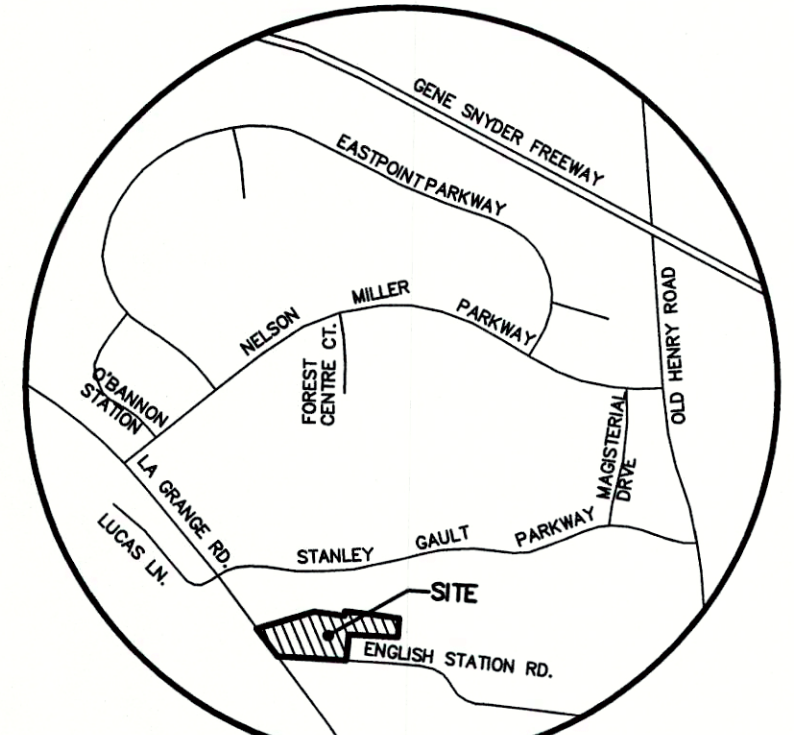


**LEGEND**

---	EXISTING CONTOUR
---X---	EXISTING TREE MASS
---	EXISTING FENCE
---	EXISTING STREET SIGN
---	EXISTING RAILROAD TRACKS
---	EXISTING WATER METER
---	EXISTING GAS
---	EXISTING GAS VALVE
---	EXISTING OVERHEAD UTILITIES
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING UTILITY POLE
---	EXISTING DOWN GUY
---	EXISTING TOP OF BANK
---	EXISTING TOE OF SLOPE/DITCH
---	EXISTING SANITARY MANHOLE W/PIPE
---	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
---	PROPOSED DOUBLE CATCH BASIN W/PIPE
---	PROPOSED HEADWALL
---	PROPOSED DITCH/SWALE
---	PROPOSED SANITARY MANHOLE W/PIPE
---	PROPOSED 6" PROPERTY SERVICE CONNECTION
---	PROPOSED DRAINAGE ARROW
---	PROPOSED SILT FENCE
---	REVISED TREE LINE
---	EXISTING FORM DISTRICT LINE
---	PROPOSED AMENITY AREA
---	PROPOSED INTERIOR LANDSCAPE AREA (ILA)

**ADJACENT PROPERTY OWNERS:**

<b>TAX BLOCK 301</b>	LOT 39 EDWARD L. & MATTIE CALBERT 1910 N. ENGLISH STATION RD. FORM DISTRICT N ZONING R-5
LOT 8 JUSTYNE BLAKE SUBLETT IRROV. TRUST ACMT. 1902 N. ENGLISH STATION RD. FORM DISTRICT N ZONING R-5	LOT 42 ROBERT L. TAPP SR. 1900 N. ENGLISH STATION RD. FORM DISTRICT N ZONING R-5
LOT 11 RUDOLF A. SCHAEFER JR. 1904 N. ENGLISH STATION RD. FORM DISTRICT N ZONING R-5	LOT 49 JENNIFER & JOSHUA BAUMAN 1918 N. ENGLISH STATION RD. FORM DISTRICT N ZONING R-5
LOT 29 MELODY A. BAKER 1900 1/2 N. ENGLISH STATION RD. FORM DISTRICT N ZONING R-5	LOT 50 CRISTINO ACUNA 1922 N. ENGLISH STATION RD. FORM DISTRICT N ZONING R-5
LOT 31 LAVERNE S. ALEXANDER 1818 N. ENGLISH STATION RD. FORM DISTRICT N ZONING R-5	LOT 1002 EDWARD L. & MATTIE M. CALBERT 1912 N. ENGLISH STATION RD. FORM DISTRICT N ZONING R-5



**SITE DATA:**

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	CM
EXISTING LAND USE	VACANT
PROPOSED LAND USE	WAREHOUSE
GROSS LAND AREA	15.59 ± AC.
NET LAND AREA	13.59 ± AC.
EXCLUDES FUTURE R/W)	
BUILDING AREA	
OFFICE	30,054 ± S.F.
MEZZANINE/OFFICE	9,100 ± S.F.
WAREHOUSE	122,600 ± S.F.
TOTAL	168,754 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.25
AMENITY AREA REQUIRED (10% OFFICE AREA)	5,230 ± S.F.
PARKING REQUIRED	
OFFICE	
MINIMUM (1 SPACE/350 S.F.)	112 SPACES
MAXIMUM (1 SPACE/200 S.F.)	198 SPACES
SUB TOTAL	112-198 SPACES
WAREHOUSE (340 EMPLOYEES)	
MINIMUM (1 SPACE/1.5 EMPLOYEES)	227 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEE)	340 SPACES
SUB TOTAL	227-340 SPACES
TOTAL REQUIRED	339-536 SPACES
PARKING PROVIDED	
CAR PARKING	414 SPACES
(INCLUDES 9 ACCESSIBLE & 5 CARPOOL SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES
LONG TERM PROVIDED IN BUILDING	9 SPACES

**TREE CANOPY DATA:**

GROSS SITE AREA	679,413 ± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	345,445 ± S.F. (50%)
TREE CANOPY TO BE PRESERVED	21,230 ± S.F. (3%)
TREE CANOPY TO BE PLANTED	135,035 ± S.F. (20%)
TOTAL TREE CANOPY REQUIRED/PROVIDED	156,265 ± S.F. (23%)

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

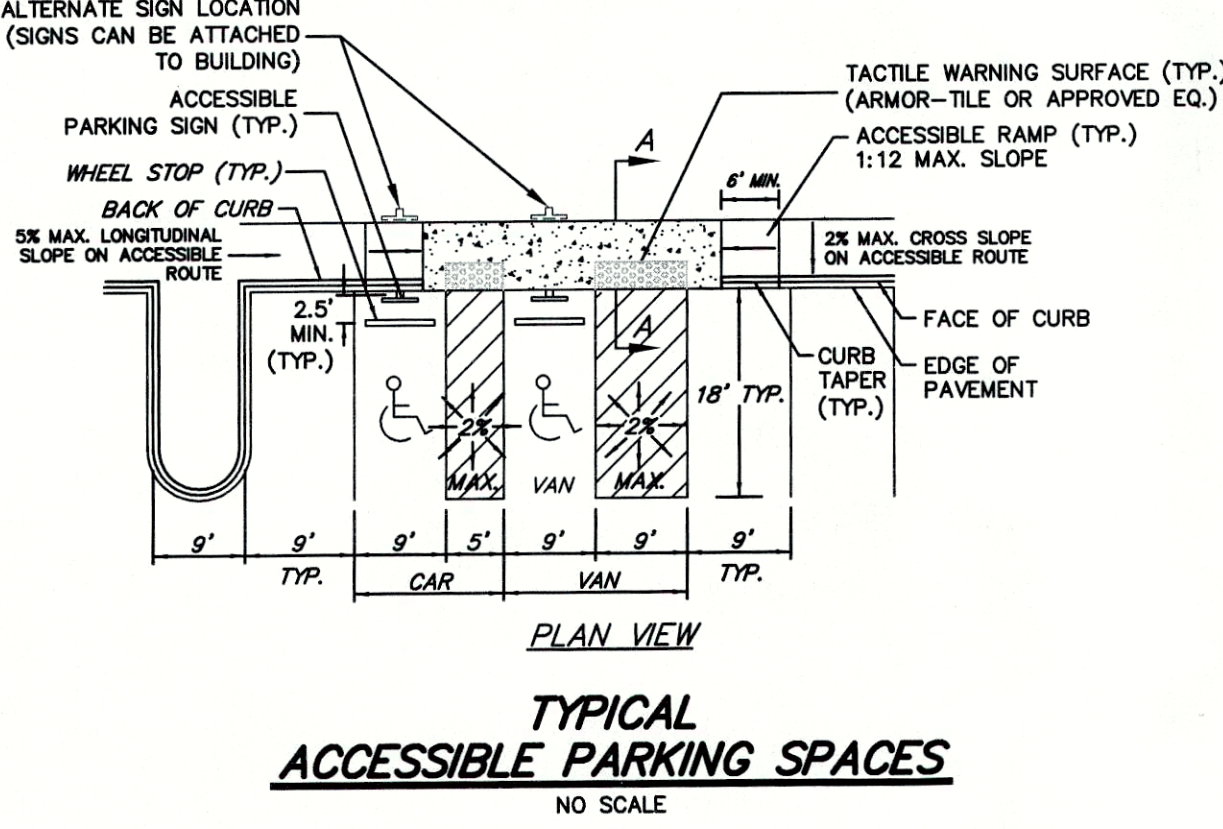
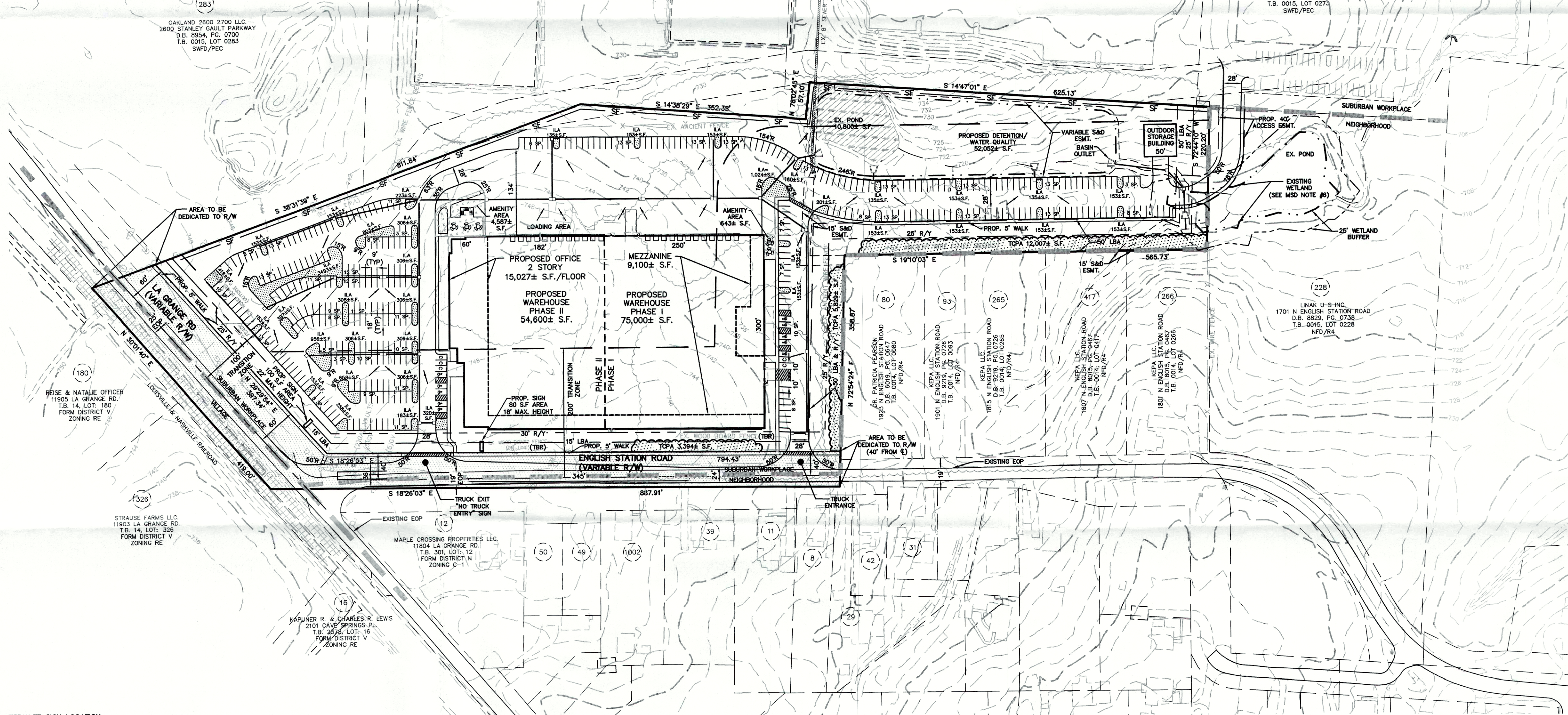
**LANDSCAPE DATA:**

V.L.A.	
LOADING/MANEUVRING	45,966 ± S.F.
EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	162,714 ± S.F.
TOTAL	208,681 ± S.F.
I.L.A. REQUIRED* (7.5% OF VJA)	12,204 S.F.
I.L.A. PROVIDED	13,477 ± 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 ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OR 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.
  - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - THE DEVELOPMENT LIES IN THE MIDDLETOWN FIRE DISTRICT.
  - ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRES TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO GREATLY 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.
  - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
  - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
  - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED.
  - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES ON 10-27-18 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.
  - IDENTIFICATION SIGNS 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 OF THE LDC.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
  - RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
  - VEGETATION WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - VEGETATION AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
  - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  - ALL SIDEWALKS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS. THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
  - NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.
  - NO ACCESS TO LA GRANGE ROAD.
  - THE DEVELOPER SHALL PROVIDE ROAD IMPROVEMENTS AS REQUIRED PER BINDING CONSTRUCTION PLANS, BOND AND PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC R/W.
  - A CROSSOVER AGREEMENT BETWEEN LOTS 69, 228, 273 WILL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL FROM TRANSPORTATION PLANNING.

RECEIVED  
DEC 19 2018  
PLANNING & DESIGN SERVICES  
CASE # 16DEVPLAN1196  
RELATED CASE #13376,  
9-52-00, 10-18-00  
SUBD # 1015



**BENCHMARK (NAVD 1988 DATUM)**  
SOURCE BENCHMARK STA040-2001 NAVD 1988 ELEV. 707.18  
FROM THE INTERSECTION OF GENE SYNDER FREEWAY (I-265) AND OLD HENRY ROAD, TRAVEL WEST ALONG (NEW) OLD HENRY ROAD TO THE INTERSECTION OF ENGLISH STATION ROAD, TURN RIGHT AND TRAVEL APPROXIMATELY 150 FEET TO OLD HENRY ROAD, TURN RIGHT AND TRAVEL APPROXIMATELY 200 FEET TO THE STATION ON THE RIGHT.

**WAIVER REQUEST:**  
1. A WAIVER OF 5.122.A.1. OF THE LDC IS REQUESTED TO REDUCE THE REQUIRED SIZE OF THE AMENITY AREA TO BE 10% OF THE OFFICE AREA.

**STORMWATER POLLUTION PREVENTION PLAN NOTE:**  
THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP 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 SEEDDED 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 SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.  
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-03.

**MSD NOTES:**  
1. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE HITE CREEK WASTEWATER TREATMENT PLANT BY CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.  
2. DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE 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 OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE 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 AND 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. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0033E).  
5. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.  
6. ACCESS APPROVAL FOR WETLAND DISTURBANCE IS REQUIRED FOR MSD CONSTRUCTION PLAN APPROVAL PRIOR TO CONNECTION TO LOT 273 THROUGH ADJACENT LOT 228.  
**DETENTION CALCULATIONS**  
2.9/12 (13.51) (0.76-0.26) = 1.63 AC. FT (52,052 SF. SURFACE AREA, 1.37' DEEP)

**Mindel, Scott & Associates, Inc.**  
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**NSA**  
DEVELOPER  
LINAK U S INC.  
2200 STANLEY GAULT PKWY  
LOUISVILLE, KY. 40223

**OWNER**  
STANFLO PROPERTIES, LLC.  
4011 GARDENER POINT DRIVE  
SUITE 200  
LOUISVILLE, KY. 40213

REVISED GENERAL & DETAILED DISTRICT DEVELOPMENT PLAN  
**LINAK EXPANSION**  
11710 LA GRANGE ROAD  
LOUISVILLE, KY. 40223  
TAX BLOCK: 15 - LOTS: 69  
D.B.: 7570 PG. 919

10/27/18	PER AGENCY REVIEW
11/29/18	REVISED BLDG. & PER AGENCY REVIEW
12/19/18	REVISED BLDG.

Vertical Scale: N/A  
Horizontal Scale: 1"=100'  
Date: 10/10/16  
Job Number: 2881  
Sheet  
1  
of 1