



**PRELIMINARY APPROVAL**

Condition of Approval:

Development Review: *[Signature]* Date: *[Date]*

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**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 SEEDING 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 SEEDING, 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.

**MSD NOTES:**

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYD'S FORK WOTC BY PROPERTY SERVICE CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED IN BUSINESS PARK'S DETENTION BASIN AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 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. BASIN VOLUME VERIFICATION MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 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.

**PUBLIC WORKS NOTES:**

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W. SUBJECT TO FEES, SANITARY SEWER RELOCATION ON THE PROPERTY.
- 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.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE GRADE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL CUL-DE-SACS, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- 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.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- 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.
- MINOR PLAT WILL BE REQUIRED TO SUBDIVIDE LOT 1. A CROSS-ACCESS AGREEMENT WILL BE REQUIRED BETWEEN LOTS 1 & 4.

**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 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.
- THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
- SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN 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 AND 8, RESPECTIVELY OF THE LDC.
- 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 RADI TO BE 4.5' UNLESS OTHERWISE INDICATED.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 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.
- ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:

BY: *[Signature]*

DATE: 9/19/18

LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

**TREE CANOPY DATA:**

GROSS SITE AREA: 185,522± S.F.

TREE CANOPY CATEGORY: CLASS C

EXISTING TREE CANOPY TO BE PRESERVED: 0± S.F. (0%)

TOTAL TREE CANOPY REQUIRED: 37,104± S.F. (20%)

TREE CANOPY TO BE PLANTED/PROVIDED: 37,104± S.F. (20%)

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

**LANDSCAPE DATA:**

V.U.A. (EMPLOYEE/VISITOR PARKING): 28,859± S.F.

V.U.A. (LOADING/MANEUVERING): 44,085± S.F.

I.L.A. REQUIRED (7.5% X VUA): 2,164± S.F.

I.L.A. PROVIDED: 6,431± S.F.

**TREE CANOPY DATA:**

GROSS SITE AREA: 139,146± S.F.

TREE CANOPY CATEGORY: CLASS C

EXISTING TREE CANOPY TO BE PRESERVED: 0± S.F. (0%)

TOTAL TREE CANOPY REQUIRED: 27,829± S.F. (20%)

TREE CANOPY TO BE PLANTED/PROVIDED: 27,829± S.F. (20%)

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

**LANDSCAPE DATA:**

V.U.A. (EMPLOYEE/VISITOR PARKING): 51,375± S.F.

V.U.A. (LOADING/MANEUVERING): 23,719± S.F.

I.L.A. REQUIRED (7.5% X VUA): 3,853± S.F.

I.L.A. PROVIDED: 5,326± S.F.

**TREE CANOPY DATA:**

GROSS SITE AREA: 178,662± S.F.

TREE CANOPY CATEGORY: CLASS C

EXISTING TREE CANOPY TO BE PRESERVED: 0± S.F. (0%)

TOTAL TREE CANOPY REQUIRED: 35,732± S.F. (20%)

TREE CANOPY TO BE PLANTED/PROVIDED: 35,732± S.F. (20%)

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

**LANDSCAPE DATA:**

V.U.A. (EMPLOYEE/VISITOR PARKING): 35,015± S.F.

V.U.A. (LOADING/MANEUVERING): 33,128± S.F.

I.L.A. REQUIRED (7.5% X VUA): 2,626± S.F.

I.L.A. PROVIDED: 3,041± S.F.

**TREE CANOPY DATA:**

GROSS SITE AREA: 130,795± S.F.

TREE CANOPY CATEGORY: CLASS C

EXISTING TREE CANOPY TO BE PRESERVED: 0± S.F. (0%)

TOTAL TREE CANOPY REQUIRED: 26,159± S.F. (20%)

TREE CANOPY TO BE PLANTED/PROVIDED: 26,159± S.F. (20%)

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

**LANDSCAPE DATA:**

V.U.A. (EMPLOYEE/VISITOR PARKING): 25,377± S.F.

V.U.A. (LOADING/MANEUVERING): 23,634± S.F.

I.L.A. REQUIRED (7.5% X VUA): 1,903± S.F.

I.L.A. PROVIDED: 2,157± S.F.

**TREE CANOPY DATA:**

GROSS SITE AREA: 102,260± S.F.

TREE CANOPY CATEGORY: CLASS C

EXISTING TREE CANOPY TO BE PRESERVED: 0± S.F. (0%)

TOTAL TREE CANOPY REQUIRED: 20,452± S.F. (20%)

TREE CANOPY TO BE PLANTED/PROVIDED: 20,452± S.F. (20%)

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

**LANDSCAPE DATA:**

V.U.A. (EMPLOYEE/VISITOR PARKING): 25,807± S.F.

V.U.A. (LOADING/MANEUVERING): 22,928± S.F.

I.L.A. REQUIRED (7.5% X VUA): 1,720± S.F.

I.L.A. PROVIDED: 3,374± S.F.

**Mindel, Scott & Associates, Inc.**  
Planning • Engineering • Surveying • Landscape Architecture  
Utility Consulting • Property Management  
1515 Jefferson Boulevard, Louisville, KY 40219  
Phone: (502) 485-1588 • Fax: (502) 485-1586 • Email: msassociates.com

**NSA**  
OWNER/DEVELOPER  
HOLLENBACH-OKLEY  
P.O. BOX 7368  
LOUISVILLE, KY. 40257

OWNER  
**Car Properties, LLC**  
14506 HEARTHSHIDE CT.  
LOUISVILLE, KY. 40245

DETAILED DISTRICT DEVELOPMENT PLAN - LOTS 1 & 4-7

**BLANKENBAKER STATION III**  
2600 TUCKER STATION RD., OTTO KNOP DR., CHESTNUT STATION CT. & 2701 CONSTANT COMMENT PL.

JEFFERSONTOWN, KY. 40299  
TAX BLOCK 39 LOT 1014, 1106, 1128 & 1129  
DB: 9495 PG: 291, DB: 9540 PG: 908, DB: 10381 PG: 602

REVISIONS	DATE	BY	DESCRIPTION

Vertical Scale: N/A

Horizontal Scale: 1"=100'

Date: 7/27/15

Job Number: 2376

Sheet 1 of 1

RECEIVED  
SEPT 04 2015  
DESIGN SERVICE

GRAPHIC SCALE 1"=100'

0 50 100 200

CASE# 15DEVPLAN119  
PREVIOUS CASE #9-42-06,  
10-32-06 & 9-68-93  
MSD W.M. # 9212  
W.M. # 8831 - LOT 7

15DEVPLAN119