

PRELIMINARY APPROVAL
 Condition of Approval:
 Development Plan No. 16-0000
 Date: 3/30/16

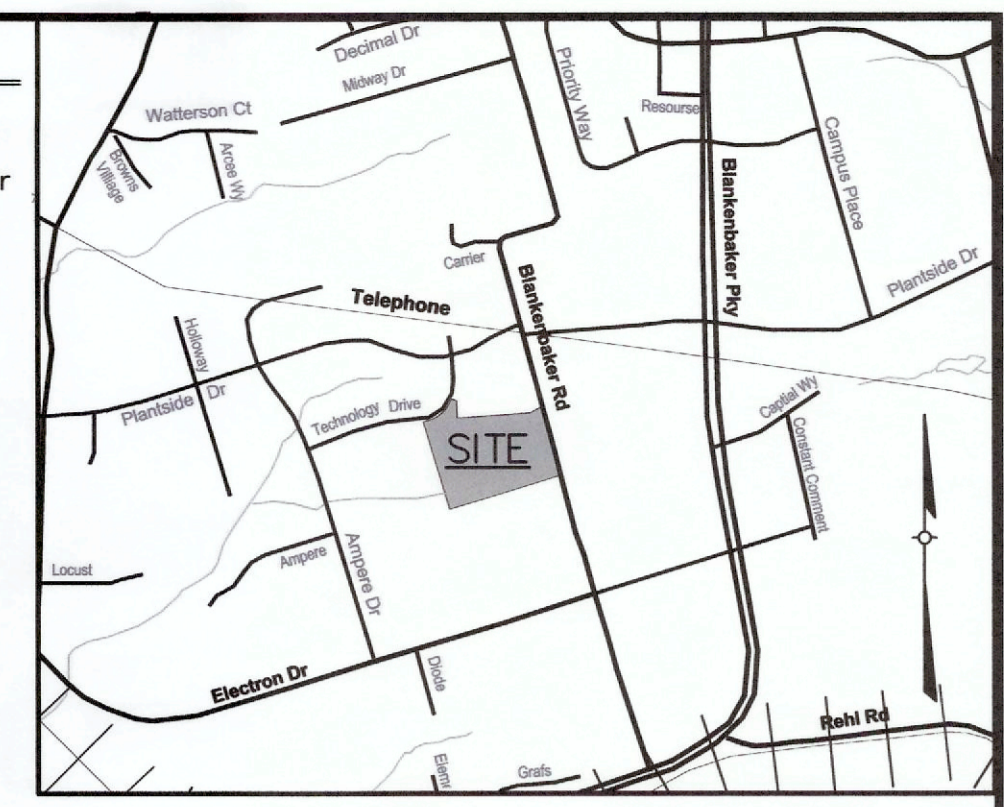
PEC/SW
 Meredith Realty LLC
 4400 Renaissance Dr
 Louisville, KY 40299
 D.B. 8396 PG. 0491

PEC/SW
 CGL Realty LLC
 2601 Technology Drive
 Louisville, KY 40299
 D.B. 7202 PG. 0948

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS:
 BY: *Tommy Melton*
 DATE: 3-30-16
 LOUISVILLE JEFFERSON COUNTY
 METRO PUBLIC WORKS

WAIVER REQUESTED:

1. A Waiver is requested from Section 5.5.4.B.1 of the Jeffersonstown Land Development Code for the property line shared with the R-4 adjacent property to waive the 50' Landscape Buffer Area & 6' tall berm. The PEC 15' Landscape Buffer Area & the one tree per 75 L.F. will be provided per Section 10.2.4.B. A
2. A Waiver is requested from Section 10.2.4.B of the Jeffersonstown Land Development Code to waive the taller than 4 ft. retaining wall in the south property line PEC 15 ft. Landscape Buffer Area.
3. A Waiver is requested from Section 6.2.6 from the Land Development Code, to waive the requirement for providing sidewalk along Blankenbaker Road on property within Metro Louisville jurisdiction.



LOCATION MAP
 NOT TO SCALE

A PORTION OF THE SUBJECT SITE - 2621 TECHNOLOGY DRIVE, 2520 AND 2540 BLANKENBAKER ROAD - IS LOCATED IN THE CITY OF JEFFERSONTOWN AND IS SUBJECT TO THE JULY 2004 LAND DEVELOPMENT CODE. THE REMAINDER OF THE SUBJECT SITE - 2600 AND 2608 BLANKENBAKER ROAD IS LOCATED IN LOUISVILLE METRO AND SUBJECT TO THE MARCH 2006 LAND DEVELOPMENT CODE.

PROJECT DATA

TOTAL SITE AREA	= 16.5± ACRES
R/W DEDICATION	= 0.1± ACRE
TOTAL NET SITE AREA	= 16.4± ACRES
JEFFERSONTOWN SITE AREA	= 12.5± ACRES
LOUISVILLE METRO SITE AREA	= 3.8± ACRES
EXISTING ZONING	= PEC/M-2
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= UNDEVELOPED
PROPOSED USE	
OFFICE	= 20,000 S.F.
WAREHOUSE	= 194,250 S.F.
TOTAL BUILDING AREA	= 214,250 S.F.
F.A.R.	= 0.3 (M-2 - 3.0 MAX. ALLOWED) (PEC - 1.0 MAX. ALLOWED)
BUILDING HEIGHT	= 1 STORY (50' MAX. ALLOWED)
PEC LOT COVERAGE BY STRUCTURE	= 214,250 SF (36%) (50% MAX. ALLOWED)
PARKING REQUIRED	
OFFICE	= 57 SPACES
WAREHOUSE	= 100 SPACES
1 SP/1.5 EMPLOYEES MIN. (150 EMP.)	= 150 SPACES
1 SP/1 EMPLOYEE MAX. (150 EMP.)	= 250 SPACES
TOTAL PARKING REQUIRED	= 248 SPACES
TOTAL PARKING PROVIDED	= 248 SPACES (16 ACCESSIBLE SPACES INCLUDED) (5 CARPOOL SPACES INCLUDED)
BICYCLE PARKING REQUIRED & PROVIDED	= 2 SHORT TERM/3 LONG TERM (LONG TERM PROVIDED INSIDE BLDG)
TOTAL VEHICULAR USE AREA	= 120,798 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 9,060 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	= 10,701 S.F.

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. 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.
4. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
5. Louisville Metro permit will be required prior to construction plan approval.
6. The Tree Canopy Calculations are based on the current city limits and are subject to change.
7. A deed or plat of consolidation will be required prior to construction plan approval.
8. City of Jeffersonstown approval is required.
9. Signs must be posted, or painted, within the carpool parking spaces indicating the spaces are reserved for carpool use.
10. All signs located in Jeffersonstown portion of the property will be subject to the City of Jeffersonstown sign ordinance.
11. Per previous binding elements, a Geotechnical Report on lot 28 shall be completed prior to construction plan approval.
12. Proposed dumpsters shall be screened per Chapter 10 of the Louisville Metro Land Development Code.
13. Right-of-way dedication by deed or minor plat must be recorded prior to construction approval by Transportation Planning.

MSD NOTES:

1. Sanitary sewer service will be provided by connection and 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. Stormwater detention will be provided in the Bluegrass Research & Industrial Park Section 7 existing detention. Downstream capacity and basin volume functionality to be verified prior to MSD construction plan approval. Basin shall meet current design manual policies.
4. 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.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. Post developed peak flows will be limited to pre-developed peak flows for 2, 10 and 100 year storms or to the capacity of the downstream system, whichever ever is more restrictive.
7. A Downstream Facilities Capacity Request was approved by MSD on February 12, 2016.
8. 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 zoning of Green Best Management Practices.
9. Erosion & Silt Control shall be shown in conceptual only and final design will be determined on construction plans. Prior to any construction activities on the site an Erosion & Silt Control Plan shall be provided to MSD for approval.
10. MSD Plan Review paid on January 29, 2016.
11. No increase in storm drainage run-off to Technology Drive.

EROSION PREVENTION & SEDIMENT CONTROL NOTES

1. The approved erosion prevention and sediment control (EPPC) plan shall be implemented prior to any land-disturbing activity on the construction site. Any modifications to the approved EPPC plan must be reviewed and approved by MSD's private development review office. EPPC BMP's shall be installed per the plan and MSD standards.
2. 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.
3. Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways.
4. 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.
5. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
6. Where construction or land disturbance 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 calendar days after the activity has ceased.
7. 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.
8. All storm drainage shall conform to MSD standard specifications.
9. 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.

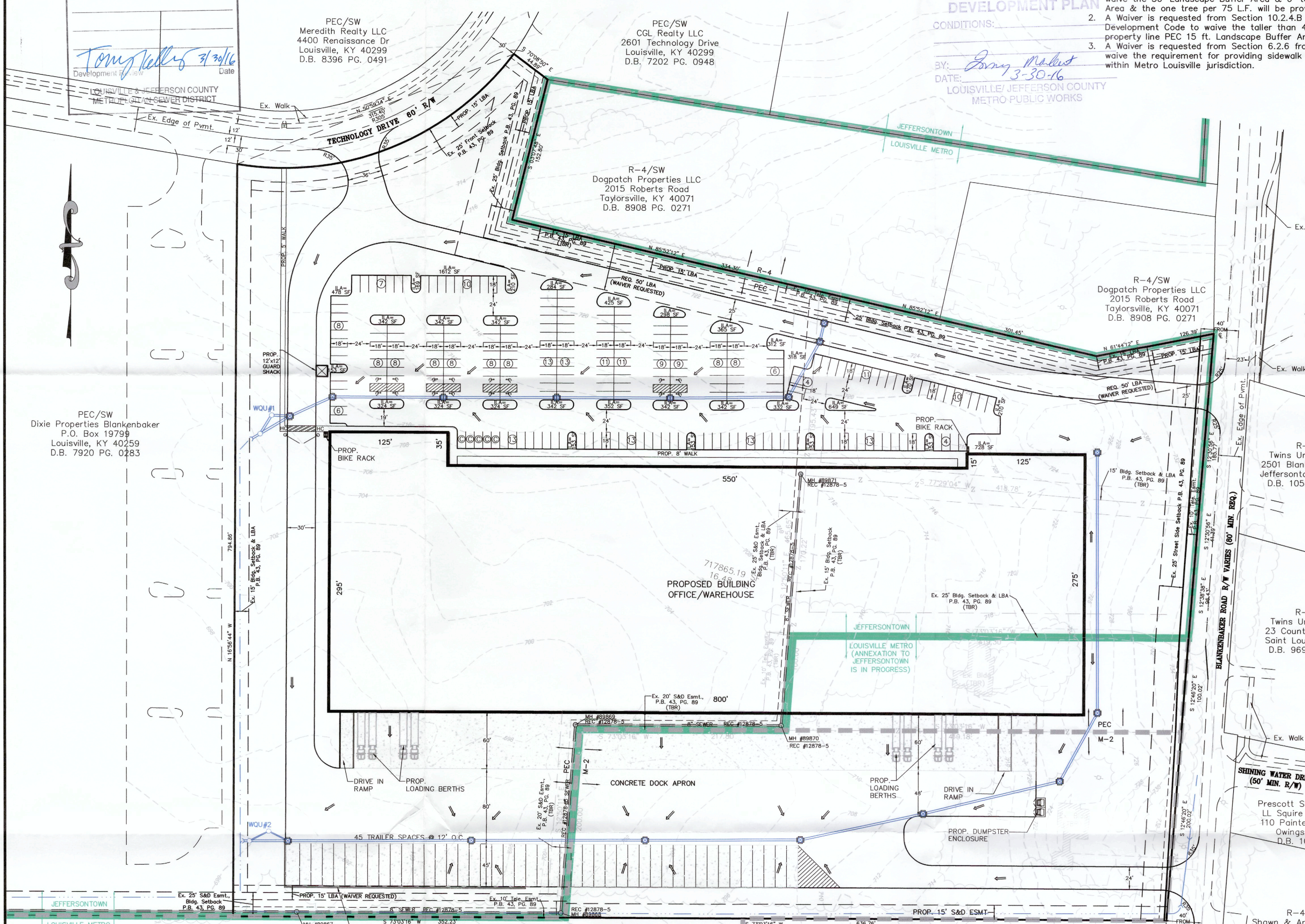
OWNER:
 DIXIE PROPERTIES
 BLANKENBAKER LLC
 P.O. BOX 19799
 LOUISVILLE, KY 40259

SITE ADDRESS:
 2520, 2540, 2600, 2608 BLANKENBAKER ROAD & 2621 TECHNOLOGY DRIVE
 TAX BLOCK 3033, LOT 0027, 0028, 0029
 TAX BLOCK 0039, LOT 0139, 0186
 D.B. 7301, PG. 0368
 D.B. 7081, PG. 0241

COUNCIL DISTRICT - 11
 FIRE PROTECTION DISTRICT - JEFFERSONTOWN

CASE: 16DEVPLAN1014
 RELATED CASES:
 2621 TECHNOLOGY DRIVE - 9-7-96
 2540 BLANKENBAKER ROAD - 9-7-96
 2540 BLANKENBAKER ROAD - 9-7-96
 2600 BLANKENBAKER ROAD - 9-73-96
 2608 BLANKENBAKER ROAD - 9-49-95

WM #6326

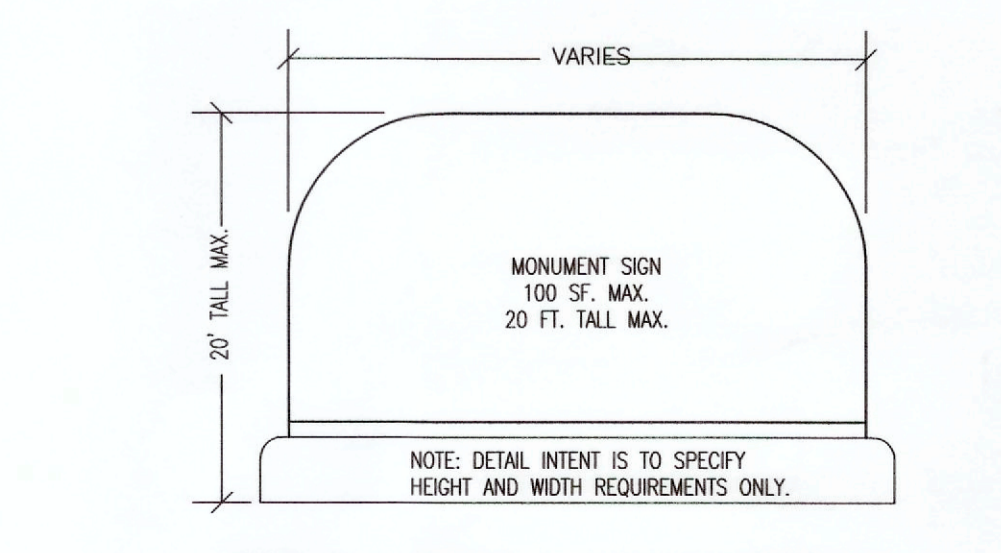
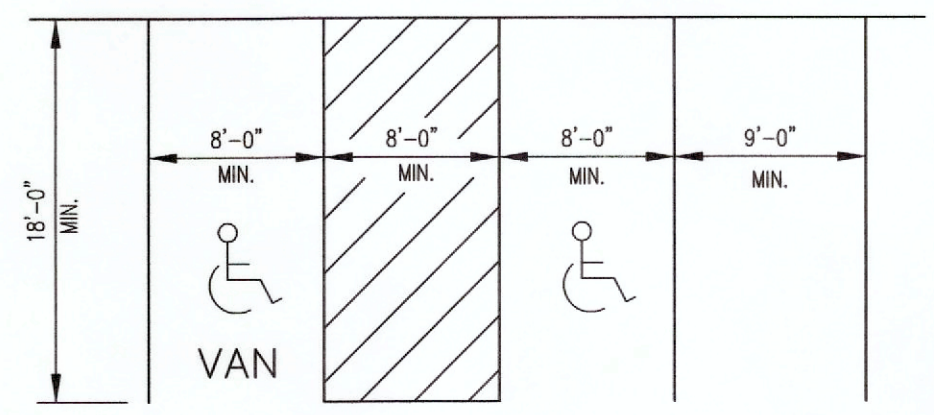
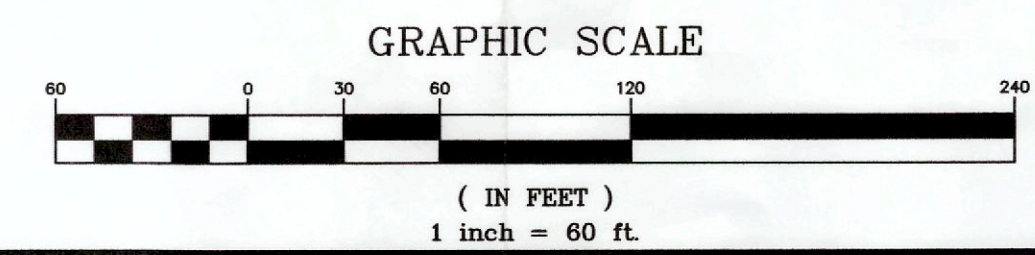


TREE CANOPY CALCULATIONS (LOUISVILLE METRO)

TOTAL SITE AREA	= 167,250 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 30% (50,175 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 30% (50,400 S.F.)

TREE CANOPY CALCULATIONS (JEFFERSONTOWN)

TOTAL SITE AREA	= 545,076 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 15% (81,761 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 15% (82,080 S.F.)



RECEIVED
 MAR 23 2016
 PLANNING & DESIGN SERVICES

LEGEND

- JEFFERSONTOWN/LOUISVILLE METRO CITY LIMITS
- EXISTING ZONING
- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED DRAINAGE SWALE
- PROPOSED SILT FENCE
- PROPOSED STONE BAG INLET PROTECTION
- PROPOSED CARPOOL PARKING SPACE

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA
 FILE NAME: 05223-DDDP
 DATE: 3-11-16
 SCALE: AS SHOWN
 DRAWN BY: JH/SBS
 CHECKED BY: AET

REVISOR'S SEAL
 ENGINEER'S SEAL

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 502 WESTERN HAVEN SUITE 100 - LOUISVILLE, KY 40258
 PHONE: 502.444.9274
 FAX: 502.444.9275
 WEB SITE: WWW.LD-D.COM

REVISOR DETAILED DISTRICT DEVELOPMENT PLAN
 2621 TECHNOLOGY DRIVE
 DEVELOPER
 DIXIE PROPERTIES BLANKENBAKER LLC
 P.O. BOX 19799
 LOUISVILLE, KY 40259

JOB NO. 05223
 SHEET 1 OF 1