GENERAL NOTES:

1. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
2. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
3. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
4. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO
5. PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
6. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
7. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
8. ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
10. BUILDING DESIGN WILL FOLLOW CHAPTER 5.5 AND 5.6 OF THE L.D.C.
11. ALL NEW OR EXISTING SIDEWALKS SHALL EITHER BE BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
12. ALL DUMPSTERS AND UTILITY STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
13. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
14. SITE MUST COMPLY WITH ALL METRO SMOKING ORDINANCES.
15. VERGE AREAS WITHIN PUBLIC RIGHT-OR-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
16. SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HIGH SECURITY LOCK AND IS DIMENSIONED AS REQUIRED BY THE LDC.
17. OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
18. ALL PARKING AND TRUCK MANEUVERING AND STORAGE YARD TO BE CONSTRUCTED OF ASPHALT AND/OR CONCRETE.
19. STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH LDC 10.2.8.
20. A LANDSCAPE AND TREE PRESERVATION PLAN WILL BE REQUIRED PRIOR TO FINAL CONSTRUCTION PLAN APPROVAL.
21. WHEELS STOPS AND/OR PROTECTIVE CURBING WILL BE PROVIDED TO MEET VEHICLE OVERHANG PROVISIONS.

LANDSCAPE REQUIREMENTS

VEHICLE USE AREA:	20,516 SQ.FT.
TRUCK MANEUVERING/OUTDOOR STORAGE AREA:	45,679 SQ.FT.
TOTAL VUA	66,195 SQ.FT.
7.5% ILA REQUIREMENT:	4,965 SQ.FT.
ILA PROVIDED	4,973 SQ.FT.
ILA TREES REQUIRED (1/4,000 SQ.FT.):	17
ILA TREES PROVIDED (MINIMUM):	17

TREE CANOPY CALCULATIONS

TOTAL SITE AREA:	230,302 SQ.FT.
EX. TREE CANOPY (FROM AERIAL):	18,737 SQ.FT. (8.1%)
EX. TREE CANOPY TO BE PRESERVED:	3,305 SQ.FT. (1.4%)
TREE CANOPY REQUIRED 30%:	69,091 SQ.FT.
ADDITIONAL TREE CANOPY REQUIRED: 55-2" TYPE A TREES @ 1,200 SQ.FT. EACH	66,000 SQ.FT. (28.7%)
TOTAL TREE CANOPY TO BE PROVIDED:	69,305 SQ.FT. (30.1%)

PRELIMINARY APPROVAL
Condition of Approval:_____
Wendy for KK 3/20/25
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPLOITAN SEWER DISTRICT

MSD NOTES:

1. ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPMENT PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPMENT PEAK FLOWS FOR THE 24-HR, 2, 10, 25 AND 100-YR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE OR SITE IS SUBJECT TO MSD REGIONAL FACILITY FEE IN LIEU OF ONSITE DETENTION WITH THE VERIFICATION OF THE DOWNSTREAM SYSTEM ALL THE TO MILL CREEK. APPROVAL FROM THE THE DOWNSTREAM PROPERTY OWNER AT 7000 GREENBELT HIGHWAY AND KYTC FOR THE INCREASE IN STORMWATER PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
2. 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.
3. DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSE ONLY, FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PROCESS. DRAINAGE AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (ESPC) PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
5. MSD DRAINAGE BOND IS REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
6. SANITARY SEWERS TO BE PROVIDED BY NEW PSC AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
7. 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.
8. DETENTION BASIN SHALL BE LOCATED WITHIN A VARIABLE SANITARY SEWER AND DRAINAGE EASEMENT. LOCATION AND SIZE OF EASEMENT SHALL BE DETERMINED IN CONSTRUCTION PHASE WITH DETENTION BASIN DESIGN.
9. MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.

IMPERVIOUS AREA

SITE AREA:	5.29 ACRES (230,302 SQ.FT.)
EX. IMPERVIOUS AREA:	0 ACRES (0 SQ.FT.)
PROPOSED IMPERVIOUS AREA:	2.42 ACRES (105,652 SQ.FT.)

DETENTION CALCULATIONS

ExCm = .30

POST Cm = $\frac{(3.17 \times 0.95) + (2.12 \times 0.30)}{5.29} = 0.69$

*** INCLUDING FUTURE STORAGE YARD ***

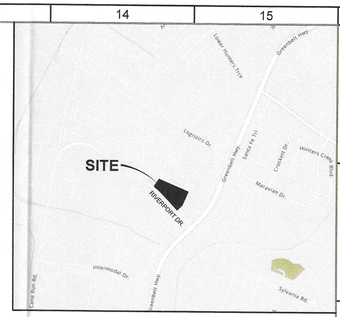
VOLUME (0.69-0.30) x (2.8/12) x (5.29 AC.) = 0.48 AC.FT. = 20,969 CU.FT.

SITE DATA

SITE AREA:	5.29 ACRES (230,302 SQ. FT.)
EX. ZONING:	EZ-1
EX. FORM DISTRICT:	SUBURBAN WORKPLACE
EX. USE:	VACANT
PROPOSED USE:	OFFICE/WAREHOUSE
PROPOSED BUILDING AREA:	35,375 SQ.FT.
OFFICE:	8,969 SQ.FT.
WAREHOUSE:	26,406 SQ.FT.
HEIGHT:	34' TOP OF PARAPET
PROPOSED FAR:	0.15

PARKING SUMMARY:

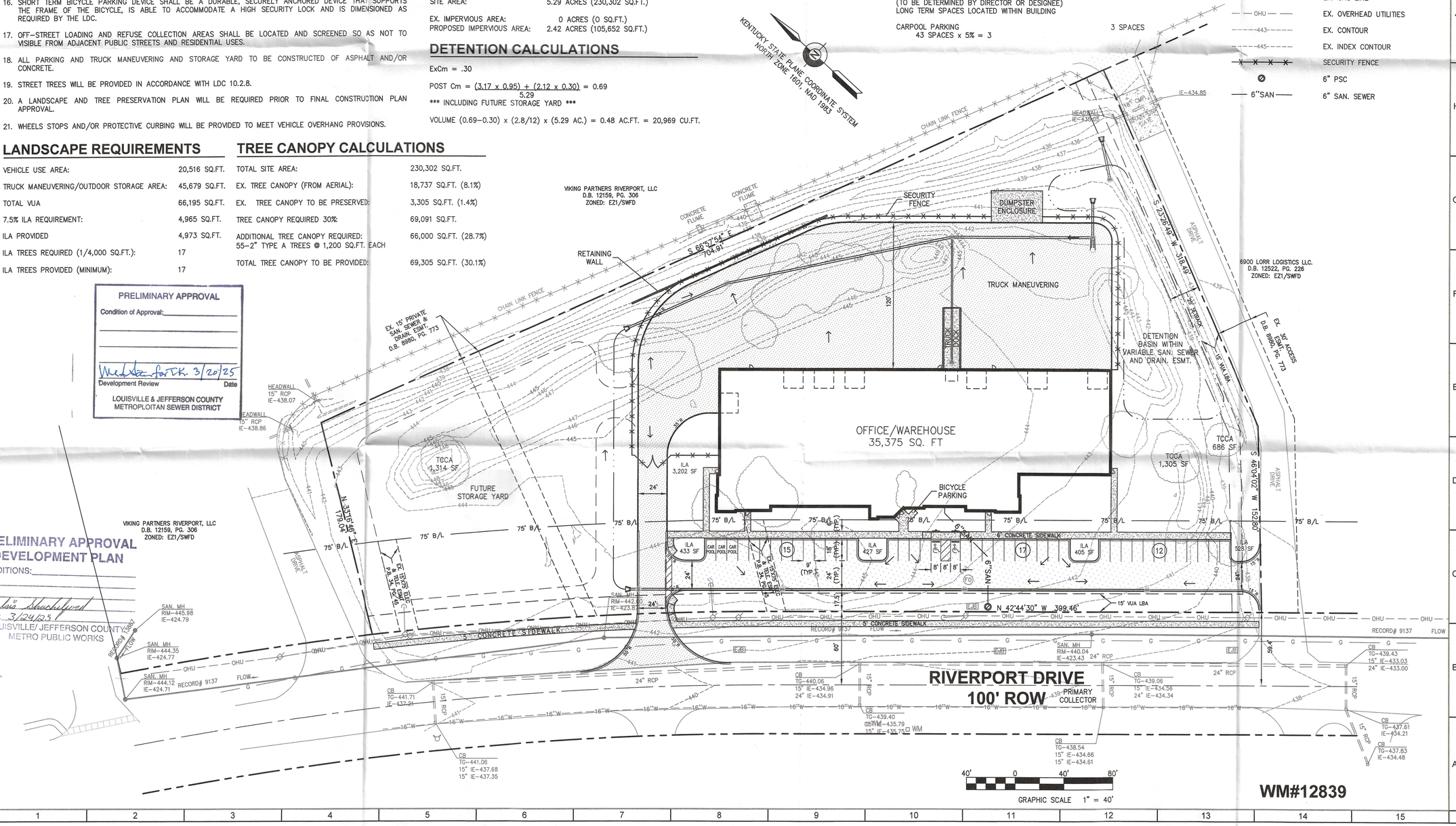
MINIMUM PARKING REQUIRED	25 SPACES
OFFICE/MEETING SPACE - 8,969 SQ.FT. (1 SP/400 SQ.FT.)	22 SPACES
WAREHOUSE - 26,406 SQ.FT. (1 SP/10,000 SQ.FT.)	3 SPACES
MAXIMUM PARKING ALLOWED	113 SPACES
OFFICE/MEETING SPACE - 8,969 SQ.FT. (1 SP/150 S.F.)	60 SPACES
WAREHOUSE - 26,406 SQ.FT. (1 SP/500 SQ.FT.)	53 SPACES
PARKING PROVIDED (INC. 2 HANDICAP SPACES)	43 SPACES
BICYCLE PARKING SHORT TERM SPACE PROVIDED (10% REQUIRED PARKING) (TO BE DETERMINED BY DIRECTOR OR DESIGNEE) LONG TERM SPACES LOCATED WITHIN BUILDING	4 SPACES
CARPOOL PARKING 43 SPACES x 5% = 3	3 SPACES



VICINITY MAP
N.T.S

LEGEND

(S)	EX. SAN. SEWER MANHOLE
	EX. UTILITY POLE
G	EX. GAS LINE
OHU	EX. OVERHEAD UTILITIES
443	EX. CONTOUR
445	EX. INDEX CONTOUR
X X X X	SECURITY FENCE
	6" PSC
6"SAN	6" SAN. SEWER



PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:_____
BY: Lisa Stuckwisch
DATE: 3/24/25
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

ABEL Construction Company Inc.
2401 STANLEY GAULT PARKWAY
LOUISVILLE, KENTUCKY 40223
(502) 451 - 2235 FAX (502) 473-7361
www.abelconstruct.com

ABEL PROJECT NO: 24-090-0513
SEAL:
CONSULTANT PROJECT NO:
OWNER PROJECT NO:

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CONSULTANT:

OWNER:
UEC HOLDINGS
9901 LINN STATION RD.
LOUISVILLE, KY 40223

PROJECT TITLE:
TENANT BUILDING
PARCEL ID 230600900000

PROJECT LOCATION:
6895 RIVERPORT DR.
LOUISVILLE, KY 40258

MARK	DATE	DESCRIPTION	APPROVAL

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
RECORD DRAWING

DATE:	3-11-24
DRAWN BY:	HRG
CHECKED BY:	HRG
APPROVED BY:	HRG

DESIGN DEPT. TRACKING NUMBER:

DETAILED DEVELOPMENT PLAN
RECEIVED
MAR 13 2025
PLANNING & DESIGN SERVICES

SHEET 1
OF 1

25-DDP-0010