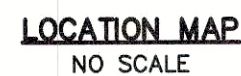
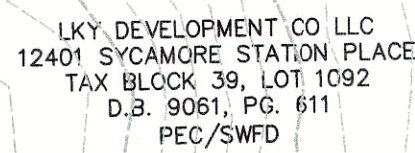
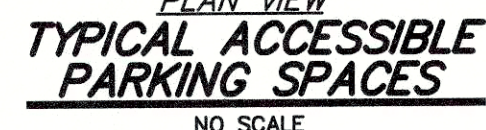


1. DOMESTIC WATER SUPPLY:
SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY
WATER MAIN IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT
THE OWNER / DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S
STAFF 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 OR ROOT SYSTEMS OF TREES TO BE PRESERVED.
THE FENCING SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. THE
CANOPIES 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 MIDDLETOWN FIRE DISTRICT.
5. PROPOSED MONUMENT SIGN SHALL MEET THE REQUIREMENTS OF CHAPTER 8, OF THE LDC.
6. ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE
DIRECT LIGHT FROM THE LUMINARY TO BE DIRECTED TOWARDS RESIDENTIAL USES OR
PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS)
ON ADJACENT OR NEARBY PARCELS, OR BECAUSE THE LIGHT DRIPS OF THE LUMINARIES
CAN BE SEEN TO THE RIGHT OF THE LDC.
7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED
PER CHAPTER 10 OF THE LDC.
8. ALL RADI TO BE 4.5' UNLESS OTHERWISE INDICATED.
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
10. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE. PARKING AREAS SHALL
BE 10' WIDE MINIMUM TO THE LDC OF THE LDC.
11. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE
PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION
TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
13. STREET SPODES ARE LOCATED OFFSITE WITHIN EXISTING I-64/TUCKER STATION R/W .
14. KANE TOPOGRAPHIC SURVEY WAS PERFORMED ON 1/12/12 BY MSA AND SUBMITTED
TO MSA STAFF FOR REVIEW.
15. BUILDING ELEVATIONS SHALL BE SUBMITTED TO PDS STAFF FOR REVIEW AND APPROVAL
OF COMPLIANCE WITH LDC CHAPTER 5.6, PRIOR TO BUILDING PERMIT REVIEW OR
CONSTRUCTION PLAN APPROVAL.
16. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON
TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

1. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
2. AN ENFORCEMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS DEPARTMENT TO ALLOW ROADWAY REPAIRS OR ALL FUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGE CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
3. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
4. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNING" FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "K" STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
5. CONSTRUCTION PLANS, BOND AND ENFORCEMENT PERMIT ARE REQUIRED BY METRO PUBLIC WORKS DEPARTMENT FOR ALL WORKS WITHIN THE PUBLIC RIGHT-OF-WAY.
6. PROPERTIES CROSSOVER ACCESS AGREEMENT AND EASEMENT WAS RECORDED WITH MINOR PLAT IN D.B. 10417 PG. 16.

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
 - SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY PROPERTY SERVICE CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE / STORM WATER DETENTION:
 - DETENTION TO BE PROVIDED OFF SITE IN BUSINESS PARK BASIN.
4. EROSION & SILT CONTROL:
 - A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND MISSOURI NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMITTEE PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM MAPS 15111C0128 E).
6. ALL THROUGH STORMWATER DRAINAGE SHALL BE PLACED IN A METROPOLITAN SEWER DISTRICT 15' SEWER AND DRAINAGE EASEMENT.
7. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY STANDARDS ESTABLISHED BY THE DISTRICT. LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.



EXISTING CONTOUR

EXISTING TREE MASS

EXISTING FENCE

EXISTING WATER LINE

EXISTING FIRE HYDRANT

EXISTING GAS

EXISTING OVERHEAD UTILITIES

EXISTING OVERHEAD ELECTRIC

EXISTING UTILITY POLE

EXISTING CATCH BASIN & YARD DRAIN

EXISTING HEADWALL

EXISTING SANITARY MANHOLE

PROPOSED CATCH BASIN & YARD DRAIN

PROPOSED SLOPED & FLARED HEADWALL

PROPOSED DITCH/SWALE

PROPOSED SANITARY MANHOLE

PROPOSED DRAINAGE ARROW

SLOPES 15-30%

SLOPES >30%

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	C2
EXISTING LAND USE	BUSINESS PARK/VACAN
PROPOSED LAND USE	STORAGE
TOTAL LAND AREA	2.2724 AC.
BUILDING AREA	118,500 ±S.F.
BUILDING HEIGHT	45'
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	1.0
PARKING OFFICE (1,000 SF)	
MINIMUM (1 SP/350 SF)	3 SPACES
MAXIMUM (1 SP/200 SF)	5 SPACES
PARKING EMPLOYEES (3)	
MINIMUM (1 SP/1.5 EMPLOYEE)	2 SPACES
MAXIMUM (1 SP/1 EMPLOYEE)	3 SPACES
TOTAL REQUIRED (MIN-MAX)	5-8 SPACES
PARKING PROVIDED	8 SPACES
(INCLUDES 2 ACCESSIBLE SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	2 LONG-TERM SPACES
(PROVIDED IN BUILDING)	

GROSS SITE AREA	118,405± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	0± S.F. (0%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED/PROVIDED	23,681± S.F. (20%)

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

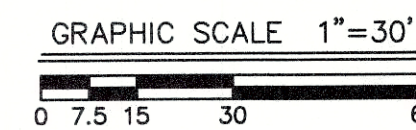
V.U.A.	22,938± S.F.
I.L.A. REQUIRED (7.5% V.U.A.)	1,720 S.F.
I.L.A. PROVIDED	2,168± S.F.

RELIEF OF 4.2.35.G OF THE LDC IS REQUESTED TO ALLOW THE BUILDING TO BE 3 STORIES, MORE THAN THE 1 STORY AND 15' IN HEIGHT SPECIFIED.

RELIEF OF 4.2.35.H OF THE LDC IS REQUESTED TO ALLOW THE
PROPERTY TO CONTAIN MORE THAN ONE FREESTANDING SIGN.

A WAIVER IS REQUESTED OF 5.6.1.C OF THE LDC TO ALLOW LESS THAN 50% OF THE WALLS SURFACE AT STREET-LEVEL TO CONSIST OF CLEAR WINDOWS AND DOORS AND TO ALLOW FOR THE WINDOWS TO BE LESS THAN 8' IN HEIGHT MEASURED FROM THE SIDEWALK AND FOR THE BOTTOM OF THE WINDOWS TO BE GREATER THAN 2' ABOVE THE SIDEWALK.

CASE# 19DEVPLAN1106 & 19CUP1123
PREVIOUS CASE #18DEVPLAN1185, 16777,
09-34-03, 10-30-02
WM #11885 09-68-00, 10-15-03



OWNER
PINNACLE PARTNERS, LLC
& TSF PROPERTIES, LLC
PO BOX 7368

REVISED DETAILED DISTRICT DEVELOPMENT &
CONDITIONAL USE PERMIT
BLANKENBAKER STATION 1 - LOT 7
MULTI-LEVEL STORAGE
12550 SCYCAMORE STATION PLACE
LOUISVILLE, KY 40299
TAX BLOCK 39, LOT 1122
DEED BOOK 7498, PAGE 25

Revisions	
06/10/19	CJP SUBMITTAL
06/26/19	REVISIONS PER AGENCY COMMENTS
07/01/19	ADDED WAIVER

Vertical Scale: N/A

Horizontal Scale: 1"=30'

Date: 06/06/19

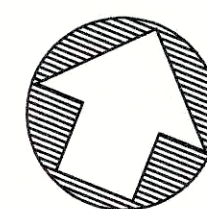
Job Number: 2282-710

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GRAPHIC SCALE 1"=30'



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19DEVPLAN1106/19COP1123/19-WAIVER-COLS