

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

PROJECT DATA		NOT TO SCALE	
TOTAL SITE AREA	= 10.0± AC.	PROPOSED R/W DEDICATION AREA	= 0.2± AC.
FORM DISTRICT	= SUBURBAN WORKPLACE	EXISTING ZONING	= PEC/R-6
PROPOSED ZONING	= PEC	EXISTING/PROPOSED USE	= OFFICE/WAREHOUSE
EXISTING RETAIL AREA	= 1,770 SF	EXISTING OFFICE AREA	= 12,479 SF
EXISTING WAREHOUSE AREA	= 44,806 SF	PROPOSED WAREHOUSE AREA	= 109,950 SF
TOTAL BUILDING AREA	= 169,005 SF	F.A.R.	= 0.40 (1.0 MAX. ALLOWED)
PEC LOT COVERAGE	= 40% (50% MAX. ALLOWED)	BUILDING HEIGHT	= 1 STORY (50' MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.		
RETAIL			
1,770 SF/300 SF MIN.	= 6 SP		
1,770 SF/200 SF MAX.	= 9 SP		
OFFICE			
12,479 SF/350 SF MIN.	= 36 SP		
12,479 SF/200 SF MAX.	= 63 SP		
WAREHOUSE			
125 EMP./1.5 EMPLOYEES MIN.	= 83 SP		
125 EMP./1 EMPLOYEE MAX.	= 125 SP		
TOTAL PARKING REQUIRED	= 125 SP 197 SP		
PARKING PROVIDED	= 109 SPACES		
EXISTING PARKING	= 16 SPACES		
PROPOSED PARKING	= 125 SPACES		
TOTAL PARKING PROVIDED	= 125 SPACES		
	(6 HC SP INCLUDED)		
	(5 CARPOOL SP INCLUDED)		
TOTAL VEHICULAR USE AREA	= 95,913 SF		
INTERIOR LANDSCAPE AREA REQUIRED(7.5%)	= 7,193 SF		
INTERIOR LANDSCAPE AREA PROVIDED	= 7,648 SF		
OUTDOOR AMENITY AREA PER SECTION 5.1.2.2			
OUTDOOR AMENITY AREA REQUIRED	= 10,995 SF		
OUTDOOR AMENITY AREA PROVIDED	= 11,980 SF		

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
  - There shall be no commercial signs in the Right of Way.
  - There shall be no landscaping in the Right of Way without an encroachment permit.
  - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
  - 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 drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
  - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

- MSD NOTES:**
- Sanitary sewer service will be provided by connection and subject to applicable fees.
  - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0064 E dated December 5, 2006.
  - 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.
  - If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
  - On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
  - 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.
  - 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.
  - Letters from the appropriate property owners, to permit the detention basins to drain onto their property, will be provided to MSD prior to MSD granting construction plan approval.
  - Underground detention basins must meet the requirements of Section 10.3.8.4 of MSD's design manual.
  - MSD construction bond will be required prior to construction plan approval.

**DETENTION BASIN CALCULATIONS**

$$X = \Delta CRA/12$$

$$AC = 0.98 - 0.23 = 0.75$$

$$A = 3.69 \text{ ACRES}$$

$$R = 2.8 \text{ INCHES}$$

$$X = (0.75)(3.69)(2.8)/12 = 0.64 \text{ AC.-FT.}$$

$$\text{REQUIRED } 28,130 = \text{CU.FT.}$$

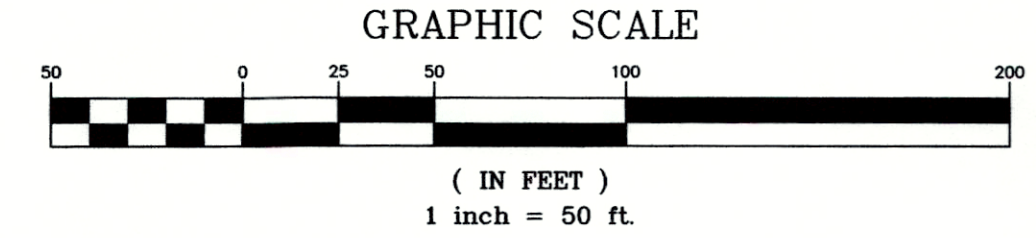
PROVIDED BASIN #1 =	13,500 SQ.FT.
PROVIDED BASIN #2 =	12,000 SQ.FT.
PROVIDED BASIN #3 =	7,050 SQ.FT.

$$\text{TOTAL} = 32,550 \text{ SQ.FT. } @ \text{ APPROX. } 2 \text{ FT. DEPTH}$$

$$= 65,100 \text{ CU.FT. } > 28,130 \text{ CU.FT.}$$

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

TOTAL SITE AREA	= 425,140 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (85,028 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (85,680 S.F.)



**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:  
 BY: *[Signature]*  
 DATE: 11/16/15  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

R-4/SW  
 Kenneth & Mary F Stout  
 2703 Blankenbaker Rd  
 Jeffersonstown, KY 40239  
 D.B. 3861 PG. 0297

R-4/SW  
 Roscoe & Eleanor Church  
 2705 Blankenbaker Rd  
 Jeffersonstown, KY 40239  
 D.B. 3868 PG. 0592

**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 approved 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.

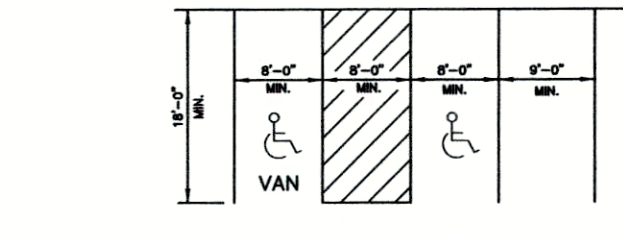
All stream crossings must utilize low-water crossing structures per MSD standard drawing ES-02.

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.

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 drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.



**TYPICAL PARKING SPACE LAYOUT**  
 NO SCALE  
 LEGEND

- = PROPOSED TRUCK ROUTE
- = 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

REVISIONS	
NO.	DESCRIPTION

PROJECT DATA  
 FILE NAME: 15041-DDDP  
 DATE: 11/16/15  
 SCALE: AS SHOWN  
 CHECKED BY: AMY  
 DRAWN BY: JH

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**L&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE  
 505 WARDEN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40212  
 TEL: 502-261-1111 FAX: 502-261-1111  
 WEB SITE: WWW.LD&D.COM

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

NOV 13 2015  
 RECEIVED  
 PLANNING & DESIGN  
 CASE #15ZONE1034  
 WM #7987

COUNCIL DISTRICT - 20  
 FIRE PROTECTION DISTRICT - JEFFERSONTOWN

152006034