PLAN VIEW

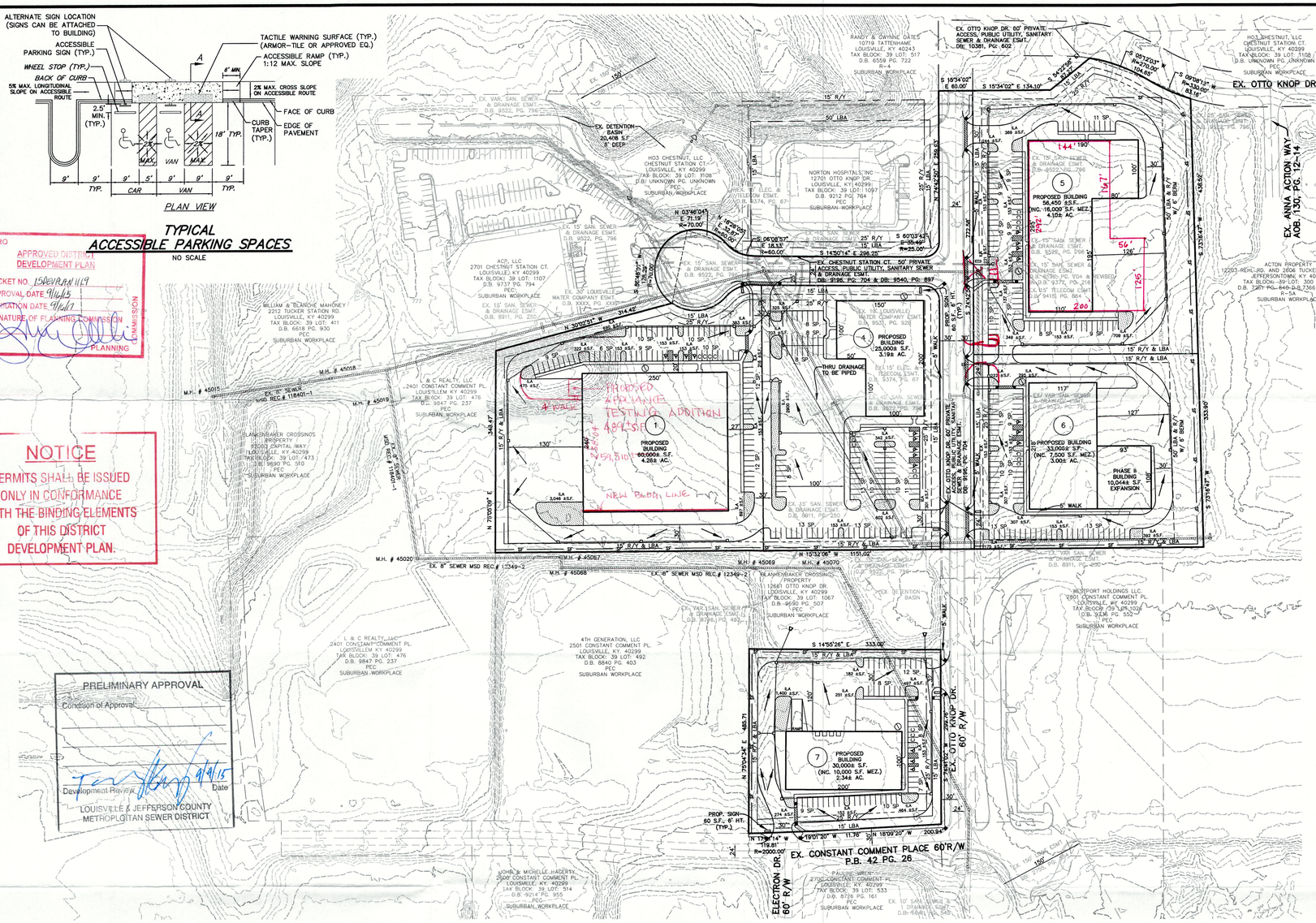
TYPICAL ACCESSIBLE PARKING SPACES

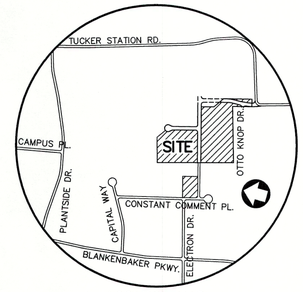
NO SCALE

LOUISVILLE METRO PLANNING COMMISSION
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 15DEVPLAN1119
APPROVAL DATE 9/16/15
EXPIRATION DATE 9/16/17
SIGNATURE OF PLANNING COMMISSION

NOTICE

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





LOCATION MAP

NO SCALE

LEGEND

- EXISTING CONTOUR
- 730 EXISTING SANITARY
- (5) EXISTING LOT NUMBER
- PROPOSED FLOW ARROW
- PROPOSED STORM (CONCEPT)
- PROPOSED REQUIRED YARD
- PROPOSED LANDSCAPE BUFFER AREA
- 5' PROPOSED SILT FENCE
- PROPOSED PSC

LOT 1 PROJECT DATA:

FORM DISTRICT	SW
EXISTING ZONING	PEC
EXISTING LAND USE	VACANT
PROPOSED LAND USE	WAREHOUSE
TOTAL LAND AREA	4.26± AC.
BUILDING HEIGHT (MAX.)	50±
BUILDING AREA (10,000 S.F. OFFICE)	60,000± S.F.
PARKING REQUIRED	
OFFICE:	
MIN. 1 SP./350 S.F.	
MAX. 1 SP./200 S.F.	29–50 SPACES
WAREHOUSE: (50 EMPLOYEES)	
MIN. 1 SP./1.5 EMP.	
MAX. 1 SP./1 EMP.	33–50 SPACES
TOTAL REQUIRED	62–100 SPACES
PARKING PROVIDED (INCLUDES 4 HDCP & 4 CARPOOL)	78 SPACES
BICYCLE PARKING	
SHORT TERM (REQD./PROP.)	0 SPACES
LONG TERM (PROVIDED IN BUILDING)	3 SPACES

TREE CANOPY DATA:

GROSS SITE AREA	185,522± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	37,104± S.F. (20%)
TREE CANOPY TO BE PLANTED/PROVIDED	37,104± S.F. (20%)

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

LANDSCAPE DATA:

V.U.A. (EMPLOYEE/VISITOR PARKING)	28,859± S.F.
V.U.A. (LOADING/MANEUVERING)	44,085± S.F.
I.L.A. REQUIRED (7.5% X VUA)	2,164 S.F.
I.L.A. PROVIDED	6,431± S.F.

LOT 4 PROJECT DATA:

FORM DISTRICT	SW
EXISTING ZONING	PEC
EXISTING LAND USE	VACANT
PROPOSED LAND USE	WAREHOUSE
TOTAL LAND AREA	3.19± AC.
BUILDING HEIGHT (MAX.)	50±
BUILDING AREA	25,000± S.F.
PARKING REQUIRED	
WAREHOUSE: (125 EMPLOYEES)	
MIN. 1 SP./1.5 EMP.	
MAX. 1 SP./1 EMP.	
TOTAL REQUIRED	83–125 SPACES
PARKING PROVIDED (INCLUDES 5 HDCP & 5 CARPOOL)	102 SPACES
BICYCLE PARKING	
SHORT TERM (REQD./PROP.)	0 SPACES
LONG TERM (PROVIDED IN BUILDING)	2 SPACES

TREE CANOPY DATA:

GROSS SITE AREA	139,146± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	27,829± S.F. (20%)
TREE CANOPY TO BE PLANTED/PROVIDED	27,829± S.F. (20%)

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

LANDSCAPE DATA:

V.U.A. (EMPLOYEE/VISITOR PARKING)	51,375± S.F.
V.U.A. (LOADING/MANEUVERING)	23,719± S.F.
I.L.A. REQUIRED (7.5% X VUA)	3,853 S.F.
I.L.A. PROVIDED	5,326± S.F.

LOT 5 PROJECT DATA:

FORM DISTRICT	SW
EXISTING ZONING	PEC
EXISTING LAND USE	VACANT
PROPOSED LAND USE	WAREHOUSE
TOTAL LAND AREA	4.10± AC.
BUILDING HEIGHT (MAX.)	50±
BUILDING AREA	56,450± S.F.
(INCLUDES 16,000 S.F. MEZ.)	
PARKING REQUIRED	
WAREHOUSE: (95 EMPLOYEES)	
MIN. 1 SP./1.5 EMP.	
MAX. 1 SP./1 EMP.	
TOTAL REQUIRED	63–95 SPACES
PARKING PROVIDED (INCLUDES 4 HDCP & 4 CARPOOL)	82 SPACES
BICYCLE PARKING	
SHORT TERM (REQD./PROP.)	0 SPACES
LONG TERM (PROVIDED IN BUILDING)	2 SPACES

TREE CANOPY DATA:

GROSS SITE AREA	178,662± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	35,732± S.F. (20%)
TREE CANOPY TO BE PLANTED/PROVIDED	35,732± S.F. (20%)

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

LANDSCAPE DATA:

V.U.A. (EMPLOYEE/VISITOR PARKING)	35,015± S.F.
V.U.A. (LOADING/MANEUVERING)	33,128± S.F.
I.L.A. REQUIRED (7.5% X VUA)	2,626 S.F.
I.L.A. PROVIDED	3,041± S.F.

LOT 6 PROJECT DATA:

FORM DISTRICT	SW
EXISTING ZONING	PEC
EXISTING LAND USE	VACANT
PROPOSED LAND USE	WAREHOUSE
TOTAL LAND AREA	3.0± AC.
BUILDING HEIGHT (MAX.)	50±
BUILDING AREA	43,050± S.F.
(INCLUDES 7,500 S.F. MEZ.)	
PARKING REQUIRED	
WAREHOUSE: (75 EMPLOYEES)	
MIN. 1 SP./1.5 EMP.	
MAX. 1 SP./1 EMP.	
TOTAL REQUIRED	50–75 SPACES
PARKING PROVIDED (INCLUDES 3 HDCP & 3 CARPOOL)	66 SPACES
BICYCLE PARKING	
SHORT TERM (REQD./PROP.)	0 SPACES
LONG TERM (PROVIDED IN BUILDING)	2 SPACES

TREE CANOPY DATA:

GROSS SITE AREA	130,795± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	26,159± S.F. (20%)
TREE CANOPY TO BE PLANTED/PROVIDED	26,159± S.F. (20%)

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

LANDSCAPE DATA:

V.U.A. (EMPLOYEE/VISITOR PARKING)	25,377± S.F.
V.U.A. (LOADING/MANEUVERING)	23,634± S.F.
I.L.A. REQUIRED (7.5% X VUA)	1,903 S.F.
I.L.A. PROVIDED	2,157± S.F.

LOT 7 PROJECT DATA:

FORM DISTRICT	SW
EXISTING ZONING	PEC
EXISTING LAND USE	VACANT
PROPOSED LAND USE	WAREHOUSE
TOTAL LAND AREA	2.35± AC.
BUILDING HEIGHT (MAX.)	50±
BUILDING AREA	30,000± S.F.
(INCLUDES 10,000 S.F. MEZ.)	
PARKING REQUIRED	
WAREHOUSE: (65 EMPLOYEES)	
MIN. 1 SP./1.5 EMP.	
MAX. 1 SP./1 EMP.	
TOTAL REQUIRED	43–65 SPACES
PARKING PROVIDED (INCLUDES 3 HDCP & 3 CARPOOL)	54 SPACES
BICYCLE PARKING	
SHORT TERM (REQD./PROP.)	0 SPACES
LONG TERM (PROVIDED IN BUILDING)	2 SPACES

TREE CANOPY DATA:

GROSS SITE AREA	102,260± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	20,452± S.F. (20%)
TREE CANOPY TO BE PLANTED/PROVIDED	20,452± S.F. (20%)

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

LANDSCAPE DATA:

V.U.A. (EMPLOYEE/VISITOR PARKING)	25,807± S.F.
V.U.A. (LOADING/MANEUVERING)	22,929± S.F.
I.L.A. REQUIRED (7.5% X VUA)	1,720 S.F.
I.L.A. PROVIDED	3,374± S.F.

CASE# 15DEVPLAN1119
PREVIOUS CASE #9-42-06, 10-32-06 & 9-68-93
MSD W.M. # 9212
W.M. # 8831 – LOT 7

GRAPHIC SCALE 1"=100'
0 50 100 200

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 SEEDED, 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.

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 TO BE PROVIDED IN BUSINESS PARK'S DETENTION BASIN AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. BASIN VOLUME VERIFICATION MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
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.

PRELIMINARY APPROVAL
Condition of Approval
Development Review — Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PUBLIC WORKS NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
2. 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.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
6. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%.
7. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
8. ALL CUL-DE-SACS, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
9. CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
10. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
11. 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.
12. ENCROACHMENT PERMIT & BOND REQUIRED FOR WORK WITHIN METRO RIGHT-OF-WAY.
13. MINOR PLAT WILL BE REQUIRED TO SUBDIVIDE LOT 1. A CROSS-ACCESS AGREEMENT WILL BE REQUIRED BETWEEN LOTS 1 & 4.

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY:
DATE: 9/7/15
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

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. SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 AND 8, RESPECTIVELY OF THE LDC.
6. 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.
7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
8. ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
10. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
11. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
12. ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED.
13. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

RECEIVED
SEP 04 2015
PLANNING & DESIGN SERVICES

Mindel, Scott & Associates, Inc.
Planning · Engineering · Surveying · Landscape Architecture
Utility Consulting · Property Management
5151 Jefferson Boulevard, Louisville, KY 40219
Phone: (502) 485-1508 · Fax: (502) 485-1606 · EMail: msa@msadesign.com

OWNER
CAR PROPERTIES, LLC
14506 HEARTSIDE CT.
LOUISVILLE, KY. 40245

OWNER/DEVELOPER
HOLLENBACH-OAKLEY
P.O. BOX 7368
LOUISVILLE, KY. 40257

DETAILED DISTRICT DEVELOPMENT PLAN – LOTS 1 & 4–7

BLANKENBAKER STATION III

2600 TUCKER STATION RD., OTTO KNOP DR., CHESTNUT STATION CT. & 2701 CONSTANT COMMENT PL.
JEFFERSONTOWN, KY. 40299
TAX BLOCK 39 LOT 1014, 1106, 1128 & 1129
DB: 9495 PG: 291, DB: 9540 PG: 908, DB: 10381 PG: 602

Revisions
08/24/15 PER AGENCY COMMENTS
08/25/15 MSD NOTE #5
09/04/15 PER PAGES COMMENTS
2/11/16 Bldg. orientation, shape of lot 6/13/16 Rev. Lots 5 & 6 footprint & Location
7/27/16 Per Staff's comments

Vertical Scale: N/A

Horizontal Scale: 1"=100'

Date: 7/27/15

Job Number: 2376

Sheet 1 of 1

15DEVPLAN1119