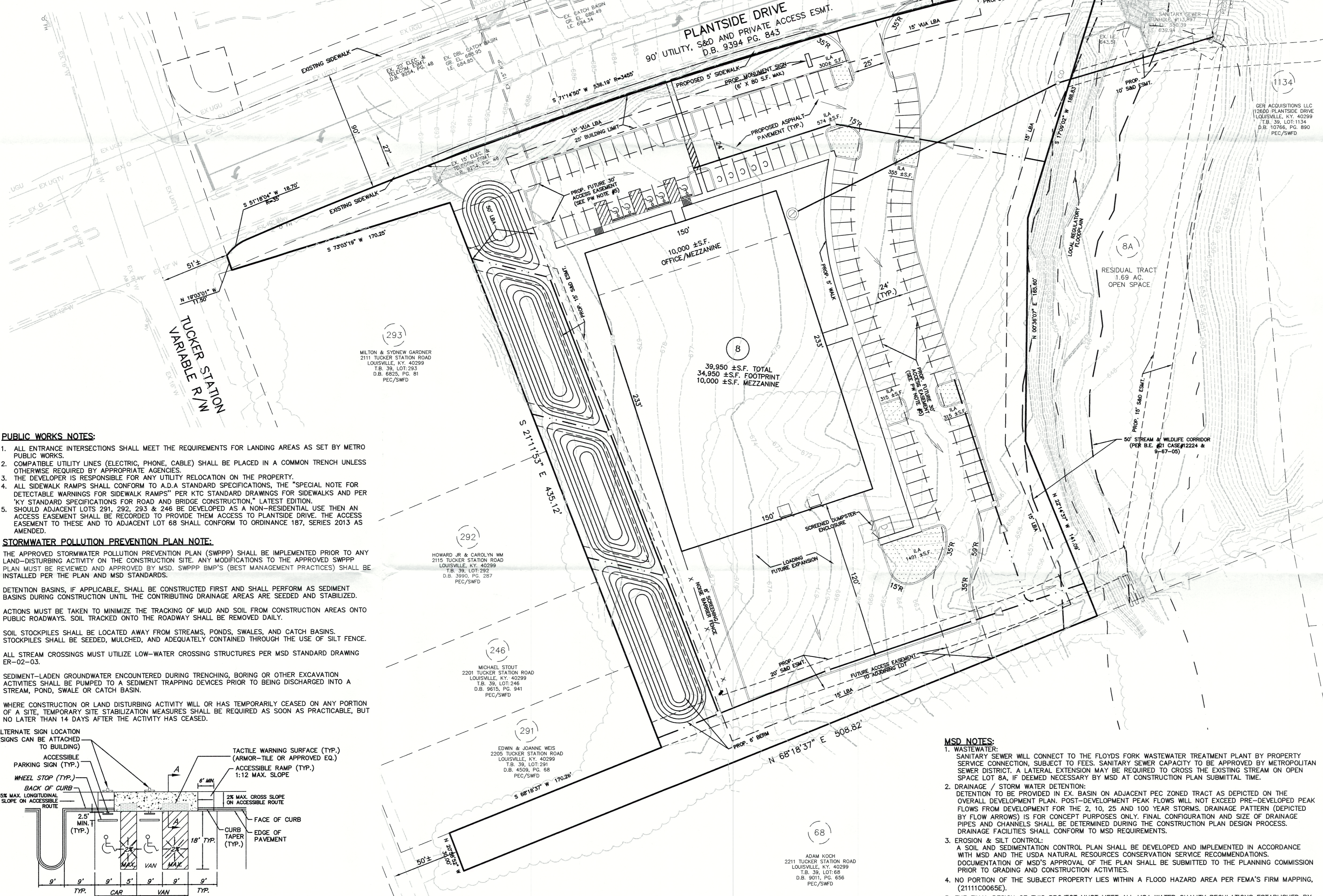
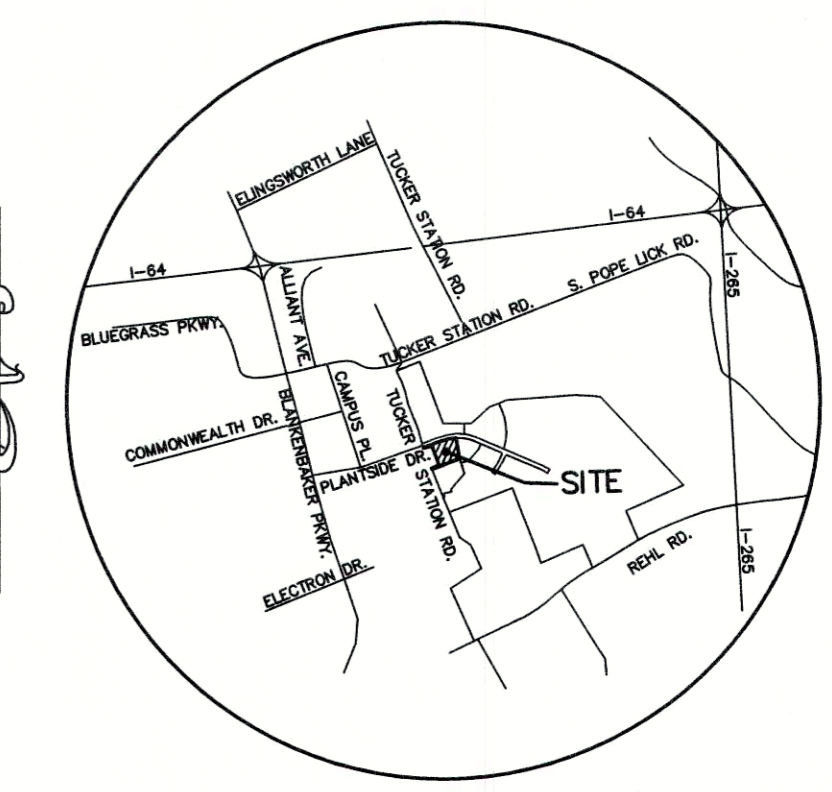


LEGEND

---	EXISTING CONTOUR
---	EXISTING TREE MASS
---	EXISTING WATER LINE W/ SIZE
---	EXISTING FIRE HYDRANT
---	EXISTING GAS W/ SIZE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING UNDERGROUND TELEVISION
---	EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
---	EXISTING HEADWALL W/ PIPE
---	EXISTING TOP OF BANK
---	EXISTING TOE OF SLOPE/DITCH
---	EXISTING SANITARY MANHOLE W/PIPE
---	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
---	PROPOSED SLOPED & FLARED HEADWALL W/PIPE
---	PROPOSED DITCH/SWALE
---	PROPOSED SANITARY MANHOLE W/PIPE
---	PROPOSED 6" PROPERTY SERVICE CONNECTION
---	PROPOSED CLEANOUT
---	PROPOSED DRAINAGE ARROW



SITE DATA:

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	PEC
EXISTING LAND USE	VACANT OFFICE WAREHOUSE
PROPOSED LAND USE	OFFICE WAREHOUSE
TOTAL LAND AREA	4.58± AC.
BUILDING AREA	10,000 ± S.F.
WAREHOUSE	29,950 ± S.F.
TOTAL	39,950 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.20
BUILDING HEIGHT	35' HT.
PARKING REQUIRED	29-50 SPACES
OFFICE	MINIMUM (1 SPACE/350 S.F.) MAXIMUM (1 SPACE/200 S.F.)
WAREHOUSE (60 EMPLOYEES)	40-60 SPACES
TOTAL REQUIRED	MINIMUM (1 SPACE/1.5 EMP.) MAXIMUM (1 SPACE/ 1 EMP.)
PARKING PROVIDED	69-110 SPACES
CAR PARKING	104 SPACES (INCLUDES 5 ACCESSIBLE & 5 CARPOOL SPACES)
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES
SHORT TERM	3 SPACES
LONG TERM (PROVIDED INSIDE)	

TREE CANOPY DATA:

GROSS SITE AREA	199,360± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	95,200± S.F. (48%)
TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TREE CANOPY TO BE PLANTED	49,840± S.F. (25%)
TREE CANOPY REQUIRED	49,840± S.F. (25%)
TOTAL TREE CANOPY PROVIDED	49,840± S.F. (25%)

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

LANDSCAPE DATA:

V.U.A.	
LOADING/MANEUVRING & STORAGE	19,511± S.F.
EMPLOYEE VISITOR PARKING & ENTRANCE DRIVE	33,322± S.F.
TOTAL V.U.A.	52,833± S.F.
ILL.A. REQUIRED* (7.5X X VUA)	2,499 S.F.
ILL.A. PROVIDED	3,350± S.F.
*N.I.C.	LOADING/MANEUVRING & STORAGE AREAS

DETENTION CALCULATIONS

2.9/12 ("0.72"-"0.35") ("4.58" = 0.41 AC-FT

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

- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICED 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 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.
 - 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 (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 RAMP TO BE 4:5' UNLESS OTHERWISE INDICATED.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ADJUT 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.
 - NO OUTDOOR STORAGE OF MATERIALS PER DEVELOPMENTS DECLARATION OF COVENANTS.
 - 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.
 - A KARST TOPOGRAPHY SURVEY WAS PERFORMED BY MARK SITES, PE, ON 9/29/17 AND NO VISIBLE FEATURES WERE FOUND.

- PUBLIC WORKS NOTES:**
- ALL 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.
 - 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.
 - SHOULD ADJACENT LOTS 291, 292, 293 & 248 BE DEVELOPED AS A NON-RESIDENTIAL USE THEN AN ACCESS EASEMENT SHALL BE RECORDED TO PROVIDE THEM ACCESS TO PLANTSIDE DRIVE. THE ACCESS EASEMENT TO THESE AND TO ADJACENT LOT 68 SHALL CONFORM TO ORDINANCE 187, SERIES 2013 AS AMENDED.

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 SEEDD AND STABILIZED.

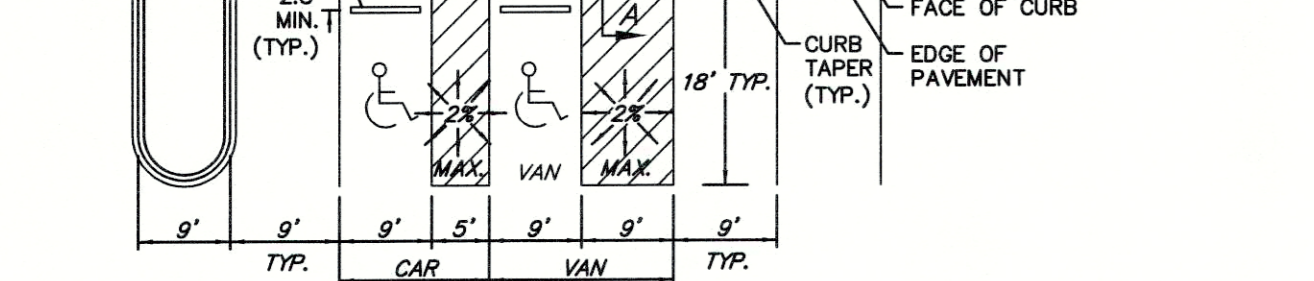
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDD, 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.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICES 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 FLOYDS FORK WASTEWATER TREATMENT PLANT BY PROPERTY SERVICE CONNECTION. SUBJECT TO FEES, SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT. A LATERAL EXTENSION MAY BE REQUIRED TO CROSS THE EXISTING STREAM ON OPEN SPACE LOT 8A, IF DEEMED NECESSARY BY MSD AT CONSTRUCTION PLAN SUBMITTAL TIME.
 - DRAINAGE / STORM WATER DETENTION:** DETENTION TO BE PROVIDED IN EX. BASIN ON ADJACENT PEC ZONED TRACT AS DEPICTED ON THE OVERALL DEVELOPMENT 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.
 - 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, (2111C0065E).
 - 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.
 - KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL UNLESS MSD'S FEMA MAP REVISION IS APPROVED ON LOT B.
 - LOMR OR LOMA FOR LOT B OF BLANKENBAKER STATION II SHALL BE SUBMITTED TO FEMA PRIOR TO FULL BUILDING PERMIT APPROVAL OF LOT B.

RECEIVED
OCT 09 2017
PLANNING & DESIGN SERVICES

Mindel, Scott & Associates, Inc.
Planning - Engineering - Landscaping Architecture
Utility Consulting - Property Management
1515 Jefferson Boulevard, Louisville, KY 40210
Phone: (502) 465-1515 Fax: (502) 465-1516 Email: mindel@msa-inc.com

DEVELOPER
FORSEE INVESTMENT, LLC
5405 MOREHOUSE DR. SUITE 320
SAN DIEGO, CA 92121

OWNER
HOSTS DEVELOPMENT, LLC
PO BOX 7368
LOUISVILLE, KY 40297

DETAILED DISTRICT DEVELOPMENT PLAN
BLANKENBAKER STATION II
LOT 8
PLANTSIDE DRIVE, LOUISVILLE, KY. 40299
TAX BLOCK 39, LOT 69
DEED BOOK 10713, PAGE 21

9/19/17	PER AGENCY COMMENTS/PARKING REDUCED
10/27/17	PER AGENCY COMMENTS
10/17/17	PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 8/21/17
Job Number: 1567

Sheet
1
of 1

CASE #17DEVPLAN1166
MSD WM #11686

