

VARIANCE REQUESTED:

1. A Variance is requested from Louisville Land Development Code Section 5.3.4.D.3.a to allow buildings to encroach into the required front setback.

WAIVER REQUESTED:

1. A Building Facade Waiver is requested from Louisville Land Development Code Section 5.6.1.B.1.

PROJECT DATA

TOTAL SITE AREA	= ±3.7 ACRES (163,771 SF)
EXISTING ZONING	= CM & M2
PROPOSED ZONING	= M2
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= VACANT
PROPOSED USE	= RV/BOAT STORAGE
TOTAL BUILDING AREA	= 49,073 SF
STORAGE BUILDING AREA	= 48,323 SF
OFFICE BUILDING AREA	= 750 SF
PROPOSED BUILDING HEIGHT	= 1 STORY (MAX 20')
INDOOR STORAGE SPACES	= 120±
F.A.R.	= 0.30 (5.0 MAX. ALLOWED)
PARKING REQUIRED	
1 PER EACH 1.5 EMPLOYEES	= MIN. MAX.
1 PER EACH EMPLOYEE	= 3 SPACES 5 SPACES
TOTAL PARKING REQUIRED	= 3 SP 5 SP
TOTAL PARKING PROVIDED	= 4 (2 ADA SP INCLUDED)
TOTAL VEHICULAR USE AREA	
INTERIOR LANDSCAPE AREA REQUIRED	= 52,042 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 3,903 SF (7.5%)
EXISTING IMPERVIOUS AREA	= 0 SF
PROPOSED IMPERVIOUS AREA	= 4,500 SF

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- A karst survey was performed on 11-22-2019 by Mike Hill, AICP and no karst features were observed.
- Due to topographic constraints along Blankenbaker Access Drive a sidewalk fee-in-lieu will be requested.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service provided by an onsite system. Board of Health approval required prior to MSD approval.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0064E dated December 5, 2006.
- Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2.10 and 25 year storms and a 50% reduction in the 100 year storm event or to the capacity of the down-stream system, whichever is more restrictive.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.

LEGEND

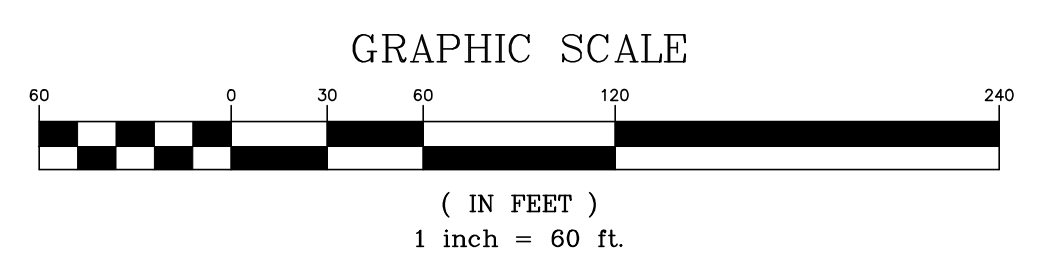
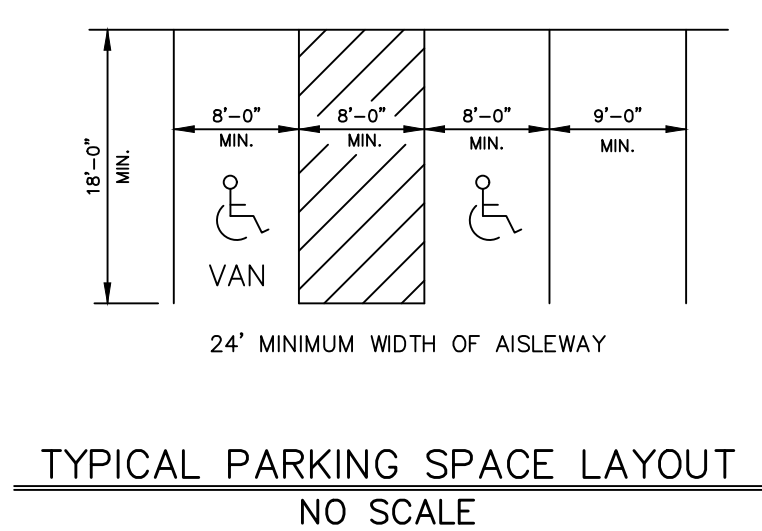
- EX. UTILITY POLE
- EX. OVERHEAD ELECTRIC LINES
- EX. GAURDRAIL
- EXISTING SEWER AND MANHOLE
- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- PROPOSED SEWER AND MANHOLE
- EXISTING TREE LINE
- DRAINAGE FLOW DIRECTION
- EX. STREAM
- EX. CONTOUR
- EX. DITCH/SWALE
- PROPOSED DITCH/SWALE
- EX. ZONING LINE
- CANOPY AREA TO BE PRESERVED

DETENTION BASIN CALCULATIONS

$X = \Delta CRA / 12$
 $\Delta C = 0.75 - 0.23 = 0.52$
 $A = \text{ACRES} = 3.73 \text{ ACRES}$
 $R = \text{INCHES} = 2.8 \text{ INCHES}$
 $X = (C)(A)(R) / 12 = \text{AC.-FT.} = 0.90 \text{ AC.-FT.}$
 REQUIRED $X = 39,428 \text{ CU.FT.} \times 1.5 = 59,142 \text{ CU. FT.}$
 PROVIDED BASIN = 9,500 S.F.
 TOTAL = 9,500 S.F. @ APPROX. 6.5 FT. DEPTH
 = 61,750 CU.FT. > 59,142 CU.FT.
 (50% REDUCTION IN 100-YEAR STORM EVENT INCLUDED IN CALCULATIONS)

TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 163,771 SF
 EXISTING TREE CANOPY AREA = 76,155 SF (46% OF SITE AREA)
 TOTAL TREE CANOPY AREA REQUIRED (INDUSTRIAL) = 30% (49,131 SF)
 TOTAL TREE CANOPY AREA PROVIDED = 30% (49,131 SF)



SITE ADDRESSES:
 11651 BLANKENBAKER ACCESS DR
 LOUISVILLE, KY 40299
 TAX BLOCK 0046, LOT 0447
 D.B. 11410, PG. 560

AND
 11661 BLANKENBAKER ACCESS DR
 LOUISVILLE, KY 40299
 TAX BLOCK 0046, LOT 0445
 D.B. 11410, PG. 560
 COUNCIL DISTRICT - 11
 FIRE PROTECTION DISTRICT - JEFFERSONTOWN

RELATED CASES: 9-69-01 12369

WM# 9375

REVISIONS	
NO.	DESCRIPTION
1	PRE-APPLICATION COMMENTS
2	REVISED PER AGENCY COMMENTS
3	PER AGENCY COMMENTS
4	TREE CANOPY CALCULATION
5	PER AGENCY COMMENTS
6	REVISED PER AGENCY COMMENTS

PROFESSIONAL'S SEAL

PROJECT DATA	
FILE NAME: 06034 - RDDDP	SCALE: AS SHOWN
DATE: 3-9-20	CHECKED BY: MH
	DRAWN BY: ARH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
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 PH: 502.262.9795 FAX: 502.262.9794
 WEB: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
STORAGE FACILITY
BLANKENBAKER ACCESS DR
 OWNER/DEVELOPER
 GDBA, LLC
 11671 BLANKENBAKER ACCESS DRIVE
 LOUISVILLE, KY, 40299-6403

JOB NO. **06034**
 SHEET **1** OF **1**