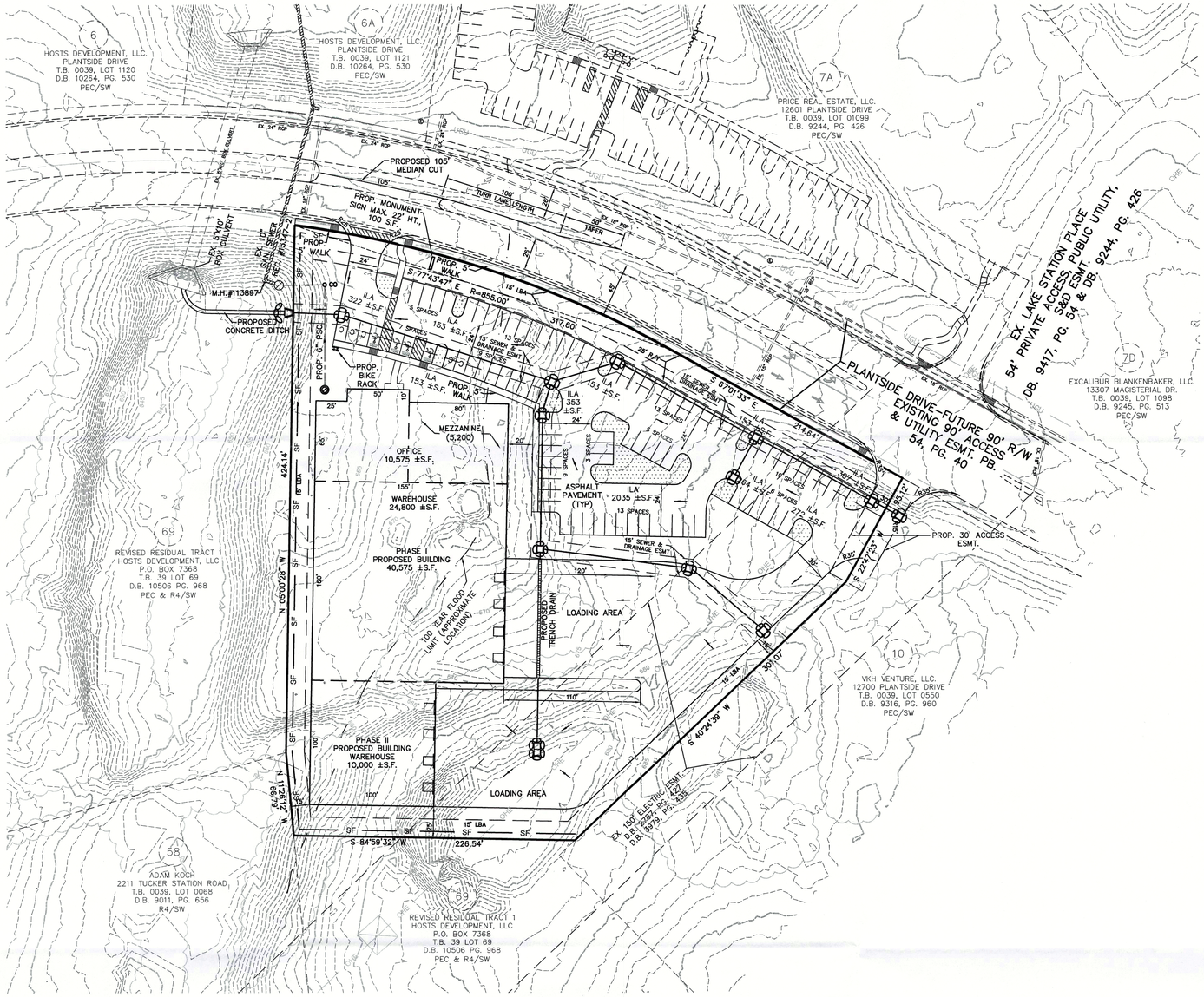
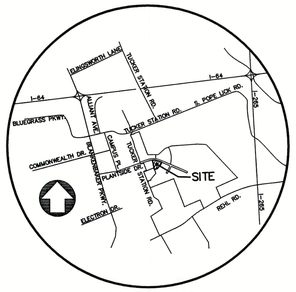


LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING 12" WATER LINE (PER MAPPING)
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING 4" GAS (PER MAPPING)
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND UTILITIES (PER MAPPING)
- EXISTING ELECTRIC MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
- EXISTING DOUBLE CATCH BASIN W/ PIPE
- EXISTING HEADWALL W/ PIPE
- EXISTING TOP OF BANK
- EXISTING TOE OF SLOPE/DITCH
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED STORM SYSTEM (CONCEPT)
- PROPOSED SANITARY SEWER (CONCEPT)
- PROPOSED P.S.C. (CONCEPT)
- PROPOSED DITCH/SWALE (CONCEPT)
- DRAINAGE FLOW ARROW (CONCEPT)
- REQUIRED YARD
- SF PROPOSED SILT FENCE (CONCEPT)
- STONE BAG INLET PROTECTION
- 10 EXISTING LOT NUMBER



LOCATION MAP
NO SCALE

PROJECT DATA:

FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	PEC
EXISTING LAND USE	VACANT
PROPOSED LAND USE	OFFICE/WAREHOUSE
GROSS LAND AREA	3.88± AC.
PHASE I BUILDING AREA	40,575± S.F.
OFFICE AREA	10,575± S.F.
MEZZANINE	5,200± S.F.
WAREHOUSE (60 EMPLOYEES)	24,800± S.F.
PHASE II BUILDING AREA	10,000± S.F.
TOTAL BUILDING AREA	50,575± S.F.
BUILDING HEIGHT (50' MAX)	42'
FLOOR AREA RATIO	0.29
PARKING REQUIRED:	
OFFICE (MIN. 1 SP./350 S.F.–MAX. 1 SP./200 S.F.)	45–79 SPACES
WAREHOUSE (MIN. 1 SP./1.5–MAX. 1 SP./1 EMPLOYEES)	40–60 SPACES
TOTAL	85–139 SPACES
PARKING PROVIDED (INCLUDES 4 HDCP. & 5 CARPOOL)	93 SPACES
BIKE PARKING PROVIDED	2 SHORT TERM & 2 LONG TERM (INSIDE BUILDING)

LANDSCAPE DATA:

V.U.A. (EMPLOYEE & VISITOR PARKING)	34,749± S.F.
I.L.A. REQUIRED (7.5% X VUA)	2,606± S.F.
I.L.A. PROVIDED	4,165± S.F.
V.U.A. (TRUCK MANEUVERING & LOADING)	36,507± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	169,013± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	34,050± S.F. (20.1%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED/TO BE PLANTED	33,802± S.F. (20%)

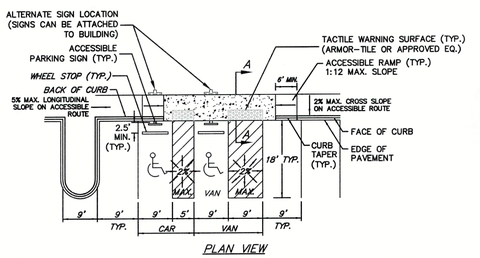
*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

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. THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
5. ALL LUMINARIES 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 PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
6. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
7. ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
8. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
9. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
10. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
12. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY GOVERNMENT ORDINANCES.
13. THE PLANTSIDE DRIVE EXTENSION RIGHT OF WAY SECTION, AND THE LOCATION OF BIKE LANES.
14. NO OUTDOOR STORAGE OF MATERIALS PER DEVELOPMENTS DECLARATION OF COVENANTS.
15. OFF–STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES..
16. ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH SECTIONS 5.5.5 AND 10.2.6 OF THE LDC.
17. A KARST TOPOGRAPHY SURVEY WAS PERFORMED BY MARK SITES ON 6/23/16 AND NO VISIBLE FEATURES WERE FOUND.

MSD NOTES:

1. 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.
2. DRAINAGE / STORM WATER DETENTION:
   DETENTION TO BE PROVIDED IN EX. BASIN ON ADJACENT RESIDENTIAL TRACT AS DEPICTED ON THE PLAN. POST–DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE–DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25 AND 100 YEAR STORMS. 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.
3. 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.
4. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0065E).
5. 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.
6. KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL UNLESS MSD'S FEMA MAP REVISION IS APPROVED.



PLAN VIEW

TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

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 (BEST MANAGEMENT PRACTICES) 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 ER–02.

SEDIMENT–LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

BENCHMARK (NAVD 1988 DATUM)

FROM INTERSTATE 64 AND BLANKENBAKER PARKWAY, TRAVEL SOUTH ON BLANKENBAKER 0.75 MILES. STATION IS ON THE WEST SIDE OF THE ROAD ELEV. 751.43

PUBLIC WORKS NOTES:

1. ALL ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
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 WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER 'KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.

DETENTION CALCULATIONS

2.9/12 (0.72–0.35) (3.88 AC.) = 0.75 AC.FT.

NOTE: TO BE PROVIDED IN BASIN ON RESIDUAL TRACT, FUTURE LOT 8. PER BBS II INDEX MAP.

RECEIVED
JUN 27 2016
PLANNING & DESIGN SERVICES

GRAPHIC SCALE 1"=50'
0 25 50 100

CASE # 16DEVPLAN1118
PREVIOUS CASE # 10–51–05, 9–67–05, 14489, 13723
MSD WM # 11424

Mindel, Scott & Associates, Inc.
Planning • Engineering • Surveying • Landscape Architecture
Urban Studies • Development
5151 Jefferson Boulevard, Louisville, KY 40219
Phone: (502) 485-1688 Fax: (502) 485-1696 E-Mail: msa@mindelscott.com

OWNER/DEVELOPER
HOSTS DEVELOPMENT, LLC
PO BOX 7368
LOUISVILLE, KY. 40257

DETAILED DISTRICT DEVELOPMENT PLAN
BLANKENBAKER STATION II LOT 9

12500 PLANTSIDE DRIVE
LOUISVILLE, KY. 40299
TAX BLOCK: 39 LOT: 69
D.B. 8500 PG. 899

Revisions	
6/27/16	REV. PER AGENCY COMMENTS

Vertical Scale: N/A

Horizontal Scale: 1"=50'

Date: 5/27/16

Job Number: 1567

Sheet 1 of 1

16 DEVPLAN 1118