

NOTES:

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYD'S FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT (MSD). SITE SUBJECT TO RECAPTURE FEES.
- 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.
- DRAINAGE/STORM WATER DETENTION: DETENTION TO BE PROVIDED OFF SITE, WITHIN THE BLANKENBAKER STATION II DEVELOPMENT. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, & 100 YEAR STORMS, OR THE PROPERTY OWNER SHALL BE SUBJECT TO REGIONAL FACILITY FEES. DRAINAGE PATTERN DEPICTED BY 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 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.
- 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 EROSION CONTROL 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. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211110065 E), AS INDICATED ON THE PLAN.
- 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 8 AND BINDING ELEMENT #12.
- 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.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.5 & 5.6 OF THE LDC.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO WORKS.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK WITHIN JEFFERSON COUNTY RIGHT-OF-WAY.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES. ALL EXISTING STRUCTURES AND ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- THE LOTS SHOWN SHALL BE CREATED BY A MAJOR OR MINOR PLAT.
- MEDIANS ON PLANTSIDE DRIVE TO BE REVISED DURING CONSTRUCTION REVIEW PROCESS.
- THIS PLAN IS IN ACCORDANCE WITH THE BINDING ELEMENTS FOR BLANKENBAKER STATION II DOCKET #9-67-05.
- A GEOTECHNICAL ANALYSIS SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER PRIOR TO FILLING OF ANY EXISTING POND. THE APPROPRIATE DETAILS FOR REMEDIATION SHALL BE NOTED ON THE CONSTRUCTION PLANS.
- AN MSD DRAINAGE BOND WILL BE REQUIRED.
- THE OFFSITE DETENTION BASIN AS SHOWN ON THE BLANKENBAKER STATION II DEVELOPMENT PLAN MUST BE CONSTRUCTED AND FUNCTIONAL PRIOR TO FULL CONSTRUCTION APPROVAL OF THIS DEVELOPMENT. THE EXISTING TEMPORARY DETENTION BASIN CONSTRUCTED WITH LOT 28 MUST BE ELIMINATED AFTER THE CONSTRUCTION OF THE OFFSITE BASIN.
- AN EASEMENT PLAT FOR THROUGH DRAINAGE WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- WM# 10913.

SITE DATA:

FORM DISTRICT	.....SUBURBAN WORKPLACE
EXISTING ZONING	.....PC
EXISTING LAND USE	.....VACANT
PROPOSED LAND USE	.....OFFICE/WAREHOUSE
MAXIMUM BUILDING HEIGHT	.....50'
PROPOSED BUILDING HEIGHT	.....47.5'
LOT AREA	.....45,922 ACRES
OFFICE AREA (772 EMPLOYEES)	.....14,880 S.F.
WAREHOUSE AREA (572 EMPLOYEES)	.....288,889 S.F.
TOTAL BUILDING AREA	.....310,949 S.F.
LOT COVERAGE (MAX. 50%)	.....16%
PARKING:	
OFFICE (MIN 1/350 - MAX 1/200)	.....42-73 SPACES
WAREHOUSE (MIN 1/1.5 EMP. - MAX 1/572 SPACES PROVIDED)	.....12 HDPC, 6 MOTORCYCLE & 5 CARPOOL.....606 SPACES
(12 LONG TERM BICYCLE PARKING SPACES (1/50 EMPLOYEES OR MAX. 12 SPACES SHALL BE SUPPLIED WITHIN THE CONFINES OF THE DISTRIBUTION BUILDING) & CARPOOL SPACES (5 MAX. OR 5% OF TOTAL ON-SITE PARKING ARE NOTED AT THE EXTREME SOUTHWEST CORNER OF THE VEHICULAR USE AREA)	
LANDSCAPE DATA:	
V.U.A. REQUIRED (V.U.A. x 7.5%)	.....232,702 S.F.
L.L.A. PROVIDED	.....17,453 S.F.
"LANDSCAPING PLAN SHALL SHOW REQUIRED PLANTINGS ETC."	.....18,037 S.F.
TREE CANOPY DATA:	
GROSS SITE AREA	.....2,000,373 S.F.
TREE CANOPY CATEGORY	.....C-2
EXISTING CANOPY TO BE PRESERVED	.....0 S.F.
TOTAL TREE CANOPY REQUIRED	.....400,075 S.F. (20%)
*TREE PRESERVATION PLAN SHALL DETAIL THESE REQUIREMENTS	

TREE CANOPY CALCULATIONS

GROSS SITE AREA = 2,000,373.2 SF
 EX TREE CANOPY AREA = 848,517 SF (42%)
 TREE CANOPY CLASSIFICATION = C2
 TREE CANOPY AREAS BASED ON MSD DIGITAL LOIC

LEGEND

- SLOPES >20% AREA
- PROPOSED BUILDING & L.L.A.
- MAJOR CONTOUR
- MINOR CONTOUR
- EX. TREE LINE
- L.B.A. LANDSCAPE BUFFER AREA
- S.S.&D.E. SANITARY SEWER & DRAINAGE EASEMENT
- E. EASEMENT
- R.Y. REAR YARD
- L.L.A. INTERNAL LANDSCAPE AREA
- P.A.E. PRIVATE ACCESS EASEMENT
- P.U. PUBLIC UTILITY
- E. & T.E. ELECTRIC AND TELECOMMUNICATION EASEMENT
- TRAFFIC FLOW ARROW
- STORM SEWER FLOW ARROW

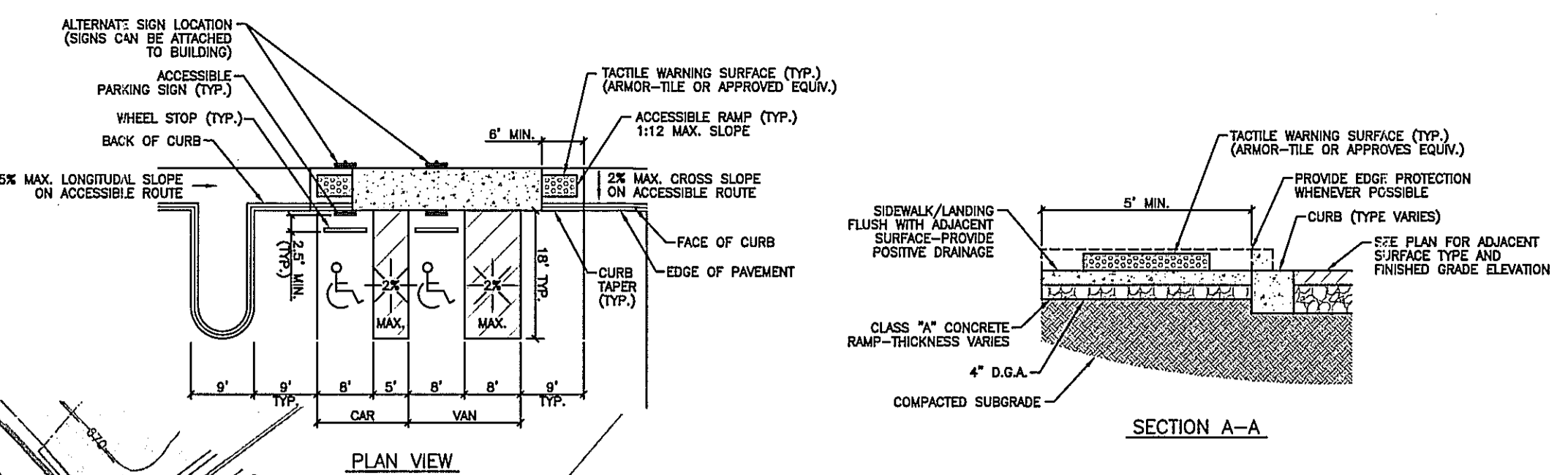
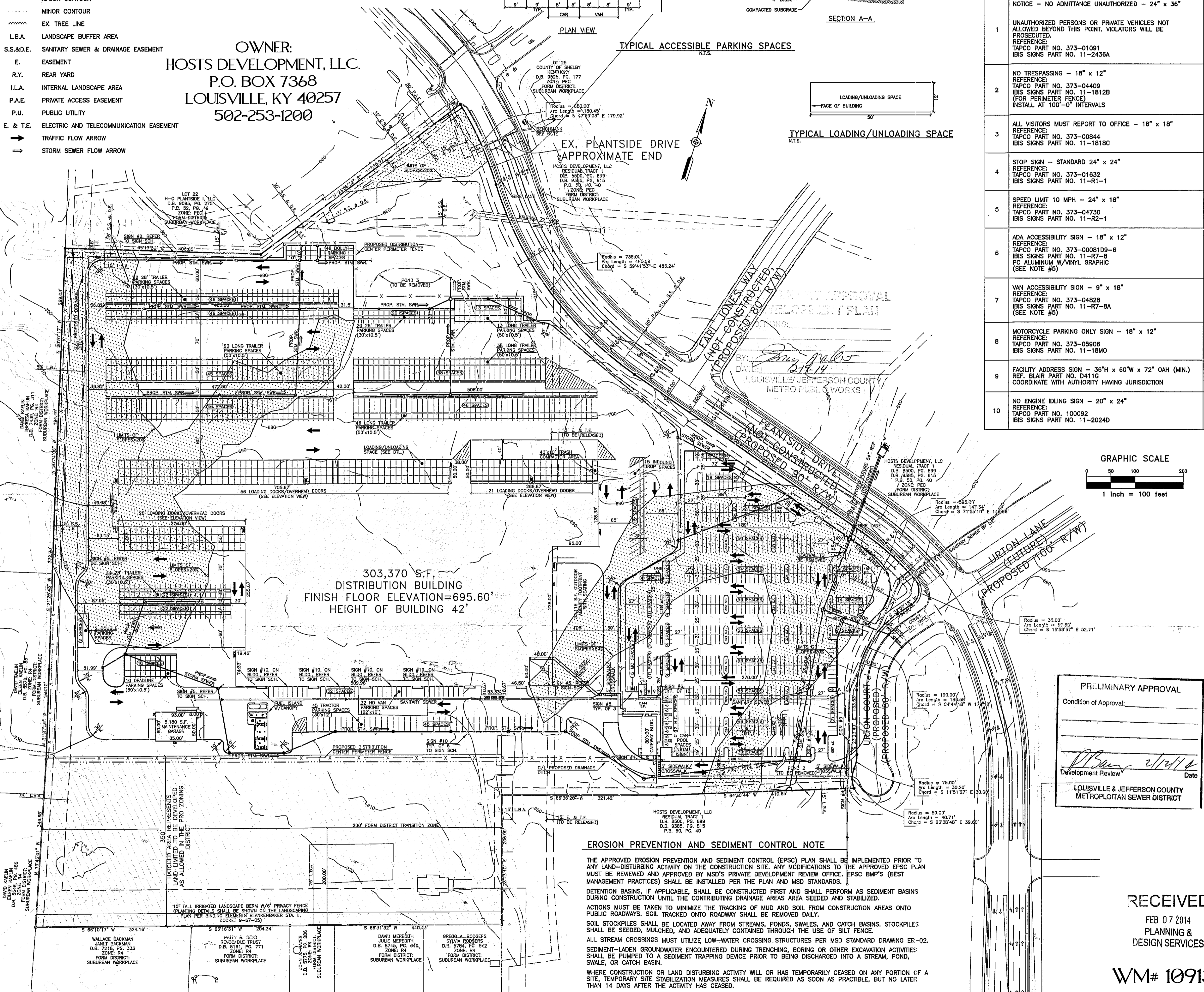
BENCHMARK

BENCHMARK IS AN IRON PIN WITH ELEVATION 670.81. THE VERTICAL DATUM IS NAVD 1988, ESTABLISHED FROM A GPS SURVEY. THE BENCHMARK IS LOCATED ON THE EAST SIDE AND NEAR THE END OF PLANTSIDE DRIVE NEAR THE NORTHEAST CORNER OF THE PROPOSED LOT AS SHOWN HEREON.

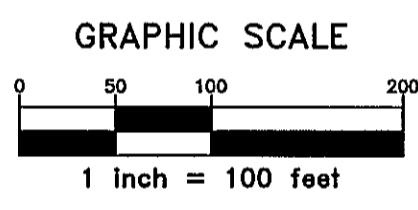
WAIVERS

WAIVER.....5.9.2.A.1.b.i

OWNER:
HOSTS DEVELOPMENT, LLC.
 P.O. BOX 7368
 LOUISVILLE, KY 40257
 502-253-1200



STATION SITE SIGN SCHEDULE		
SIGN#	DESCRIPTION	QTY.
1	NOTICE - NO ADMITTANCE UNAUTHORIZED - 24" x 36"	1
2	NO TRESPASSING - 18" x 12" REFERENCE: TAPCO PART NO. 373-04409 (IBIS SIGNS PART NO. 11-1812B (FOR PERIMETER FENCE) INSTALL AT 100'-0" INTERVALS	AS REQD.
3	ALL VISITORS MUST REPORT TO OFFICE - 18" x 18" REFERENCE: TAPCO PART NO. 373-00844 (IBIS SIGNS PART NO. 11-1818C	1
4	STOP SIGN - STANDARD 24" x 24" REFERENCE: TAPCO PART NO. 373-01632 (IBIS SIGNS PART NO. 11-181-1	3
5	SPEED LIMIT 10 MPH - 24" x 18" REFERENCE: TAPCO PART NO. 373-04730 (IBIS SIGNS PART NO. 11-R2-1	3
6	ADA ACCESSIBILITY SIGN - 18" x 12" REFERENCE: TAPCO PART NO. 373-00871D9-6 (IBIS SIGNS PART NO. 11-R7-5 (PC ALUMINUM W/VINYL GRAPHIC (SEE NOTE #5)	12
7	VAN ACCESSIBILITY SIGN - 9" x 18" REFERENCE: TAPCO PART NO. 373-04828 (IBIS SIGNS PART NO. 11-R7-8A (SEE NOTE #5)	AS REQD. BY LOCAL CODE
8	MOTORCYCLE PARKING ONLY SIGN - 18" x 12" REFERENCE: TAPCO PART NO. 373-05906 (IBIS SIGNS PART NO. 11-18M0	3
9	FACILITY ADDRESS SIGN - 36" W x 72" OAH (MIN.) REF. BLAIR PART NO. D411G COORDINATE WITH AUTHORITY HAVING JURISDICTION	1
10	NO ENGINE IDLING SIGN - 20" x 24" REFERENCE: TAPCO PART NO. 100092 (IBIS SIGNS PART NO. 11-2024D	11



EROSION PREVENTION AND SEDIMENT CONTROL NOTE

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPCS PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPCS 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 AREA SEEDED AND STABILIZED.

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

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

PRELIMINARY APPROVAL
 Condition of Approval:

 Development Review Date
 _____/_____/_____
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
 FEB 07 2014
 PLANNING & DESIGN SERVICES

WM# 10913

PROJECT: 13113
 DATE: January, 2014
 DRAWN BY: GAA
 CHECKED BY: JDB
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REVISIONS: DATE:

DETAILED DISTRICT DEVELOPMENT PLAN
 BLANKENBAKER STATION II
 A PORTION OF LOTS 17, 18, 23, & 24
 LOUISVILLE, KY 40299

BANKS Engineering, Inc.
 Site Development/Planning • Water/Wastewater • Surveying
 Phone (859) 296-6300 Fax (859) 296-6612
 2365 Harrodsburg Road, Ste. B-175 Lexington, Kentucky 40504

SHEET: 1 OF 1