

AMENITY AREA DETAIL
SCALE 1"=10'

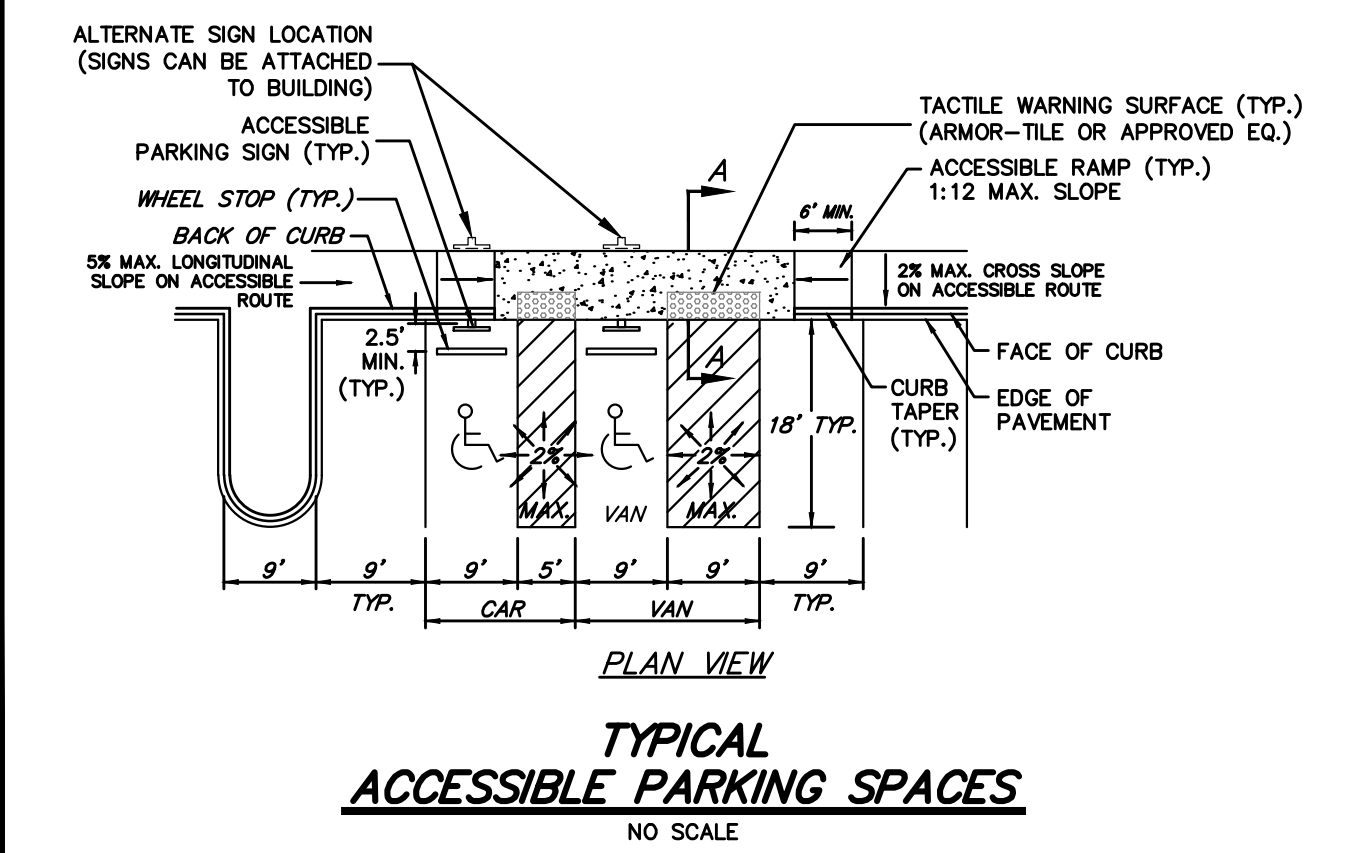
LOCATION MAP
NO SCALE

SITE DATA:

EXISTING ZONING	SUBURBAN WORKPLACE PEC
EXISTING LAND USE	VACANT
PROPOSED LAND USE	M3
PROPOSED LAND USE	MANUFACTURING/ASSEMBLY
TOTAL LAND AREA	12.97 ± AC.
BUILDING AREA	
MANUFACTURING AREA	101,000 ± S.F.
MEZZANINE (INCLUDES 7,500 S.F. OFFICE)	70,000 ± S.F.
TOTAL	171,000 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.54
BUILDING HEIGHT (MAX ALLOWED 50')	67' (SEE VARIANCE)
PARKING REQUIRED	79-241 SPACES
OFFICE	
MINIMUM (1 SPACE/400 S.F.)	19 SPACES
MAXIMUM (1 SPACE/200 S.F.)	38 SPACES
WAREHOUSE FLOOR AREA	
MINIMUM (1 SPACE/2,000 S.F.)	51 SPACES
MAXIMUM (1 SPACE/500 S.F.)	202 SPACES
PARKING PROVIDED	
CAR PARKING	127 SPACES
(INCLUDES 5 ACCESSIBLE & 4 CARPOOL SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES
SHORT TERM	0 SPACES
LONG TERM (PROVIDED INSIDE BUILDING)	2 SPACES

- 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.
 - LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
 - SIGNATURE ENTRANCE WALLS 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 OF THE LDC.
 - ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. 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.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
 - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 7/15/2019 AND POTENTIAL KARST TOPOGRAPHY WAS FOUND.

- PUBLIC WORKS NOTES:**
- RIGHT-OF-WAY DEDICATION BY RECORD PLAT OF SCHUTTE STATION PLACE SHALL TAKE PLACE ONCE ALL LOTS ARE DEVELOPED OR AS REQUESTED BY METRO PUBLIC WORKS.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - THE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 - ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
 - THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL CUL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
 - 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.
 - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR STREET "SCHUTTE STATION PLACE" SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
 - SCHUTTE STATION PLACE SHALL BE RECORDED AS A PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT AT TIME OF LOT CREATION.
 - UNIFIED CIRCULATION, INCLUDING PEDESTRIAN CONNECTIVITY, TO BE ESTABLISHED AND DEVELOPMENT OF ADJACENT PROPERTIES PER 5.9.2. NO CONNECTION IS ANTICIPATED TO ADJACENT LOT 13 AS A FUTURE SECURE LG&E FACILITY IS PROPOSED.



- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED IN EX. BASIN ON ADJACENT PEC ZONED TRACT AS DEPICTED ON THE OVERALL DEVELOPMENT PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25 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.
 - EROSION AND 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.
 - A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211100 65E).
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - AN EASEMENT PLAT WILL BE REQUIRED FOR ALL THROUGH DRAINAGE PRIOR TO MSD CONSTRUCTION APPROVAL.
 - ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1 TO 1.

LANDSCAPE DATA:

V.U.A.	72,771 ± S.F.
I.L.A. REQUIRED* (7.5% X VUA)	5,458 ± S.F.
I.L.A. PROVIDED	9,332 ± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	316,681 ± S.F.
SITE USE	INDUSTRIAL
EXISTING TREE CANOPY	125,134 ± S.F. (40%)
EXISTING TREE CANOPY TO BE PRESERVED	14,375 ± S.F. (5%)
TOTAL TREE CANOPY REQUIRED	79,170 ± S.F. (25%)
TOTAL TREE CANOPY TO BE PLANTED	64,795 ± S.F. (20%)

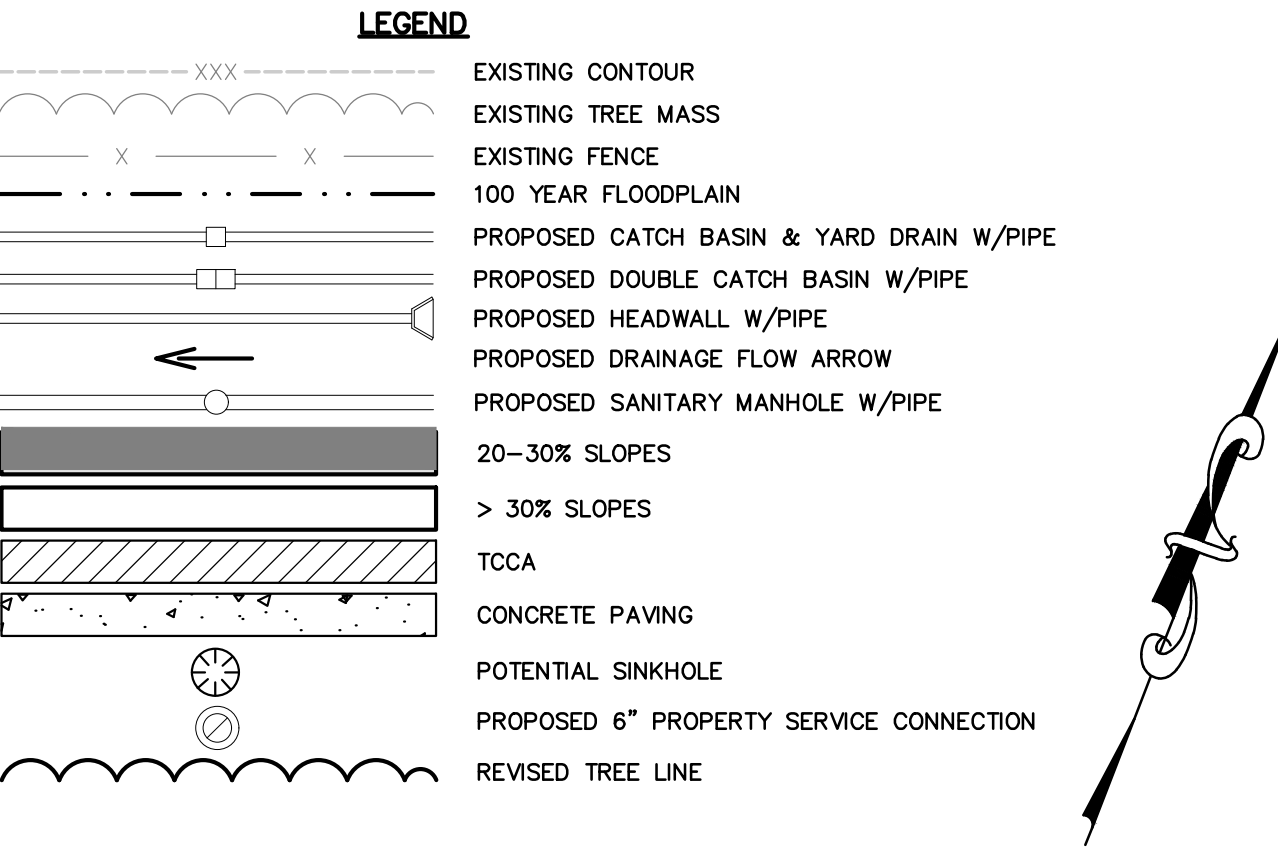
NOTES: TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.
*% REDUCTION IN TOTAL TREE CANOPY REQUIRED WITH USE OF WHITE ROOF PER LDC TABLE 10.1.1

DETENTION CALCULATIONS
2.9/12 ("0.72"- "0.35") ("4.58") = 0.41 AC-FIT

OVERALL IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0 ± S.F.
PROPOSED IMPERVIOUS AREA	171,751 ± S.F.
TOTAL	171,751 ± S.F.

VARIANCE REQUEST
A VARIANCE OF THE LDC 5.3.4.d.4.A IS BEING REQUESTED TO INCREASE THE MAXIMUM BUILDING HEIGHT FROM 50' TO 67'.



CASE # 21-ZONE-0103
PREVIOUS CASE # 21-ZONEPA-0089
RELATED CASE: #19-DDP-0019,
9-67-05 & 10-51-05, 13723,
14489, 15ZONE1028
MSD WM # 10020

GRAPHIC SCALE 1"=40'
0 20 40 80

PRE-APPLICATION PLAN
BLANKENBAKER STATION II
LOTS 11 + 12
SCHUTTE STATION PLACE
LOUISVILLE, KY 40299
TAX BLOCK 39, LOT 551
DB 10713, PG 21

DEVELOPER
FORESEE INVESTMENT, LLC
12500 PLANTSIDE DRIVE
LOUISVILLE, KY 40299

OWNER
HOSTS DEVELOPMENTS, LLC
PO BOX 7368
LOUISVILLE, KY 40257

MINDEL SCOTT
SURVEYING & PLANNING & LANDSCAPE ARCHITECTURE
3100 WOODLAND DRIVE, SUITE 100
LOUISVILLE, KY 40219
502-485-1508 | mindelscott.com

Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 06/14/2021
Job Number: 1567
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