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PLANNING & DESIGN SERVICES

**NOTICE**  
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

METRO  
APPROVED DISTRICT DEVELOPMENT PLAN  
APPROVAL DATE 4/18/04  
EXPIRATION DATE 5/17/05  
SIGNATURE OF PLANNING COMMISSION  
PLANNING COMMISSION

**EROSION PREVENTION AND SEDIMENT 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 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.

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.

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 HAS CEASED.

**GENERAL NOTES**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL AND EROSION CONTROL AND DUST CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY PROTECTION CENTER, BUD PHONE 1-800-752-6007 (THIS IS A NEW TOLL FREE NUMBER), WHICH WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF BELOW GROUND UTILITIES, I.E. CABLES, ELECTRIC WIRES, AND GAS AND WATER LINES. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.

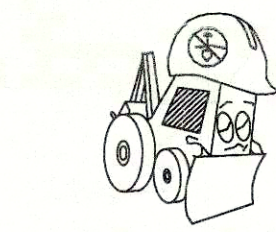
EXCAVATION AND DISPOSAL OF MATERIAL SHALL BE DONE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, CODES, AND ENVIRONMENTAL REGULATIONS.

ALL BUILDING REMOVAL/ DEMOLITION SHALL INCLUDE FOUNDATION REMOVAL AND ALL FILL MATERIAL.

CITY OF JEFFERSONTOWN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.

**UTILITY NOTE**

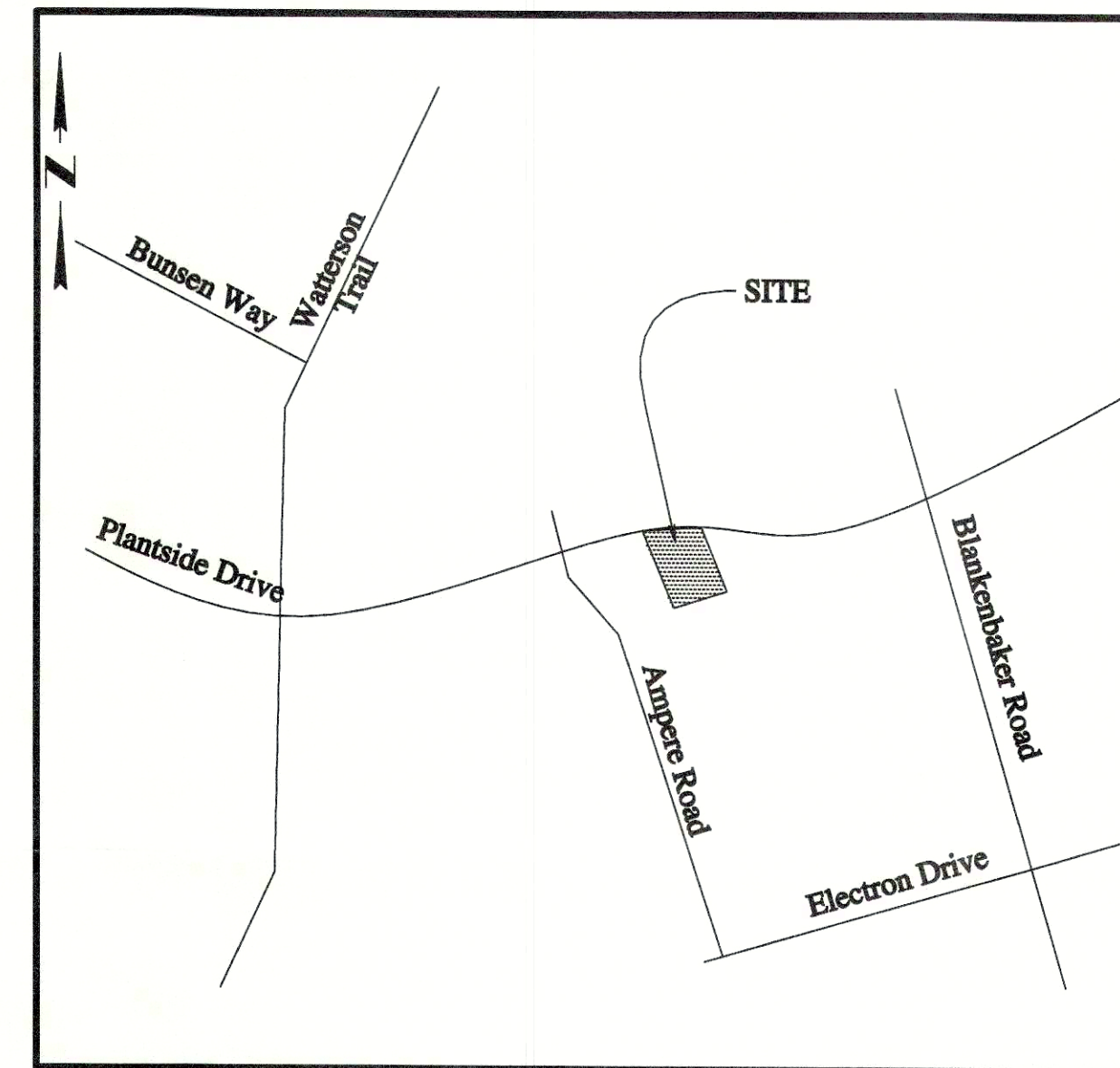
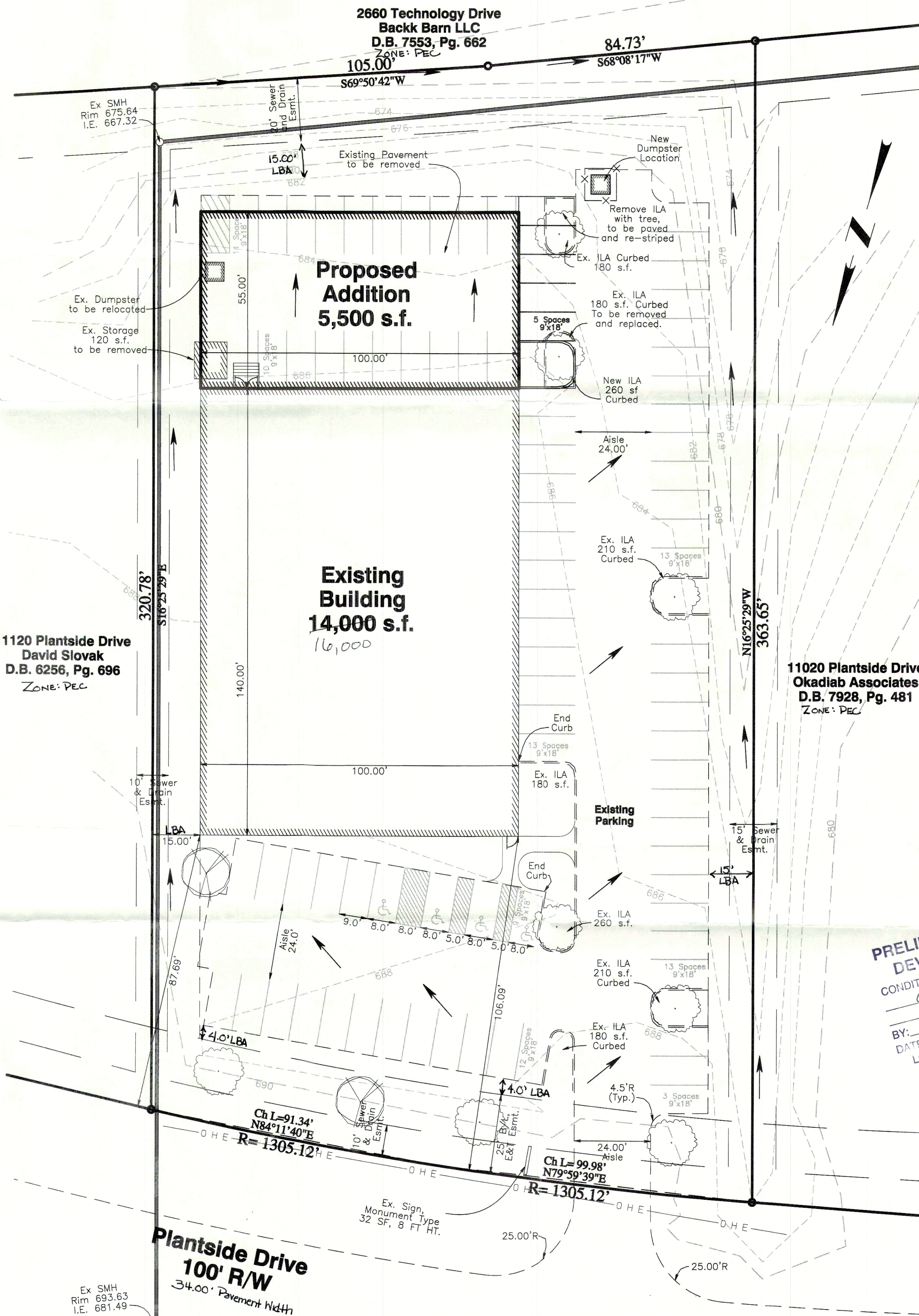
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN, PRIOR TO ANY EXCAVATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY PROTECTION CENTER, BUD PHONE 1-800-752-6007 (THIS IS A NEW TOLL FREE NUMBER), WHICH WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF BELOW GROUND UTILITIES, I.E. CABLES, ELECTRIC WIRES, AND GAS AND WATER LINES. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.



1-800-752-6007  
KENTUCKY UNDERGROUND PROTECTION  
CALL 2 WORKING DAYS BEFORE YOU DIG

11120 Plantside Drive  
David Slovak  
D.B. 6256, Pg. 696  
ZONE: PEC

11020 Plantside Drive  
Okadiab Associates  
D.B. 7928, Pg. 481  
ZONE: PEC



VICINITY MAP

**SITE DATA**

SITE 11100 Plantside Drive  
Louisville, KY 40299  
OWNER T2 Properties LLC  
2531 Blankenbaker Parkway  
Louisville, KY 40299  
AREA 1.5 acres  
TAX BLOCK / LOT 2369/0047  
DEED BK / PG. 8331/0201  
ZONE: PEC  
FORM Suburban Workplace  
SUBDIVISION Blankenbaker Commerce Center/ Holloway Industrial Park  
JURISDICTION Jeffersontown

EXISTING USE InDoor Recreational,  
Total Gross Area 16,000 SF  
Gym: 11,700 SF  
Atrium: 875 SF  
Office: 3,425 SF

PROPOSED USE 5,500 SF Expansion of Gym  
Gym: 11,700 SF + 5,500 SF  
Atrium: 875 SF (same)  
Office: 3,425 SF (same)

F.A.R. 0.33 (21,500 SF / 65,340 SF)  
BUILDING HT 22'  
SIGNAGE: Existing sign to remain, 32 SF, 8' TALL  
LIGHTING: new lighting installed shall meet the requirements of the Development Code  
YARD REQUIREMENTS  
FRONT 25 Ft  
SIDE/REAR 15 Ft

EXISTING PARKING  
REQUIRED = 86 spaces on approved plan  
PROVIDED = 90 spaces on approved plan

PROPOSED PARKING  
PROVIDED: 68 Spaces (19 removed, 5 added)  
Gym: 17,200 SF @ 1space per 300 SF: 58 spaces  
Atrium: 875 SF  
Office: 3,425 SF @ 1 space per 350 SF: 10 spaces  
68 spaces required

LANDSCAPE SUMMARY  
EXISTING  
VUA 27,540 SF  
REQUIRED ILA (5% OF VUA) 1,377 SF  
PROVIDED ILA 1,400 SF

PROPOSED  
VUA 22,040 SF  
REQUIRED ILA (5% OF VUA) 1,102 SF  
ILA PROPOSED 1,300 SF (360 SF EX REMOVED, 260 SF NEW)  
LBA  
15' LBA at side and rear yards  
4' LBA at front yard

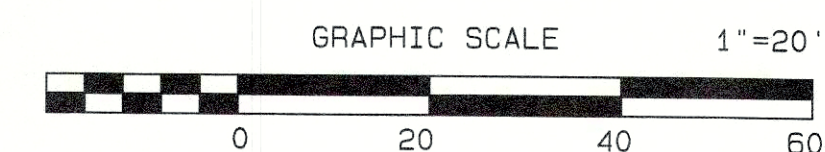
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**IMPERVIOUS AREAS**

TOTAL 65,340 SF  
EXISTING IMPERVIOUS 41,540 SF  
PERVIOUS 23,800 SF  
PROPOSED no change

**LEGEND**

- DRAINAGE FLOW ARROWS
- EXISTING CONTOUR
- ALL TREES SHOWN EXISTING



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:  
BY: [Signature]  
DATE: 4/18/04  
LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL  
Conditions of Approval  
[Signature] 4/18/04  
LOUISVILLE JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

DATE 4-18-04  
REVISION 1 REVISED PER DISTRICT  
AGR ENGINEERING, Inc.  
3005 Huddleton Industrial Blvd.  
Louisville, Kentucky 40223  
PHONE: 502-254-2245 FAX: 502-254-2221  
LICHTFELD, INC.  
629 Fourth Avenue, Suite 305  
Louisville, KY 40202  
Phone: 502-477-7177 Fax: 502-489-4792  
T2 PROPERTIES, LLC  
11100 Plantside Drive  
Louisville, KY 40299  
REVISED DISTRICT DETAILED DEVELOPMENT PLAN  
DRAWING 1 SHEET OF 3