

GENERAL NOTES:

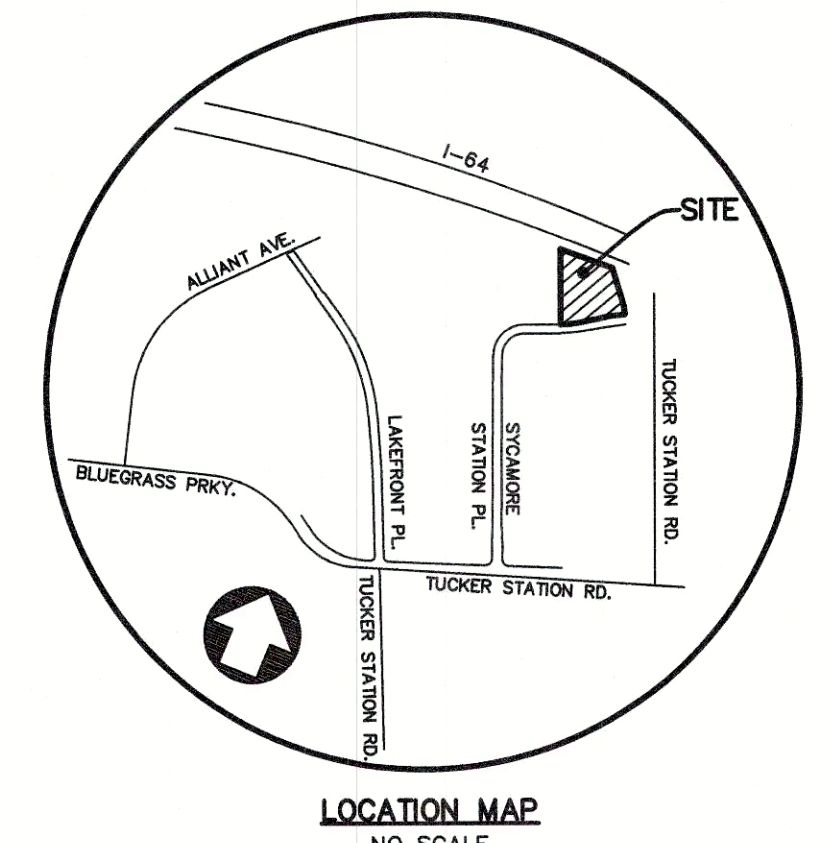
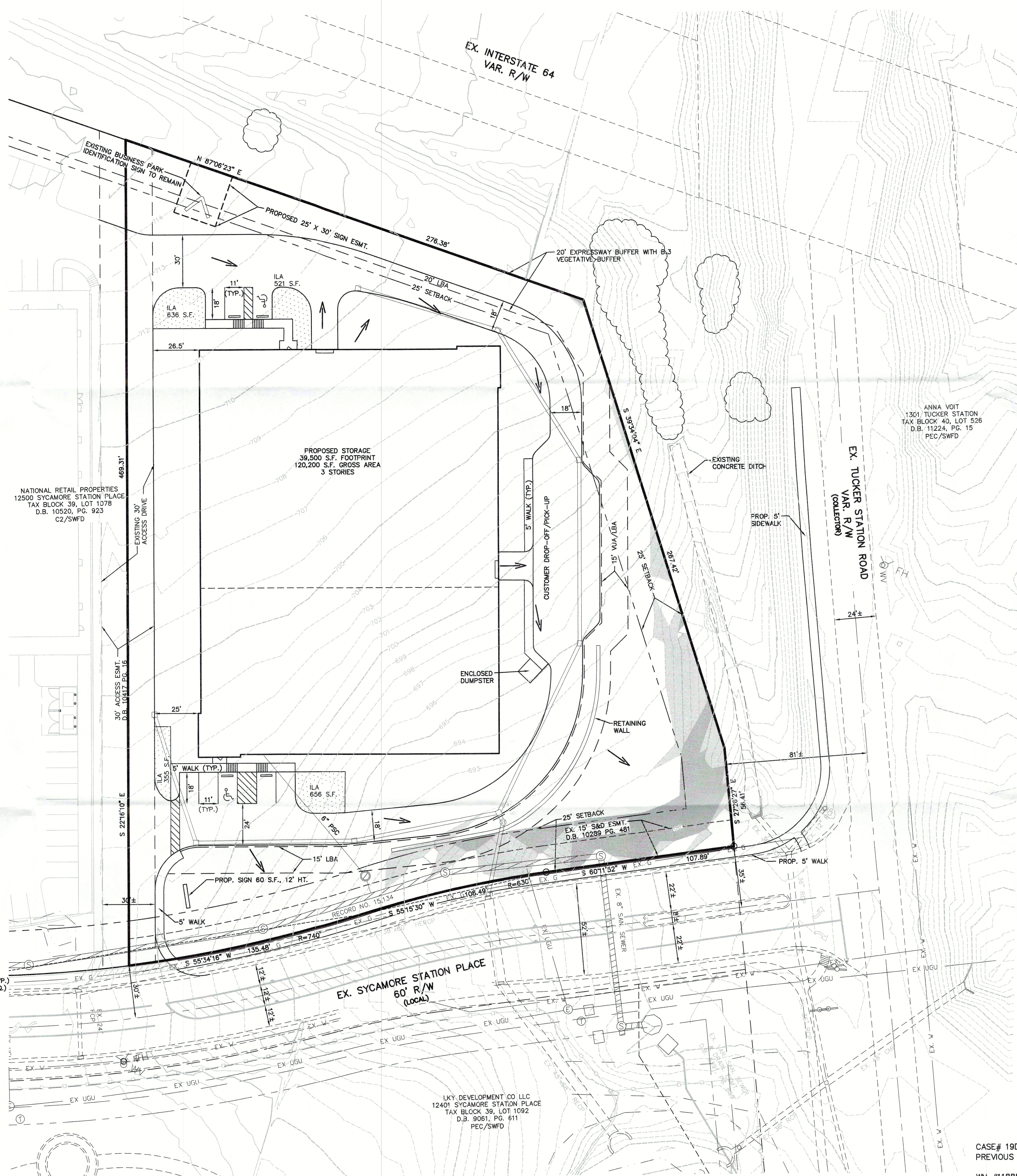
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED 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.
- THE DEVELOPMENT LIES IN THE MIDDLETOWN FIRE DISTRICT.
- PROPOSED MONUMENT SIGN SHALL MEET THE REQUIREMENTS OF CHAPTER 8, OF THE LDC.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARY TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE. PARKING AREAS SHALL COMPLY WITH 9.1.12.C OF THE LDC.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- STEEP SLOPES ARE LOCATED OFFSITE WITHIN EXISTING I-64/TUCKER STATION R/W.
- A KARST TOPOGRAPHY SURVEY WAS PERFORMED ON 1/12/12 BY MSA AND SUBMITTED TO P&DS STAFF FOR REVIEW.
- BUILDING ELEVATIONS SHALL BE SUBMITTED TO PDS STAFF FOR REVIEW AND APPROVAL OF COMPLIANCE WITH LDC CHAPTER 5.6, PRIOR TO BUILDING PERMIT REVIEW OR CONSTRUCTION PLAN APPROVAL.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

PUBLIC WORKS AND KTC NOTES:

- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 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.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- PROPERTIES CROSSOVER ACCESS AGREEMENT AND EASEMENT WAS RECORDED WITH MINOR PLAT IN D.B. 10417 PG. 16.

MSD NOTES:

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY PROPERTY SERVICE CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED OFF SITE IN BUSINESS PARK BASIN.
- EROSION & 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. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0128 E).
- ALL THROUGH STORMWATER DRAINAGE SHALL BE PLACED IN A METROPOLITAN SEWER DISTRICT 15' SEWER AND DRAINAGE EASEMENT.
- 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.



LEGEND

[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING TREE MASS
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING GAS
[Symbol]	EXISTING OVERHEAD UTILITIES
[Symbol]	EXISTING OVERHEAD ELECTRIC
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING CATCH BASIN & YARD DRAIN
[Symbol]	EXISTING HEADWALL
[Symbol]	EXISTING SANITARY MANHOLE
[Symbol]	PROPOSED CATCH BASIN & YARD DRAIN
[Symbol]	PROPOSED SLOPED & FLARED HEADWALL
[Symbol]	PROPOSED DITCH/SWALE
[Symbol]	PROPOSED SANITARY MANHOLE
[Symbol]	PROPOSED DRAINAGE ARROW
[Symbol]	SLOPES 15-30%
[Symbol]	SLOPES >30%

SITE DATA:

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	C2
EXISTING LAND USE	BUSINESS PARK/VACANT
PROPOSED LAND USE	STORAGE
TOTAL LAND AREA	2,72± AC.
BUILDING AREA	118,500 ±S.F.
BUILDING HEIGHT	45'
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	1.0
PARKING OFFICE (1,000 SF)	
MINIMUM (1 SP/350 SF)	3 SPACES
MAXIMUM (1 SP/200 SF)	5 SPACES
PARKING EMPLOYEES (3)	
MINIMUM (1 SP/1.5 EMPLOYEE)	2 SPACES
MAXIMUM (1 SP/1 EMPLOYEE)	3 SPACES
TOTAL REQUIRED (MIN-MAX)	5-8 SPACES
PARKING PROVIDED	8 SPACES
BICYCLE PARKING REQUIRED/PROVIDED (PROVIDED IN BUILDING)	2 LONG-TERM SPACES

TREE CANOPY DATA:

GROSS SITE AREA	118,405± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	0± S.F. (0%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED/PROVIDED	23,681± S.F. (20%)

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

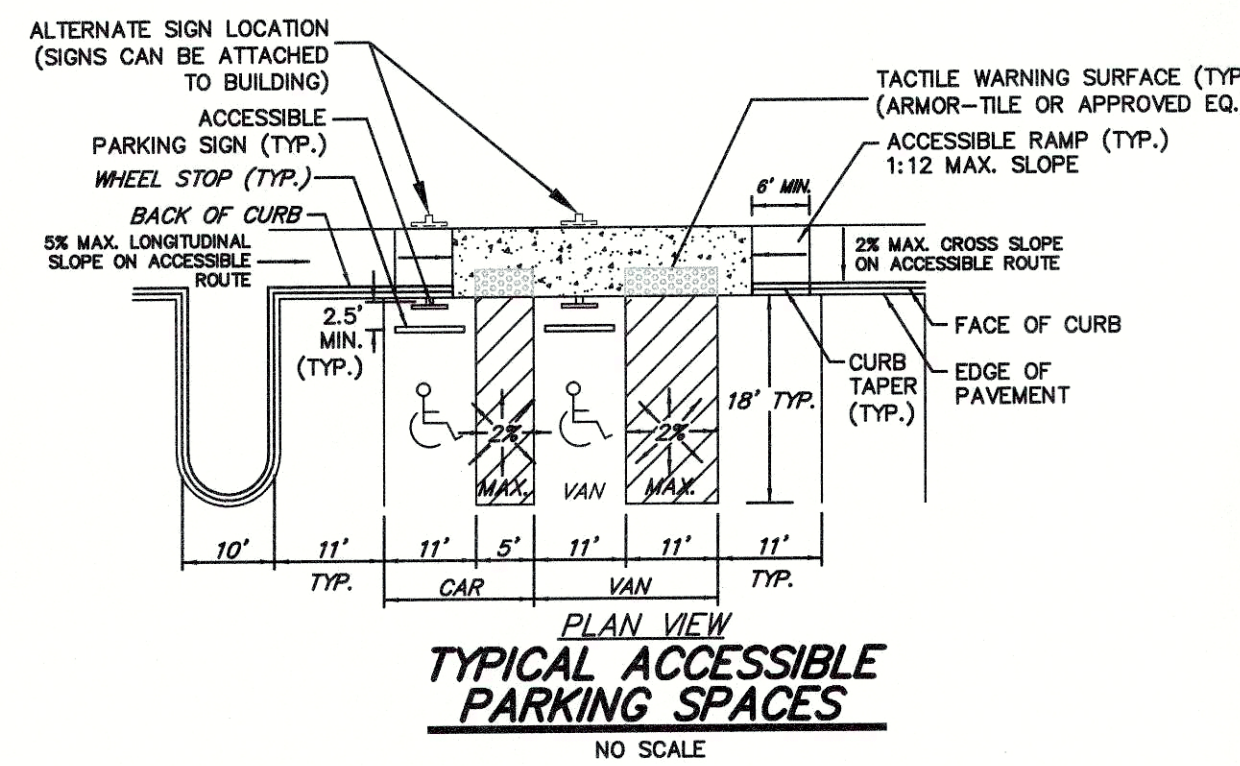
LANDSCAPE DATA:

V.U.A.	22,938± S.F.
I.L.A. REQUIRED (7.5% V.U.A.)	1,720 S.F.
I.L.A. PROVIDED	2,168± S.F.

RELIEF REQUEST:
RELIEF OF 4.2.35.G OF THE LDC IS REQUESTED TO ALLOW THE BUILDING TO BE 3 STORIES, MORE THAN THE 1 STORY AND 15' IN HEIGHT SPECIFIED.

RELIEF REQUEST:
RELIEF OF 4.2.35.H OF THE LDC IS REQUESTED TO ALLOW THE PROPERTY TO CONTAIN MORE THAN ONE FREESTANDING SIGN.

WAIVER REQUEST:
A WAIVER IS REQUESTED OF 5.6.1.C OF THE LDC TO ALLOW LESS THAN 50% OF THE WALLS SURFACE AT STREET-LEVEL TO CONSIST OF CLEAR WINDOWS AND DOORS AND TO ALLOW FOR THE WINDOWS TO BE LESS THAN 8' IN HEIGHT MEASURED FROM THE SIDEWALK AND FOR THE BOTTOM OF THE WINDOWS TO BE GREATER THAN 2' ABOVE THE SIDEWALK.



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ENGINEERING & ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-465-1508 | mindelscott.com

DEVELOPER
BUCK CREEK EXPLORATIONS, LLC
3401 RUCKRICAL PKWY
LOUISVILLE, KY 40299

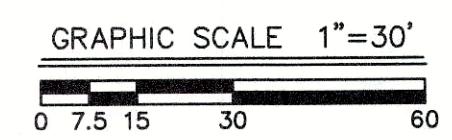
OWNER
PINNACLE PARTNERS, LLC
& **TSF PROPERTIES, LLC**
PO BOX 7368
LOUISVILLE, KY 40257

REVISED DETAILED DISTRICT DEVELOPMENT & CONDITIONAL USE PERMIT
BLANKENBAKER STATION I - LOT 7
MULTI-LEVEL STORAGE
12550 SYCAMORE STATION PLACE
LOUISVILLE, KY 40299
TAX BLOCK 39, LOT 1122
DEED BOOK 7498, PAGE 25

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PLANNING & DESIGN SERVICES

Revisions	
06/17/19 CUP SUBMITTAL	
06/26/19 REVISIONS PER AGENCY COMMENTS	
07/07/19 ADDED WAIVER	
Vertical Scale:	N/A
Horizontal Scale:	1" = 30'
Date:	06/06/19
Job Number:	2282-710
Sheet	1 of 1

CASE# 19DEVPLAN1106 & 19CUP1123
PREVIOUS CASE #18DEVPLAN1185, 16777,
09-34-03, 10-30-02
WM #11885 09-68-00, 10-15-03



19DEVPLAN1106/19CUP1123/19-WAIVER-005