

LOCATION MAP
NO SCALE

PRELIMINARY APPROVAL
Condition of Approval: _____

Development Review: *[Signature]* 8/19/15 Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

- LEGEND**
- 673 --- EXISTING CONTOUR
 - EXISTING TREE MASS
 - EXISTING OVERHEAD UTILITY
 - EXISTING UNDERGROUND UTILITY
 - X --- EXISTING FENCE
 - EXISTING STORM
 - EXISTING SANITARY
 - PROPOSED STORM SYSTEM WITH EROSION CONTROL (CONCEPT)
 - PROPOSED FLOW ARROW
 - PROPOSED SANITARY SYSTEM WITH P.S.C. (CONCEPT)
 - LBA --- LANDSCAPE BUFFER AREA
 - C --- CARPOOL PARKING SPACE
 - SF --- PROPOSED SILT FENCE
 - SB --- PROPOSED TEMPORARY SEDIMENT BASIN
 - AMENITY AREA
 - PICNIC TABLE

- 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.
 - IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND 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 RADI 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 MINIMUM.
 - 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.
 - MOSQUITO CONTROL: IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY GOVERNMENT ORDINANCES, THE PLANTSIDE DRIVE EXTENSION RIGHT OF WAY SECTION AND THE LOCATION OF BIKE LANES.
 - NO OUTDOOR STORAGE OF MATERIALS PER DEVELOPMENTS DECLARATION OF COVENANTS.
 - LOADING DOCKS SHALL BE SCREENED FROM PUBLIC STREETS & RESIDENTIAL USES PER CHAPTER 10 OF THE LDC.
 - PER THE APPROVED GDDOP FOR BSH THIS LOT WAS PREVIOUSLY IDENTIFIED AS LOT 26 AND LOT 27. AN INDEX MAP WILL BE PROVIDED WITH THIS REQUEST TO UPDATE THE OVERALL LOTTING PATTERN FOR BSH.

- MSD NOTES**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO RECAPTURE FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE / STORM WATER DETENTION: DETENTION FOR THIS DEVELOPMENT WILL BE PROVIDED DOWNSTREAM ON LOT 29. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS AT THE BASIN OUTLET ON LOT 29.
 - 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 AS DEPICTED ON THE PLAN, (211110065E)
 - 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.

IMPERVIOUS AREA
EXISTING IMPERVIOUS AREA: 0± S.F.
PROPOSED IMPERVIOUS AREA: 318,918± S.F.

- PUBLIC WORKS NOTES**
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL SIDEWALK RAMP SHALL CONFORM TO THE A.D.A. DESIGN GUIDELINES; SEE A KYC SIDEWALK DETAIL FOR ALL RAMP AND DETECTABLE WARNINGS CONSTRUCTED IN PUBLIC R/W.

WAIVER REQUEST:

- A WAIVER OF 5.8.A.1.b.ii OF THE LDC IS REQUESTED TO NOT PROVIDE A VEHICULAR CONNECTION TO THE ADJACENT NON-RESIDENTIAL DEVELOPMENTS.
- A WAIVER OF 5.12.2.A.1 OF THE LDC IS REQUESTED TO REDUCE THE REQUIRED SIZE OF THE AMENITY AREA TO BE 10% OF THE OFFICE AREA.

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:
BY: *[Signature]*
DATE: 8/20/15
LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

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 (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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 DAYS AFTER THE ACTIVITY HAS CEASED.

PROJECT DATA

FORM DISTRICT: SUBURBAN WORKPLACE
EXISTING ZONING: PEC
EXISTING LAND USE: VACANT
PROPOSED LAND USE: DISTRIBUTION
TOTAL LAND AREA: 10.71± AC.
BUILDING AREA (INCLUDES 20,000 S.F. OFFICE): 164,000± S.F.
BUILDING HEIGHT (50' ALLOWED): 42±
AMENITY AREA REQUIRED (10% OF OFFICE AREA): 2,000 S.F.
AMENITY AREA PROVIDED: 3,922± S.F.

PARKING DATA:

PHASE I: REQUIRED— 75 WAREHOUSE EMP (MIN. 1/1.5 EMP)(MAX. 1/1 EMP) (INCLUDES 4 HDOP & 4 CARPOOL)	MIN. 50	MAX. 75 SPACES
PHASE II: REQUIRED— 125 WAREHOUSE EMP (MIN. 1/1.5 EMP)(MAX. 1/1 EMP) (INCLUDES 6 HDOP & 5 CARPOOL)	MIN. 83	MAX. 125 SPACES
TOTAL: REQUIRED— 200 WAREHOUSE EMP (MIN. 1/1.5 EMP)(MAX. 1/1 EMP) (INCLUDES 6 HDOP & 5 CARPOOL)	MIN. 133	MAX. 200 SPACES
TOTAL PROVIDED:	190 SPACES	
BICYCLE PARKING:		
SHORT TERM (REGD./PROP.):	0 SPACES	
LONG TERM (PROVIDED IN BUILDING):	2 SPACES	

TREE CANOPY DATA

GROSS SITE AREA: 466,773± S.F.
TREE CANOPY CATEGORY: CLASS C₃
EXISTING TREE CANOPY: 332,565± S.F. (71%)
EXISTING TREE CANOPY TO BE PRESERVED: 0± S.F. (0%)
TREE CANOPY REQUIRED: 116,693± S.F. (25%)
TREE CANOPY TO BE PLANTED: 116,693± S.F. (25%)

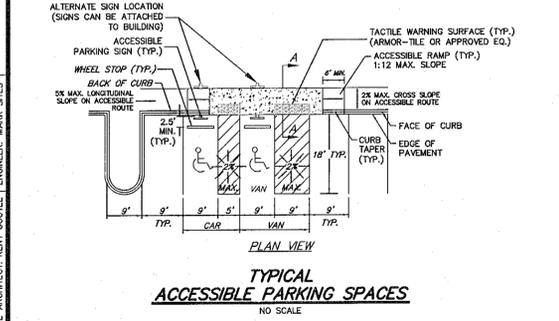
*TREE CANOPY AREAS ARE BASED ON MSD DIGITAL LOIC. FINAL CALCULATIONS SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

DETENTION CALCULATION

2.9/12 (0.72-0.30) (10.71 AC.) = 1.08 AC. FT
NOTE: TO BE PROVIDED IN DETENTION BASIN ON LOT 29.

LANDSCAPE DATA

V.I.A. (EMPLOYEE & VISITOR PARKING): 67,081± S.F.
I.L.A. REQUIRED (7.5% X V.I.A.): 5,031± S.F.
I.L.A. PROVIDED: 5,605± S.F.
V.I.A. (LOADING & MANEUVERING): 91,644± S.F.



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MSA

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HOLLENBACH OAKLEY

DETAILED DISTRICT DEVELOPMENT PLAN
BLANKENBAKER STATION II - LOT 27
DISTRIBUTION BUILDING
13001 PLANTSIDE DRIVE
LOUISVILLE, KY 40299
TAX BLOCK: 39 LOT: 69 (PART ONLY)
D.B. 8500 PG. 899

REVISIONS	DATE	BY	REVISION
1	7/20/15	AW	AGENCY COMMENTS
2	8/7/15	AW	WAIVER AGENCY COMMENTS
3	8/17/15	AW	WAIVER ADDED

Vertical Scale: N/A
Horizontal Scale: 1" = 50'
Date: 6/29/15
Job Number: 1567-323
Sheet

RECEIVED
AUG 17 2015
PLANNING & DESIGN SERVICES

CASE # 15DEVPLAN1103
PREVIOUS CASE #'S 14489,
13723, 10-51-05 & 09-67-05
MSD WM # 11220

15DEVPLAN1103

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