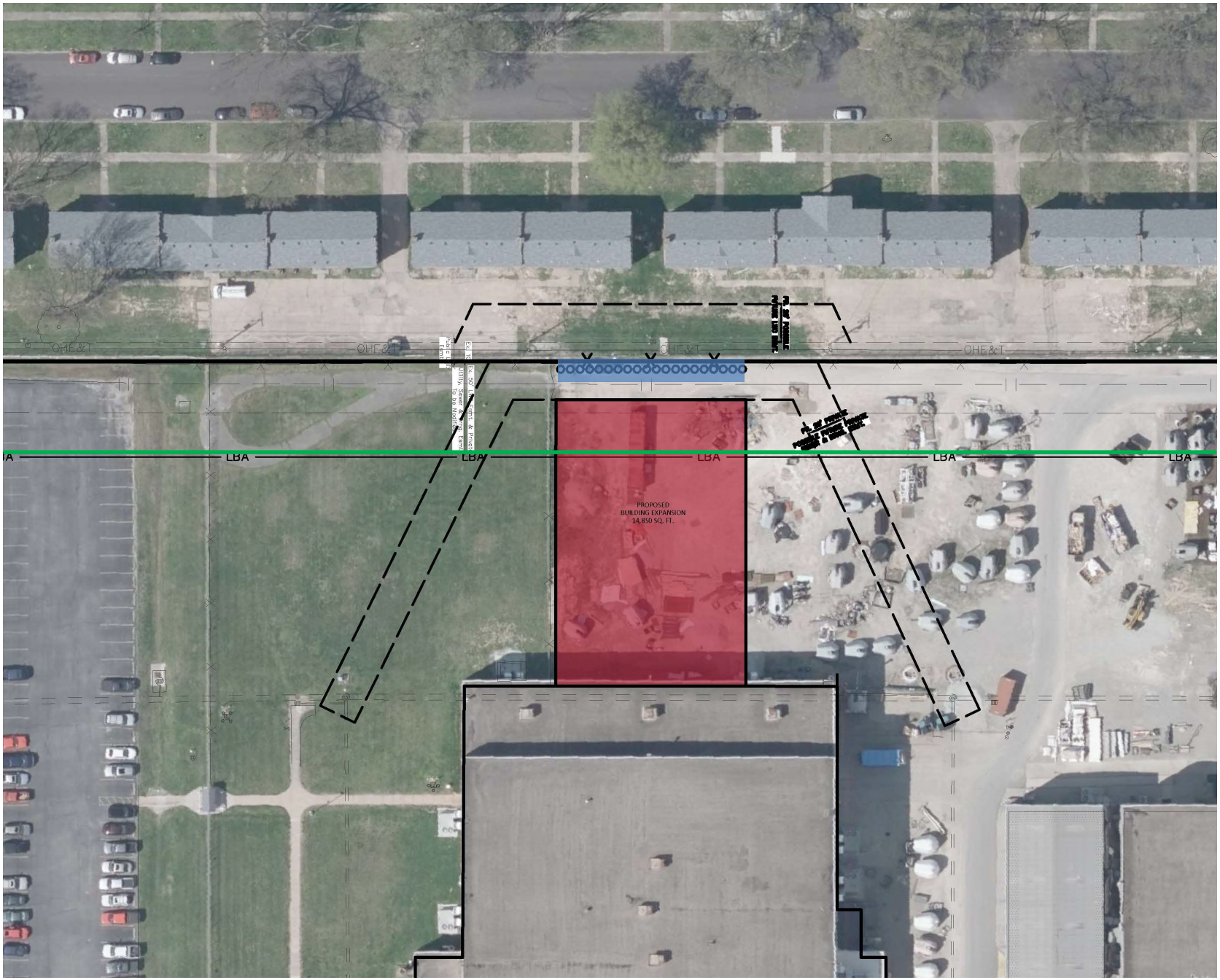
Enlarged Plan



Utility Details



Landscape Buffer



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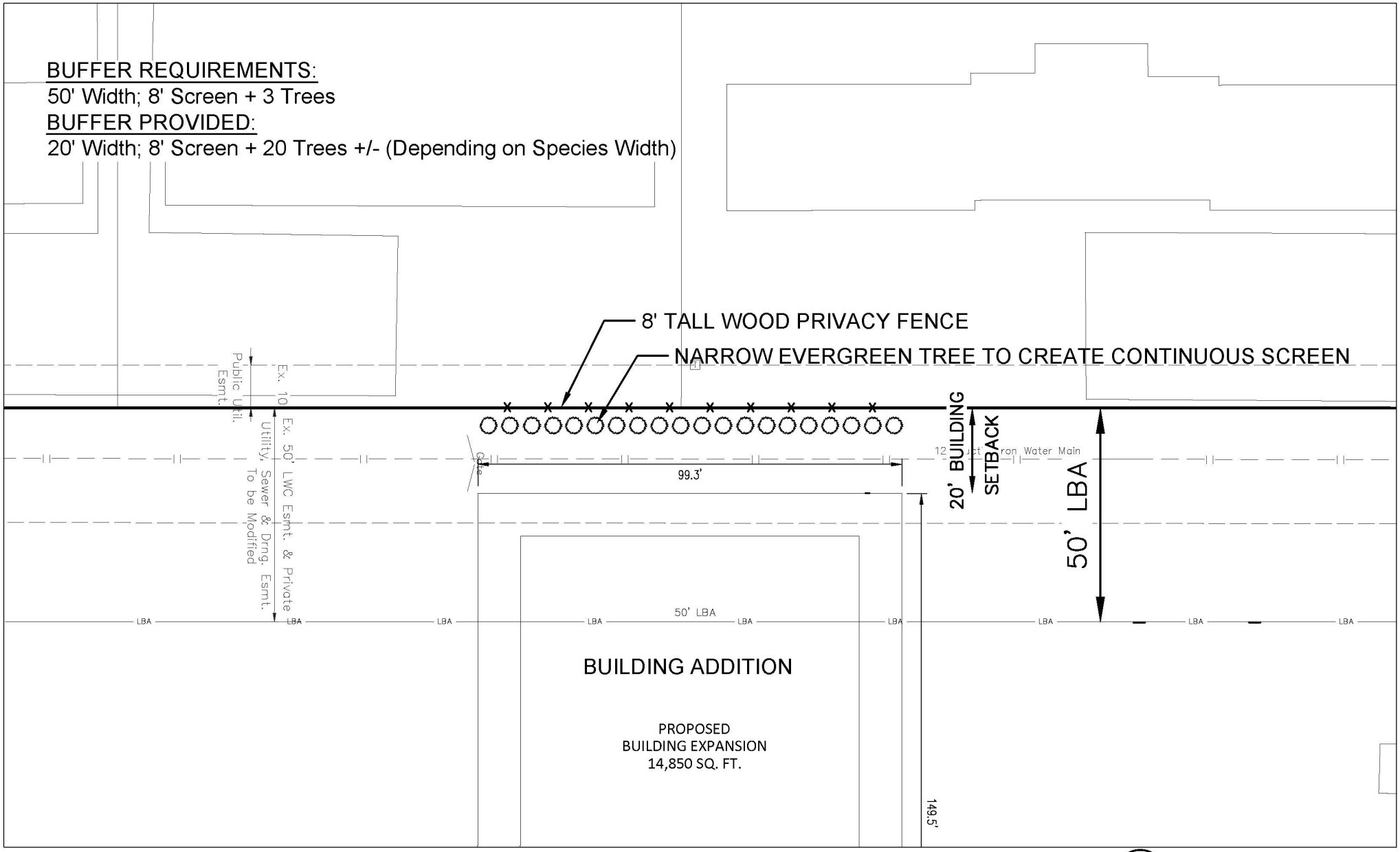

BAE EXPANSION LANDSCAPE AND SCREENING EXHIBIT

0 10 20
1 INCH = 20 FT.

20-DP-0047

Landscape Buffer

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