

LEGEND

- XXX--- EXISTING CONTOUR
- (S)--- EXISTING TREE MASS
- (S)--- EXISTING SANITARY MANHOLE W/PIPE
- (S)--- PROPOSED STORM SYSTEM
- (S)--- REVISED TREE LINE
- (S)--- CARPOOL SPACE DESIGNATION
- (S)--- PROPOSED DRAINAGE ARROW
- (S)--- PROPOSED 6" PROPERTY SERVICE CONNECTION

SITE DATA:

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	PEC
EXISTING LAND USE	INDUSTRIAL PARK/VACANT
PROPOSED LAND USE	WAREHOUSE
TOTAL LAND AREA	2.35± AC.
BUILDING AREA	
OFFICE	5,000± S.F.
STORAGE/DOCK/TRANSFER AREA	26,205± S.F.
TOTAL	31,205± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.31
PARKING REQUIRED	
OFFICE	
MINIMUM (1 SPACE/350 S.F.)	14 SPACES
MAXIMUM (1 SPACE/200 S.F.)	25 SPACES
60 WAREHOUSE EMPLOYEES (ASSEMBLY)	
MINIMUM (1 SPACE/1.5 EMPLOYEES)	40 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEES)	60 SPACES
TOTAL (MINIMUM-MAXIMUM)	54-85 SPACES
PARKING PROVIDED	
CAR PARKING	79 SPACES
(INCLUDES 4 ACCESSIBLE & 4 CARPOOL SPACES)	
BICYCLE PARKING (INSIDE BLDG.)	2 SPACES

TREE CANOPY DATA:

GROSS SITE AREA	102,260± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	5,060± S.F. (5%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	20,452± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	20,452± S.F. (20%)

LANDSCAPE DATA:

V.U.A.	35,420± S.F.
L.L.A. REQUIRED (7.5% X V.U.A.)	2,657 S.F.
L.L.A. PROVIDED	3,293± S.F.

- GENERAL NOTES:**
- 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.
 - 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.
 - 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 DUMP 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.
 - THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
 - 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 PROTECTED OPEN SPACES (I.E. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 - ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
 - FUTURE DOCK DOORS ARE SHOWN ON THE PLAN AS THE BUILDING IS DESIGNED TO BE FLEXIBLE TO ACCOMMODATE THE VARYING USES OF THE TENANTS. THE INITIAL USER IS EXPECTED TO BE FOCUSED ON ASSEMBLY AND NOT NEED AS MANY DOCK DOORS. FUTURE TENANTS MAYBE MORE WAREHOUSE ORIENTED AND NEED ALL THE DOCK DOORS AND REDUCED OFFICE SPACE/EMPLOYEES AND THEREFORE LESS PARKING.
 - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 10/19/18 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.

- PUBLIC WORKS NOTES:**
- PER BINDING ELEMENT ON CASE #9-42-06 AND PRIOR TO CONSTRUCTION PLAN APPROVAL OF THE FINAL LOT IN BLANKENBAKER STATION III THE OTTO KNOP DR. AND CHESTNUT STATION CT. ARE TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY. THESE HAVE BEEN RECORDED BY PB 48 PG 65 AND PB 42 PG 24.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
 - ENCROACHMENT PERMIT & BOND REQUIRED FOR WORK WITHIN METRO RIGHT-OF-WAY.
 - ALL OFF STREET PARKING AREAS TO BE OF A HARD AND DURABLE SURFACE PER 9.1.12.A OF THE LDC.

- WAIVER REQUEST:**
- A WAIVER OF 10.2.4.B.8 OF THE LDC IS REQUESTED TO ALLOW A REDUCTION OF THE LBA ALONG THE EAST PROPERTY LINE FROM 15' TO 5' TO ALLOW THE PROPOSED PAVEMENT, DUMPSTER AND VEHICLE MANEUVERING TO ENCRACH THIS AREA.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0 ± S.F.
PROPOSED IMPERVIOUS AREA	76,866± S.F.

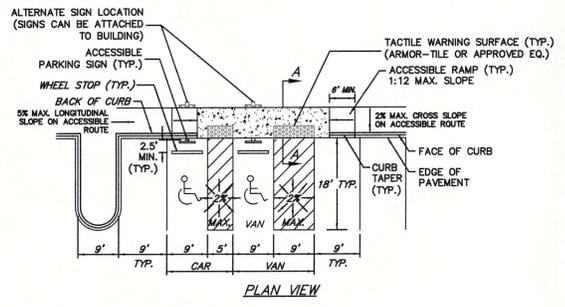
4TH GENERATION, LLC
2501 CONSTANT COMMENT PL
LOUISVILLE, KY 40299
TAX BLOCK: 39 LOT: 492
D.B. 8840 PG. 403
PEC/SWFO

JOHN & MICHELLE HAZERTY
2600 CONSTANT COMMENT PL
LOUISVILLE, KY 40299
TAX BLOCK: 39 LOT: 514
D.B. 9214 PG. 955
PEC/SWFO

PAIGINE WREN
2700 CONSTANT COMMENT PL
LOUISVILLE, KY 40299
TAX BLOCK: 39 LOT: 533
D.B. 8726 PG. 161
PEC/SWFO

BLANKENBAKER CROSSINGS PROPERTY
12665 OTTO KNOP DR
LOUISVILLE, KY 40299
TAX BLOCK: 39 LOT: 1087
D.B. 8690 PG. 507
PEC/SWFO

WESTPORT HOLDINGS LLC
2801 CONSTANT COMMENT PL
LOUISVILLE, KY 40299
TAX BLOCK: 39 LOT: 1026
D.B. 9136 PG. 552
PEC/SWFO



- MSD NOTES:**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WQTC BY PROPERTY SERVICE CONNECTION. SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE / STORM WATER DETENTION: ONSITE DETENTION WILL BE PROVIDED IN THE EXISTING ADJACENT BASIN. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS. ANY LOSS OF VOLUME AS A RESULT OF THIS PROJECT SHALL BE MITIGATED THROUGH BASIN MODIFICATIONS. PRE-DEVELOPED BASIN VOLUME SHALL BE SURVEYED AND PROVIDED AS A PART OF THE CONSTRUCTION PLAN SUBMITTAL. POST CONSTRUCTION FIELD VERIFICATION SHALL BE PROVIDED TO ENSURE NO VOLUME WAS LOST.
 - EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0065E & 21111C0064E).
 - 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.

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DEVELOPER
STEPHEN C. GAULT
4011 GARDINER POINT DRIVE
LOUISVILLE, KY. 40213

OWNER
H03 CHESTNUT LLC
P.O. BOX 7368
LOUISVILLE, KY. 40257

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
BLANKENBAKER STATION III - LOT 7
2701 CONSTANT COMMENT PLACE
LOUISVILLE, KY. 40299
TAX BLOCK 39 LOT 1014
DB: 9540 PG: 908

Revisions

10/22/18	PER AGENCY COMMENTS
11/5/18	PER AGENCY COMMENTS
11/12/18	REVISED BUILDING & PARKING
11/29/18	REVISED MSD NOTE #2

Vertical Scale: N/A
Horizontal Scale: 1"=30'
Date: 10/1/18
Job Number: 2376
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RECEIVED
NOV 29 2018
PLANNING & DESIGN SERVICES

CASE #18DEVPLAN1167
RELATED CASE: #15DEVPLAN1119,
9-42-06, 10-32-06 & 9-86-93
MSD W.M. #9986

GRAPHIC SCALE 1"=30'
0 7.5 15 30 60