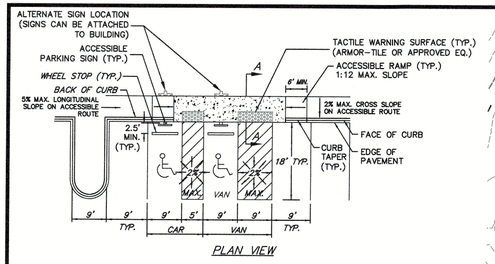
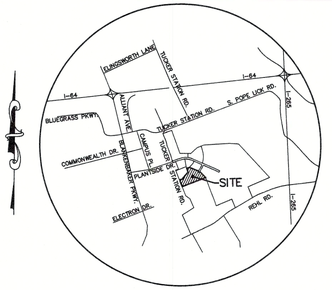


TYPICAL ACCESSIBLE PARKING SPACES

NO SCALE

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- 100 YEAR FLOODPLAIN
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED DOUBLE CATCH BASIN W/PIPE
- PROPOSED HEADWALL W/PIPE
- PROPOSED DRAINAGE FLOW ARROW
- PROPOSED SANITARY MANHOLE W/PIPE
- 20-30% SLOPES
- > 30% SLOPES
- TPPA
- POTENTIAL SINKHOLE
- PROPOSED 6" PROPERTY SERVICE CONNECTION



LOCATION MAP

NO SCALE

OVERALL SITE DATA:

FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	PEC
EXISTING LAND USE	VACANT
PROPOSED ZONING	OFFICE/WAREHOUSE
TOTAL LAND AREA OF PROPOSED LOTS	11.39± 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. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
6. 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.
7. 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 PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
8. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
10. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
12. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
13. 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:

1. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. 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.
6. 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.
7. THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
8. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
9. ALIGN-OF-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.
10. 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.
11. 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 SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
12. 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 "SCHUTE STATION PLACE" SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
13. SCHUTTE STATION PLACE SHALL BE RECORDED AS A PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT AT TIME OF LOT CREATION.
14. UNIFIED CIRCULATION TO BE ESTABLISHED AT TIME OF DEVELOPMENT OF ADJACENT PROPERTIES PER S.9.2. NO CONNECTION IS ANTICIPATED TO ADJACENT LOT 13 AS A FUTURE SECURE LG&E FACILITY IS PROPOSED.

WAIVER REQUEST:

1. A WAIVER OF 10.2.4. TO OMIT THE PEC ZONE 15' PROPERTY PERIMETER LANDSCAPE BUFFER AREA ALONG THE PROPERTY LINE WHERE SHARED ACCESS WITH THE ADJACENT LOTS ARE PROPOSED.

RECEIVED
AUG 26 2019
PLANNING & DESIGN SERVICES

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. 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.
3. 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 STORM EVENTS. 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.
4. EROSION AND SILT CONTROL:
   A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
5. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21110 C 0057 E).
6. 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.
7. AN EASEMENT PLAT WILL BE REQUIRED FOR ALL THROUGH DRAINAGE PRIOR TO MSD CONSTRUCTION APPROVAL.
8. ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1 TO 1.
9. KDOW APPROVAL REQUIRED FOR ANY WORK IN THE FEMA FLOODPLAIN.

SITE DATA: LOT 11

TOTAL LAND AREA	3.69 AC.
BUILDING AREA	45,000± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.41
PARKING REQUIRED	
100 WAREHOUSE EMPLOYEES	
MINIMUM (1 SPACE/1.5 EMPLOYEES)	67 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEE)	100 SPACES
PARKING PROVIDED	
CAR PARKING	73 SPACES
(INCLUDES 3 ACCESSIBLE & 4 CARPOOL SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES
SHORT TERM	0 SPACES
LONG TERM (IN BUILDING)	2 SPACES

LANDSCAPE DATA: LOT 11

V.U.A.	
LOADING/MANEUVERING & STORAGE	38,621± S.F.
EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	23,799± S.F.
TOTAL V.U.A.	62,420± S.F.
I.L.A. REQUIRED* (7.5% X VUA)	2,897± S.F.
I.L.A. PROVIDED	3,172± S.F.
*N.I.C. LOADING/MANEUVERING & STORAGE AREAS	

TREE CANOPY DATA: LOT 11

GROSS SITE AREA	161,080± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	68,040± S.F. (42%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	40,270± S.F. (25%)
TOTAL TREE CANOPY PLANTED	40,270± S.F. (25%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

SITE DATA: LOT 12

TOTAL LAND AREA	1.99 AC.
BUILDING AREA	20,000± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.31
PARKING REQUIRED	
100 WAREHOUSE EMPLOYEES	
MINIMUM (1 SPACE/1.5 EMPLOYEES)	67 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEE)	100 SPACES
PARKING PROVIDED	
CAR PARKING	71 SPACES
(INCLUDES 3 ACCESSIBLE & 4 CARPOOL SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES
SHORT TERM	0 SPACES
LONG TERM (IN BUILDING)	2 SPACES

LANDSCAPE DATA: LOT 12

V.U.A.	
LOADING/MANEUVERING & STORAGE	32,340± S.F.
EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	25,687± S.F.
TOTAL V.U.A.	58,027± S.F.
I.L.A. REQUIRED* (7.5% X VUA)	1,927± S.F.
I.L.A. PROVIDED	2,731± S.F.
*N.I.C. LOADING/MANEUVERING & STORAGE AREAS	

TREE CANOPY DATA: LOT 12

GROSS SITE AREA	86,983± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	57,094± S.F. (65%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (X%)
TOTAL TREE CANOPY REQUIRED	21,745± S.F. (25%)
TOTAL TREE CANOPY PLANTED	21,745± S.F. (25%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

SITE DATA: LOT 14

TOTAL LAND AREA	1.49 AC.
BUILDING AREA	15,000± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.41
PARKING REQUIRED	
30 WAREHOUSE EMPLOYEES	
MINIMUM (1 SPACE/1.5 EMPLOYEES)	20 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEE)	30 SPACES
PARKING PROVIDED	
CAR PARKING	24 SPACES
(INCLUDES 2 ACCESSIBLE & 1 CARPOOL SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES
SHORT TERM	0 SPACES
LONG TERM (IN BUILDING)	2 SPACES

LANDSCAPE DATA: LOT 14

V.U.A.	
LOADING/MANEUVERING & STORAGE	9,432± S.F.
EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	11,055± S.F.
TOTAL V.U.A.	20,487± S.F.
I.L.A. REQUIRED* (7.5% X VUA)	829± S.F.
I.L.A. PROVIDED	915± S.F.
*N.I.C. LOADING/MANEUVERING & STORAGE AREAS	

TREE CANOPY DATA: LOT 14

GROSS SITE AREA	65,014± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	45,510± S.F. (70%)
EXISTING TREE CANOPY TO BE PRESERVED	4,350± S.F. (7%)
TOTAL TREE CANOPY REQUIRED	13,653± S.F. (21%)
TOTAL TREE CANOPY PLANTED	9,102± S.F. (14%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

SITE DATA: LOT 15A

TOTAL LAND AREA	1.83 AC.
BUILDING AREA	15,000± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.42
PARKING REQUIRED	
50 WAREHOUSE EMPLOYEES	
MINIMUM (1 SPACE/1.5 EMPLOYEES)	33 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEE)	50 SPACES
PARKING PROVIDED	
CAR PARKING	40 SPACES
(INCLUDES 2 ACCESSIBLE & 2 CARPOOL SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES
SHORT TERM	0 SPACES
LONG TERM (IN BUILDING)	2 SPACES

LANDSCAPE DATA: LOT 15A

V.U.A.	
LOADING/MANEUVERING & STORAGE	20,028± S.F.
EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	14,447± S.F.
TOTAL V.U.A.	34,475± S.F.
I.L.A. REQUIRED* (7.5% X VUA)	1,084± S.F.
I.L.A. PROVIDED	1,865± S.F.
*N.I.C. LOADING/MANEUVERING & STORAGE AREAS	

TREE CANOPY DATA: LOT 15A

GROSS SITE AREA	79,916± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	73,501± S.F. (91%)
EXISTING TREE CANOPY TO BE PRESERVED	4,770± S.F. (6%)
TOTAL TREE CANOPY REQUIRED	19,180± S.F. (24%)
TOTAL TREE CANOPY PLANTED	14,385± S.F. (18%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

SITE DATA: LOT 15B

TOTAL LAND AREA	2.37 AC.
BUILDING AREA	20,000± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.30
PARKING REQUIRED	
50 WAREHOUSE EMPLOYEES	
MINIMUM (1 SPACE/1.5 EMPLOYEES)	33 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEE)	50 SPACES
PARKING PROVIDED	
CAR PARKING	39 SPACES
(INCLUDES 2 ACCESSIBLE & 2 CARPOOL SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES
SHORT TERM	0 SPACES
LONG TERM (IN BUILDING)	2 SPACES

LANDSCAPE DATA: LOT 15B

V.U.A.	
LOADING/MANEUVERING & STORAGE	31,825± S.F.
EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	18,991± S.F.
TOTAL V.U.A.	50,816± S.F.
I.L.A. REQUIRED* (7.5% X VUA)	1,424± S.F.
I.L.A. PROVIDED	2,472± S.F.
*N.I.C. LOADING/MANEUVERING & STORAGE AREAS	

TREE CANOPY DATA: LOT 15B

GROSS SITE AREA	103,447± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	95,006± S.F. (92%)
EXISTING TREE CANOPY TO BE PRESERVED	4,850± S.F. (5%)
TOTAL TREE CANOPY REQUIRED	21,724± S.F. (21%)
TOTAL TREE CANOPY PLANTED	16,552± S.F. (16%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

DETENTION CALCULATIONS

2.9/12 ("0.72"-"0.35") ("4.58") = 0.41 AC-FT

OVERALL IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	311,863± S.F.
TOTAL	311,863± S.F.

CASE # 19-DDP-0019
RELATED CASE: 9-67-05 & 10-51-05, 13723, 14489, 15ZONE1028
MSD WM # 10020

GRAPHIC SCALE 1"=60'
0 15 30 60 120

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

OWNER/DEVELOPER
HOSTS DEVELOPMENTS, LLC
P0 BOX 7368
LOUISVILLE, KY 40257

OWNER (LOT 68)
ADAM KOCH
3937 KENNISON COURT
LOUISVILLE, KY 40207

REVISED GENERAL & DETAILED DISTRICT DEVELOPMENT PLAN

BLANKENBAKER STATION II

LOTS 11, 12, 14, 15A, 15B

SCHUTTE STATION PLACE & 2211 TUCKER STATION ROAD,
LOUISVILLE, KY 40299
TAX BLOCK 39, LOT 551 & LOT 68
DEED BOOK 10713, PAGE 21; DEED BOOK 9011, PAGE 656

Revisions	
7/22/19	PER AGENCY COMMENTS
8/13/19	PER AGENCY COMMENTS
8/28/19	PER AGENCY COMMENTS

Vertical Scale: N/A

Horizontal Scale: 1"=60'

Date: 6/17/2019

Job Number: 1567

Sheet 1 of 1

19-DDP-0019

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