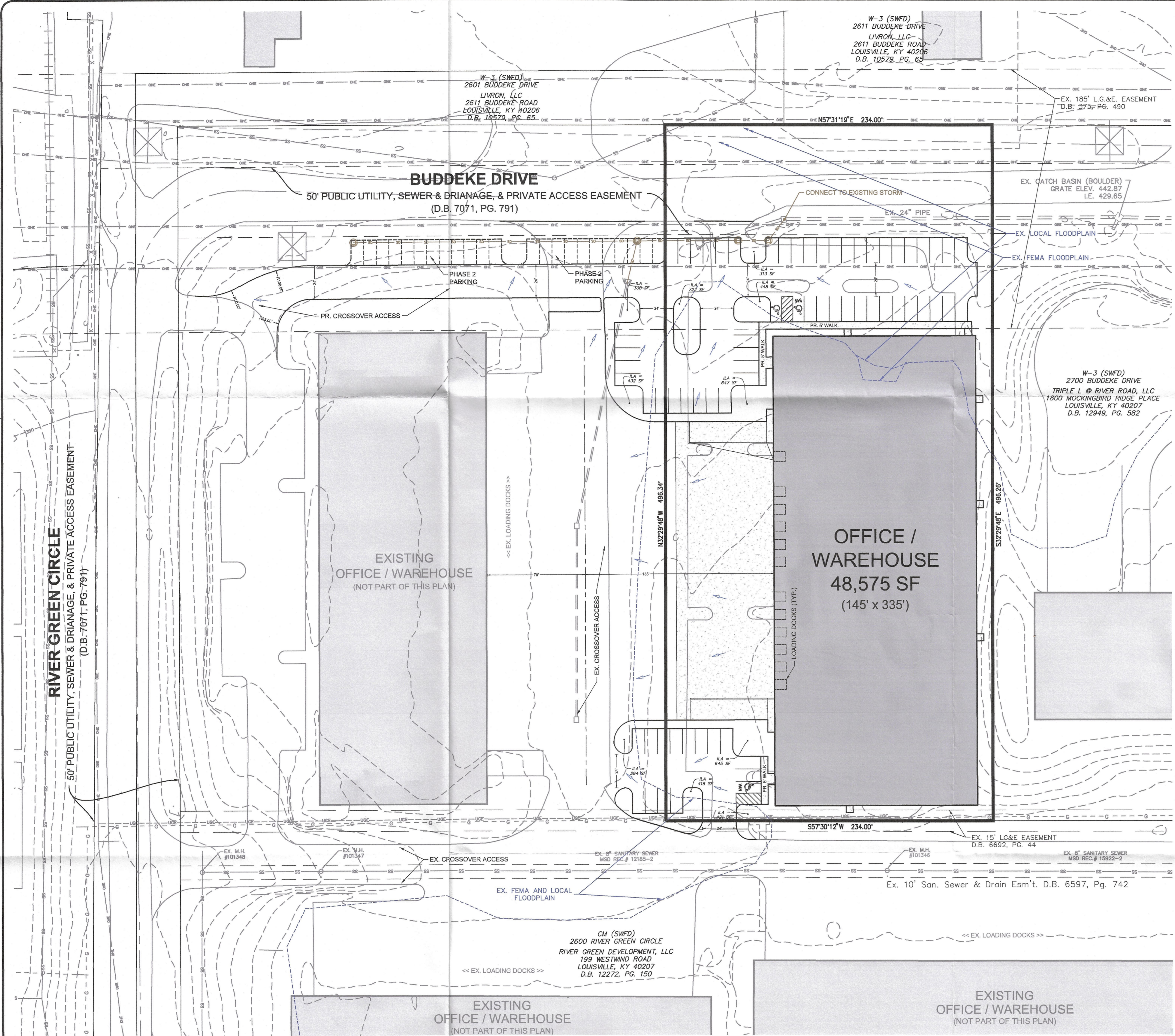
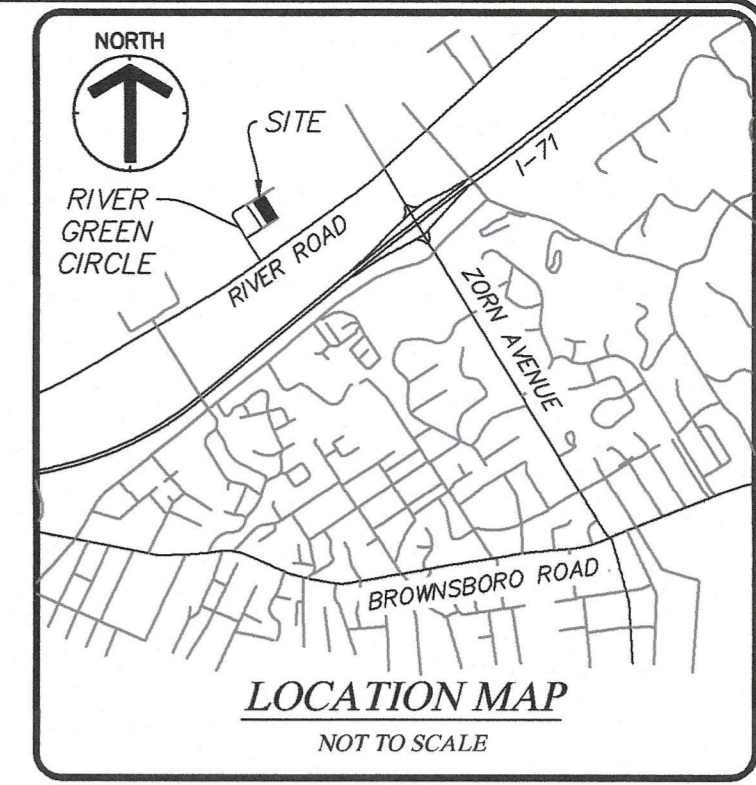


X:\AA-Projects\2025\26024 - River Green - Development\Plan\dwg_PLOT DME: May 14, 2026 - 3:03pm



LEGEND
NOT TO SCALE

	EX. TREE		PR. STORM DRAINAGE
	EX. FIRE HYDRANT		PR. SANITARY SEWER
	EX. LIGHT POLE		PR. SWALE
	EX. UTILITY POLE		PR. CONCRETE
	EX. SIGN		PR. EDGE OF PAVEMENT
	EX. PROPERTY LINE		PR. FENCE
	EX. FENCE		PR. SLT FENCE
	EX. WATER LINE		PR. FIRE HYDRANT
	EX. GAS LINE		PR. LIGHT POLE
	EX. OVERHEAD ELECTRIC		PR. SIGN
	EX. UNDERGROUND ELECTRIC		PR. BENCH SEAT
	EX. STORM SEWER		PR. BUILDING
	EX. SANITARY SEWER		
	EX. CONCRETE		
	EX. EDGE OF PAVEMENT		



OWNER
RIVER GREEN DEVELOPMENT, LLC
199 WESTWIND ROAD
LOUISVILLE, KY 40207

SITE DATA
2610 RIVER GREEN CIRCLE
LOUISVILLE, KY
D.B. 12272, PG. 150
PARCEL # 088M00610000

PARKING SUMMARY

OFFICE AREA = 4,000 SF	
MIN. PARKING REQUIRED (1 SPACE/400 SF)	10 SPACES
MAX. PARKING PERMITTED (1 SPACE/150 SF)	27 SPACES
INDUSTRIAL WAREHOUSE = 44,575 SF (PRIMARY GOODS STORAGE OR HANDLING)	
MIN. PARKING REQUIRED (1 SPACE/10,000 SF)	5 SPACES
MAX. PARKING PERMITTED (1 SPACE/500 SF)	90 SPACES
TOTAL MINIMUM PARKING REQUIRED	15 SPACES
TOTAL MAXIMUM PARKING REQUIRED	117 SPACES
PHASE 1 PARKING PROVIDED	69 SPACES (INCLUDING 3 ADA SPACES)
PHASE 2 TOTAL PARKING PROVIDED	23 SPACES
TOTAL PHASE 1&2 PARKING PROVIDED	92 SPACES (INCLUDING 3 ADA SPACES)

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	2.66 ACRES (116,133.73 SF)
TOTAL TREE CANOPY REQUIRED (SEE NOTE BELOW)	29,034 SF (25%)
EXISTING TREE CANOPY TO BE PRESERVED	NONE
TOTAL TREE CANOPY TO BE PLANTED	29,034 SF (25%)

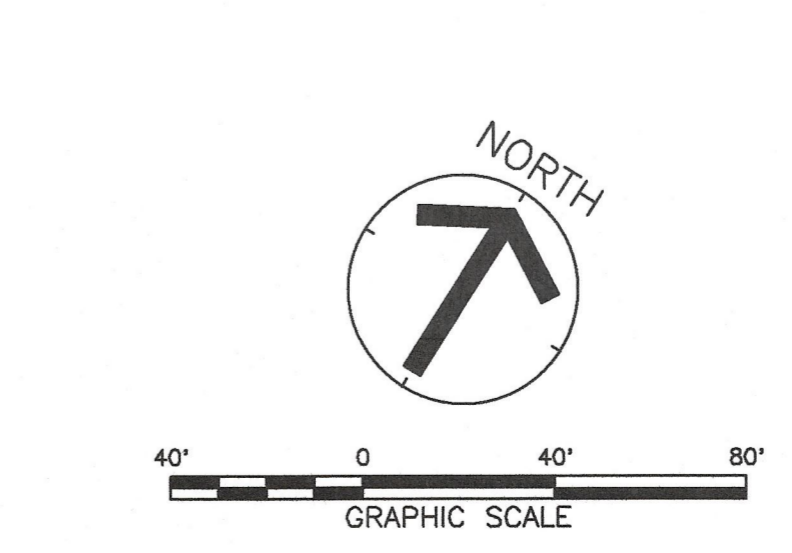
NOTE: 5% REDUCTION FOR COOL ROOF HEAT ISLAND REDUCING TECHNOLOGY USED ON NEW BUILDING.

LANDSCAPE DATA

PROPOSED VEHICLE USE AREA (V.U.A.)	55,187 SF
L.L.A. REQUIRED (2.1%)	4,139 SF
L.L.A. PROVIDED (6.4%)	4,638 SF

IMPERVIOUS AREA

PRE	79,427 S.F.
POST	116,683 S.F.
PERCENTAGE OF CHANGE	46.90%



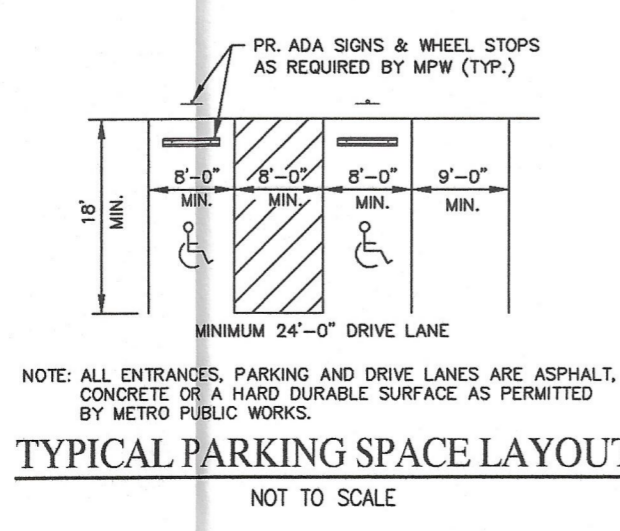
- GENERAL NOTES**
- DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
 - ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
 - CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPE AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
 - THIS SITE IS SUBJECT TO THE BINDING ELEMENTS OF CASE 9-110-89 ON FILE IN THE OFFICES OF THE LOUISVILLE METRO PLANNING COMMISSION.
 - TRASH COLLECTION (DUMPSTER) WILL BE LOCATED INSIDE PROPOSED BUILDING.

- MSD NOTES**
- CONSTRUCTION SPECIFICATIONS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW PSC CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
 - DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0027F REV. 2/26/2021).
 - AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - SITE IS SUBJECT TO MSD'S REGIONAL FACILITY FEE.
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED AT A 1.5:1 RATIO.
 - LOWEST FINISHED FLOOR TO BE AT OR ABOVE 451.1 AND THE LOWEST MACHINERY TO BE AT OR 452.1.

- TRANSPORTATION NOTES**
- ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MFW BY METRO PUBLIC WORKS.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
 - CONSTRUCTION PLANS AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.

- EROSION CONTROL 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 SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPP 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. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
 - SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
 - 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 GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

- FIRE DEPARTMENT NOTES**
- THE DEVELOPMENT LIES IN THE LOUISVILLE STATION #2.
 - LOCAL FIRE AUTHORITY HAVING JURISDICTION (AHJ)
 - HYDRANTS: PRIOR TO THE COMBUSTIBLE PHASE OF CONSTRUCTION, AN ADEQUATE WATER SUPPLY INCLUDING ACCESSIBLE HYDRANTS FOR FIREFIGHTING PURPOSES MUST BE MADE AVAILABLE, AND NO UTILITIES SHALL BE CONNECTED TO THE STRUCTURE UNTIL ADEQUATE SUPPLY IS PROVIDED (LMCO 94.81)
 - GATES: NO GATES SHALL BE INSTALLED WHICH LIMIT OR RESTRICT ACCESS TO A RESIDENTIAL AREA, EXCEPT AS APPROVED BY THE AHJ OF THE REFERENCED FIRE DISTRICT.
 - EMERGENCY RESPONDER RADIO COVERAGE: EMERGENCY RADIO SYSTEMS ARE REQUIRED TO MEET MINIMUM SIGNAL STRENGTH CRITERIA, TO BE CONFIRMED VIA THIRD PARTY TESTING, PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY IN SOME BUILDINGS.
 - REQUIREMENTS FOR SPECIFICATIONS OF FIRE DEPARTMENT CONNECTIONS (FDC), THREADS, SIZE, LOCATION, PLACEMENT OF THE KNOX BOX, OR FIREFIGHTER SAFETY BUILDING MARKING SIGNAGE MUST BE OBTAINED FROM THE AHJ OF THE REFERENCED FIRE DISTRICT.
 - PERMITTED PROJECTS SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.



UTILITY NOTE:
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detailled by
2	5/12/26	WATERFRONT DEVELOPMENT COMMENTS (1ST REVIEW)	ELP
1	4/13/26	AGENCY COMMENTS (1ST REVIEW)	ELP



HERITAGE ENGINEERING, LLC
642 South 4th Street
Louisville, KY 40202
(502) 582-1412
(502) 562-1413 Fax

ENGINEER

RIVER GREEN DEVELOPMENT, LLC.
199 WESTWIND ROAD
LOUISVILLE, KY 40207

OWNER/DEVELOPER

REVISED GENERAL/DETAILED DISTRICT PLAN FOR OFFICE / WAREHOUSE
2610 RIVER GREEN CIRCLE
LOUISVILLE, KY 40206

PROJECT

RECEIVED
JUN 29 2026
OFFICE OF PLANNING

JOB NO: 26024
HORIZ. SCALE: 1"=40'
VERT SCALE: N/A
DESIGNED BY: JDC
CHECKED BY: SWH
DATE: MARCH 16, 2026

SHEET
DP1.2

CASE# 26-DDP-0018 WM# 10062
RELATED CASE# 9-110-89