WAIVER REQUESTED:

1. A Waiver is requested from Sections 10.2.4 & 5.5.4.B.1 of the Louisville Metro Land Development Code to waive the 50' Landscape Buffer Area to a 15' Landscape Buffer Area and to waive the 6 ft. berm on the south property line between the PEC and R-4 properties.

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. There shall be no commercial signs in the Right of Way.
3. There shall be no landscaping in the Right of Way without an encroachment permit.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
5. 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.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. Right-of-way dedication by deed or minor plat must be recorded prior to construction approval by Transportation Planning.
8. No KARST features were found during a site visit by Kevin Young, RLA on 3/9/16.

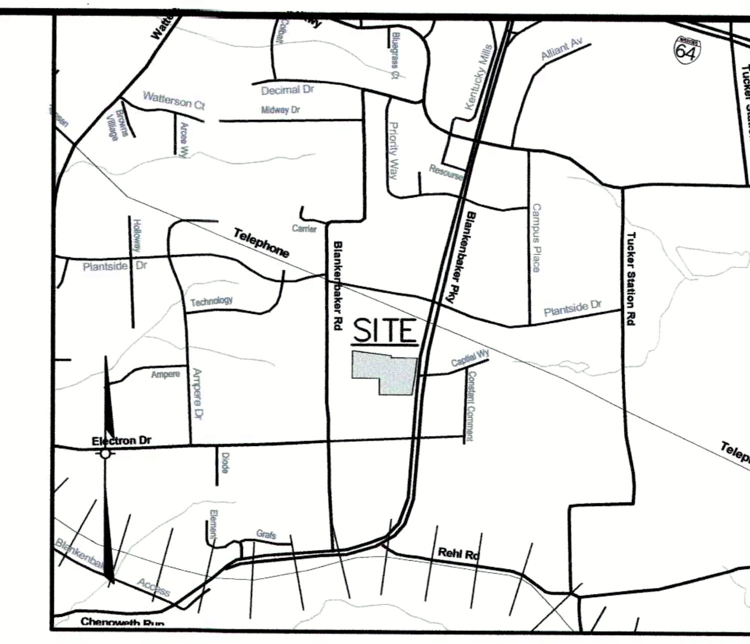
MSD NOTES:

1. Sanitary sewer service for the 56,765 SF building expansion will be provided by connection. The sanitary sewer service for the two proposed warehouse buildings will be provided by Lateral Extension & subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0064 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (⟹) is for conceptual purposes. 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.
4. The site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
5. On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25 and 100 year storms or to the capacity of the downstream system, whichever is more restrictive.
6. 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.
7. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
8. MSD construction bond will be required prior to construction plan approval.
9. Runoff from the proposed warehouses to be directed to on-site detention basins.
10. No increase in velocity at the point of discharge at the property line.

PROJECT DATA

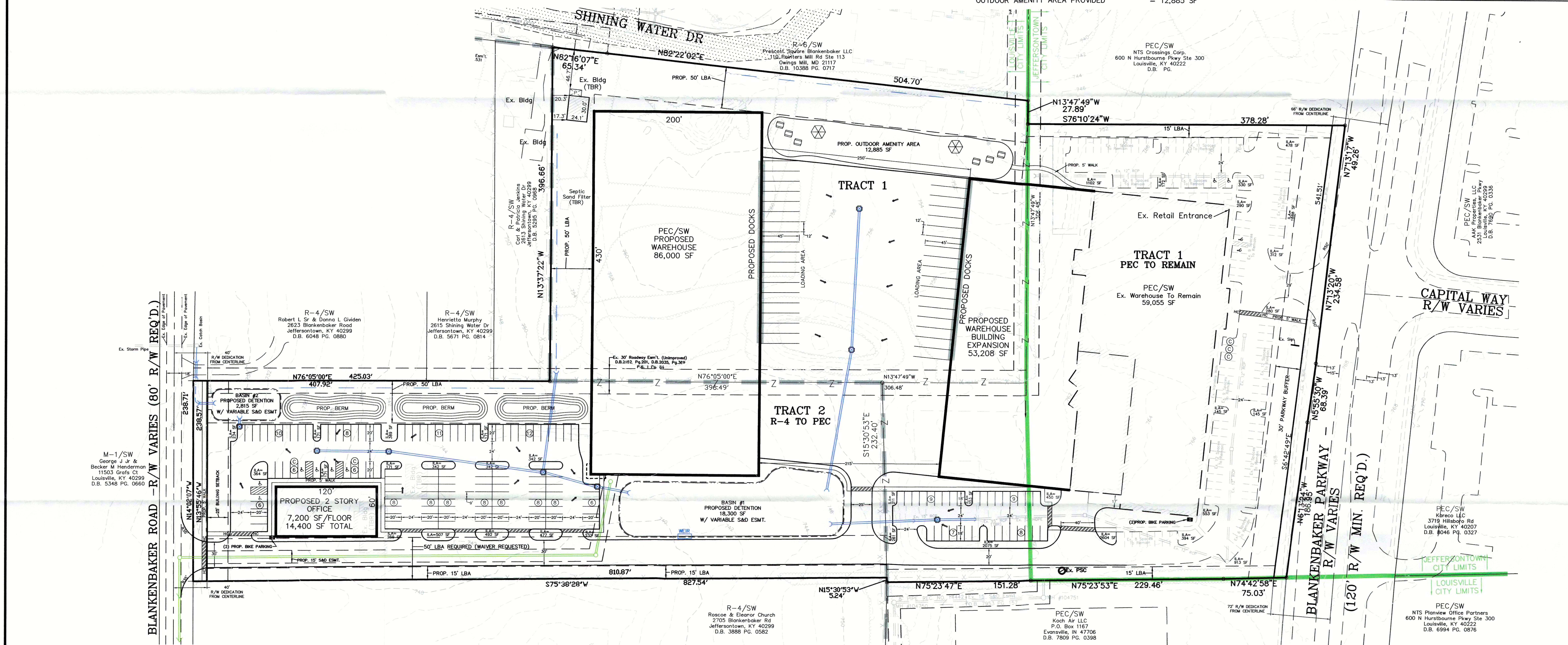
TOTAL SITE AREA	= 14.4± Ac.
PROPOSED R/W DEDICATION AREA (BLANKENBAKER PKWY)	= 0.2± Ac.
PROPOSED R/W DEDICATION AREA (BLANKENBAKER ROAD)	= 0.1± Ac.
NET SITE AREA	= 14.1± Ac.
TRACT 1 AREA (PEC TO REMAIN)	= 9.8± Ac.
TRACT 2 AREA (R-4 TO PEC)	= 4.3± Ac.
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING ZONING	= PEC/R-4
PROPOSED ZONING	= PEC
EXISTING/PROPOSED USE	= OFFICE/WAREHOUSE
EXISTING RETAIL AREA (LOCATED IN EX. WAREHOUSE)	= 1,770 SF
EXISTING WAREHOUSE AREA	= 44,806 SF
EXISTING OFFICE AREA (LOCATED IN EX. WAREHOUSE)	= 12,479 SF
PROPOSED OFFICE AREA	= 14,400 SF
PROPOSED WAREHOUSE AREA	= 139,208 SF
TOTAL BUILDING AREA	= 212,663 SF
F.A.R.	= 0.34 (1.0 MAX. ALLOWED)
BUILDING HEIGHT	= 2 STORY (50' MAX. ALLOWED)

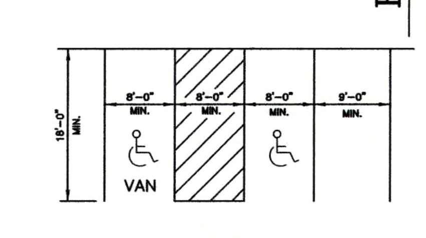
PARKING REQUIRED		MIN.	MAX.
EXISTING RETAIL (WITHIN EXISTING WAREHOUSE)			
1,770 SF/300 SF MIN.	=	6 SP	
1,770 SF/200 SF MAX.	=		9 SP
OFFICE			
26,879 SF/350 SF MIN.	=	76 SP	
26,879 SF/200 SF MAX.	=		134 SP
WAREHOUSE			
150 EMP./1.5 EMPLOYEES MIN.	=	100 SP	
150 EMP./1 EMPLOYEE MAX.	=		150 SP
TOTAL PARKING REQUIRED	=	182 SP	293 SP
PARKING PROVIDED			
EXISTING PARKING	=	117 SPACES	
PROPOSED PARKING	=	154 SPACES	
TOTAL PARKING PROVIDED	=	271 SPACES (10 HC SP INCLUDED) (5 CARPOOL SP INCLUDED)	
BIKE PARKING REQUIRED/PROVIDED	=	4 SHORT TERM/7 LONG TERM	
(LONG TERM BIKE PARKING SHALL BE PROVIDED INSIDE THE BUILDING)			
TOTAL VEHICULAR USE AREA	=	217,416 SF	
INTERIOR LANDSCAPE AREA REQUIRED(7.5%)	=	16,306 SF	
INTERIOR LANDSCAPE AREA PROVIDED	=	17,420 SF	
OUTDOOR AMENITY AREA PER SECTION 5.1.2.2			
OUTDOOR AMENITY AREA REQUIRED	=	10,995 SF	
OUTDOOR AMENITY AREA PROVIDED	=	12,885 SF	



LOCATION MAP
NOT TO SCALE

A PORTION OF THE SITE IS LOCATED IN THE CITY OF JEFFERSONTOWN AND IS SUBJECT TO THE JULY 2004 LAND DEVELOPMENT CODE.





TYPICAL PARKING SPACE LAYOUT
NO SCALE

LEGEND

- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE
- = PROPOSED SILT FENCE
- = PROPOSED STONE BAG INLET PROTECTION
- = PROPOSED CARPOOL SPACES
- = EXISTING ZONING LINE
- = EXISTING CITY LIMITS

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

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 approval EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's 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.

Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilizaton measures shall be required as soon as practicable, but no later than 14 calender days after the activity has ceased.

Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin.

All storm drainage shall conform to MSD standard specifications.

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.

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
$\Delta C = 0.75-0.23=0.52$
A = 14.4 ACRES
R = 2.8 INCHES
$X = (0.52)(14.4)(2.8)/12 = 1.75$ AC.-FT.
REQUIRED 76,108 = CU.FT.

PROVIDED BASIN #1 = 18,300 SQ.FT.
PROVIDED BASIN #2 = 2,815 SQ.FT.

TOTAL = BASIN #1 18,300 SQ. FT. @ APPROX. 5 FT. DEPTH = 91,500 CU. FT.
= BASIN #2 2,815 SQ. FT. @ APPROX. 2 FT. DEPTH = 5,630 CU. FT.
= TOTAL PROVIDED CU. FT. OF DETENTION = 97,130 CU. FT.
= 97,130 CU.FT. > 76,108 CU.FT.

TREE CANOPY CALCULATIONS (CLASS "C" 0-40%)

TOTAL SITE AREA	=	615,298 S.F.
EXISTING TREE CANOPY	=	131,740 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	20% (123,060 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	20% (123,120 S.F.)

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

RECEIVED
APR 04 2016
PLANNING &
DESIGN SERVICES

OWNER:
MOB INVESTMENTS LLC
P.O. BOX 34170
LOUISVILLE, KY 40232

SITE ADDRESSES:
2550 BLANKENBAKER PKWY
LOUISVILLE, KY 40299
TAX BLOCK 0039, LOT 0548
D.B. 7926, PG. 0487
2703 BLANKENBAKER ROAD
TAX. BLOCK 0039, LOT 0312
D.B. 10521 PG. 0198

OWNER:
PRESCOTT SQUARE BLANKENBAKER LLC
110 PAINTERS MILL RD STE 113
OWINGS MILL, MD 21117

SITE ADDRESS:
2609 SHINING WATER DR.
LOUISVILLE, KY 40299
TAX BLOCK 0039, LOT 1132
D.B. 10434, PG. 0516

CURRENT CASE #16ZONE1010
RELATED CASE #15ZONE1034
WM #7987

COUNCIL DISTRICT - 20
FIRE PROTECTION DISTRICT - JEFFERSONTOWN

REVISIONS		
NO.	DATE	DESCRIPTION	BY

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 15041-DDDP
DATE: 4-4-16
SCALE: AS SHOWN
CHECKED BY: KMY
DRAWN BY: JH/SBS

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
AIR HYDRO POWER EXPANSION
DEVELOPER
AIR HYDRO POWER
2550 BLANKENBAKER PARKWAY
LOUISVILLE, KY 40229

JOB NO. 15041
SHEET 1 OF 1

16 ZONE 1010