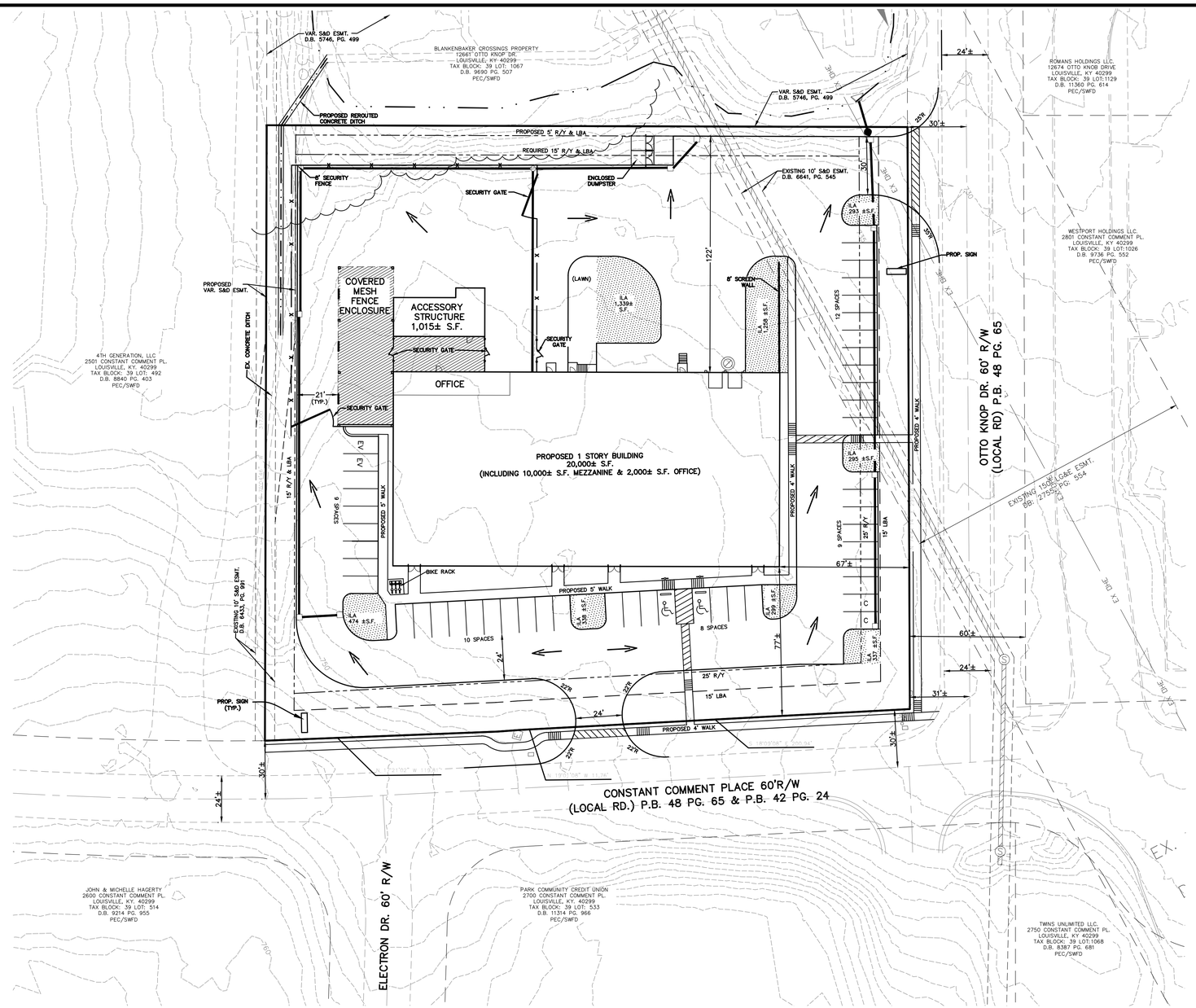
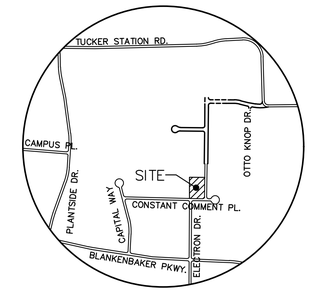




LOCATION MAP
NO SCALE

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING SANITARY MANHOLE W/PIPE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED STORM SYSTEM
- REVISED TREE LINE
- CARPOOL SPACE DESIGNATION
- PROPOSED DRAINAGE ARROW
- PROPOSED 6" PROPERTY SERVICE CONNECTION
- EXISTING ELECTRIC STRUCTURE
- EXISTING WATER VALVE
- INTERIOR LANDSCAPE AREA (ILA)

SITE DATA:

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	PEC
EXISTING LAND USE	INDUSTRIAL PARK/VACANT
PROPOSED LAND USE	WAREHOUSE
TOTAL LAND AREA	2.35± AC.
BUILDING HEIGHT (MAX. ALLOWED 50')	35'
BUILDING AREA	
OFFICE	2,000± S.F.
ACCESSORY STRUCTURE	1,015± S.F.
LAB SPACE	15,000±SF
STORAGE/DOCK/TRANSFER AREA/MEZZANINE	14,000± S.F.
TOTAL	32,015± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.31
PARKING REQUIRED	
OFFICE	
MINIMUM (1 SPACE/400 S.F.)	5 SPACES
MAXIMUM (1 SPACE/150 S.F.)	13 SPACES
WAREHOUSE	
MINIMUM (1 SPACE/10,000 S.F.)	3 SPACES
MAXIMUM (1 SPACE/500 S.F.)	60 SPACES
TOTAL (MINIMUM–MAXIMUM)	3–60 SPACES
PARKING PROVIDED	42 SPACES
CAR PARKING	
(DOES NOT INCLUDE 2 ACCESSIBLE, 2 CARPOOL, & 2 ELECTRIC VEHICLE SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	3 SPACES

TREE CANOPY DATA:

GROSS SITE AREA	102,260± S.F.
LAND USE	INDUSTRIAL
EXISTING TREE CANOPY	5,060± S.F. (5%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED/PROVIDED	25,565± S.F. (25%*)

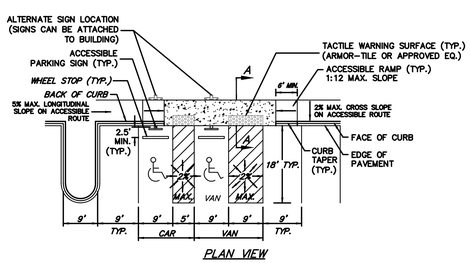
INCLUDES 13 ILA TREES
NOTE: TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.
*5% REDUCTION IN TOTAL TREE CANOPY REQUIRED WITH USE OF WHITE ROOF (45 MIL FIRESTONE ULTRAPLY 120 TPO WHITE MEMBRANE) LDC TABLE 10.1.1

LANDSCAPE DATA:

V.U.A.	48,653± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	3,649 S.F.
I.L.A. PROVIDED	5,270± S.F.

GENERAL NOTES:

1. 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.
2. 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.
3. PROTECTION OF TREES TO BE PRESERVED:
   CONSTRUCTION FENCING SHALL BE ERECTED 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.
4. THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
5. ALL LUMINARES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (ie. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
6. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
7. LOADING DOCKS SHALL BE SCREENED FROM PUBLIC STREETS & RESIDENTIAL USE'S PER CHAPTER 10 OF THE LDC.
8. ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
10. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE. PARKING AREAS SHALL COMPLY WITH 9.1.12.C OF THE LDC.
11. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
13. UPON REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED CIRCULATION SYSTEM SHALL BE DEVELOPED TO PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
14. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 10/19/18 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.



PLAN VIEW

TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE

MSD NOTES:

1. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WQTC BY PROPERTY SERVICE CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE / STORM WATER DETENTION:
   DETENTION WILL BE PROVIDED IN THE EXISTING BASIN ON ADJACENT LOT. POST–DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE–DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100–YEAR STORMS. ANY LOSS OF VOLUME AS A RESULT OF THIS PROJECT SHALL BE MITIGATED THROUGH BASIN MODIFICATIONS. PRE–DEVELOPED BASIN VOLUME SHALL BE SURVEYED AND PROVIDED AS A PART OF THE CONSTRUCTION PLAN SUBMITTAL. POST CONSTRUCTION FIELD VERIFICATION SHALL BE PROVIDED TO ENSURE NO VOLUME WAS LOST.
3. 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.
4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0065E & 21111C0064E).
5. 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.

PUBLIC WORKS NOTES:

1. PER BINDING ELEMENT ON CASE #9–42–06 AND PRIOR TO CONSTRUCTION PLAN APPROVAL OF THE FINAL LOT IN BLANKENBAKER STATION III THE OTTO KNOP DR. AND CHESTNUT STATION CT. ARE TO BE DEDICATED AS PUBLIC RIGHT–OF–WAY. THESE HAVE BEEN RECORDED BY PB 48 PG 65 AND PB 42 PG 24.
2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
4. 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.
5. ENCROACHMENT PERMIT & BOND REQUIRED FOR WORK WITHIN METRO RIGHT–OF–WAY.
6. ALL OFF STREET PARKING AREAS TO BE OF A HARD AND DURABLE SURFACE PER 9.1.12.A OF THE LDC.

WAIVER (APPROVED 5/16/19):

1. A WAIVER OF 10.2.4.B.8 OF THE LDC WAS APPROVED TO ALLOW A REDUCTION OF THE LBA ALONG THE EAST PROPERTY LINE FROM 15' TO 5' TO ALLOW THE PROPOSED PAVEMENT, DUMPSTER AND VEHICLE MANEUVERING TO ENCROACH THIS AREA.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0 ± S.F.
PROPOSED IMPERVIOUS AREA	72,529± S.F.

CASE #22–DDP–0068
RELATED CASE: #19DEVPLAN1063, #18DEVPLAN1167
#15DEVPLAN1119, 9–42–06, 10–32–06 & 9–68–93
MSD W.M. #9986

GRAPHIC SCALE 1"=30'
0 7.5 15 30 60

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 ▶ MindelScott.com

OWNER/DEVELOPER
H03 CHESTNUT LLC
P.O. BOX 7368
LOUISVILLE, KY. 40257

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
BLANKENBAKER STATION III – LOT 7
2701 CONSTANT COMMENT PLACE
LOUISVILLE, KY. 40299
TAX BLOCK 39 LOT 1014
DB:9540 PG:908

Revisions:	
08/01/22	PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=30'
Date: 06/13/22
Job Number: 2376–701
Sheet 1 of 1

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