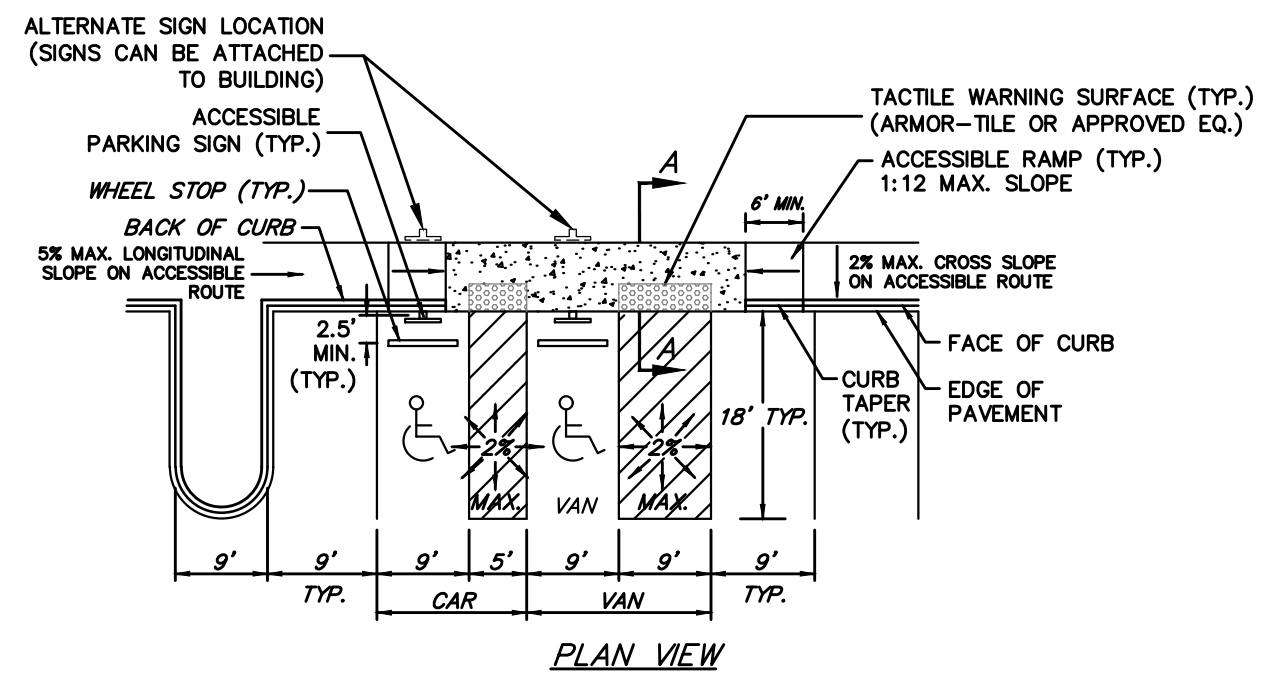
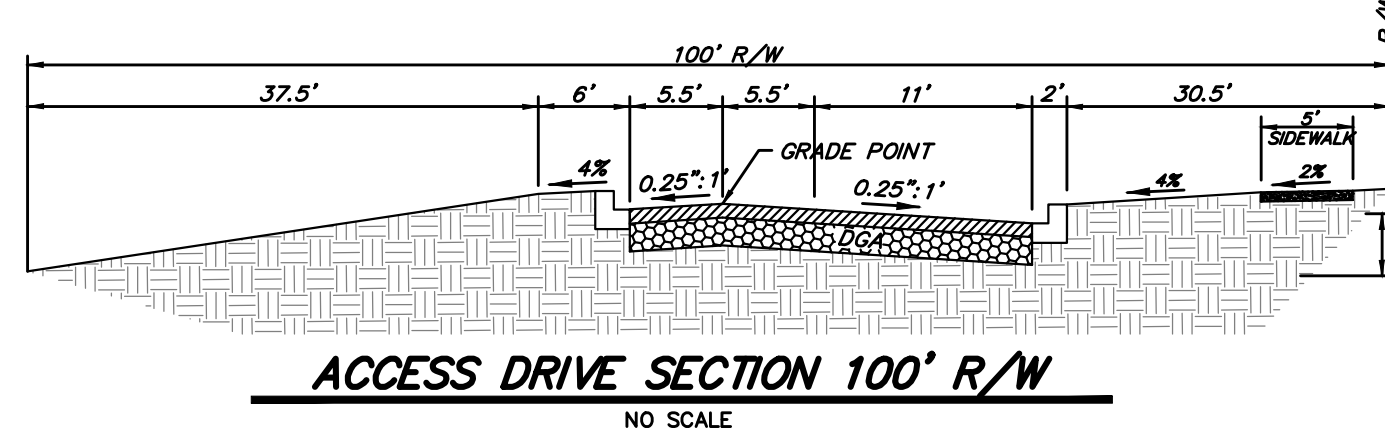
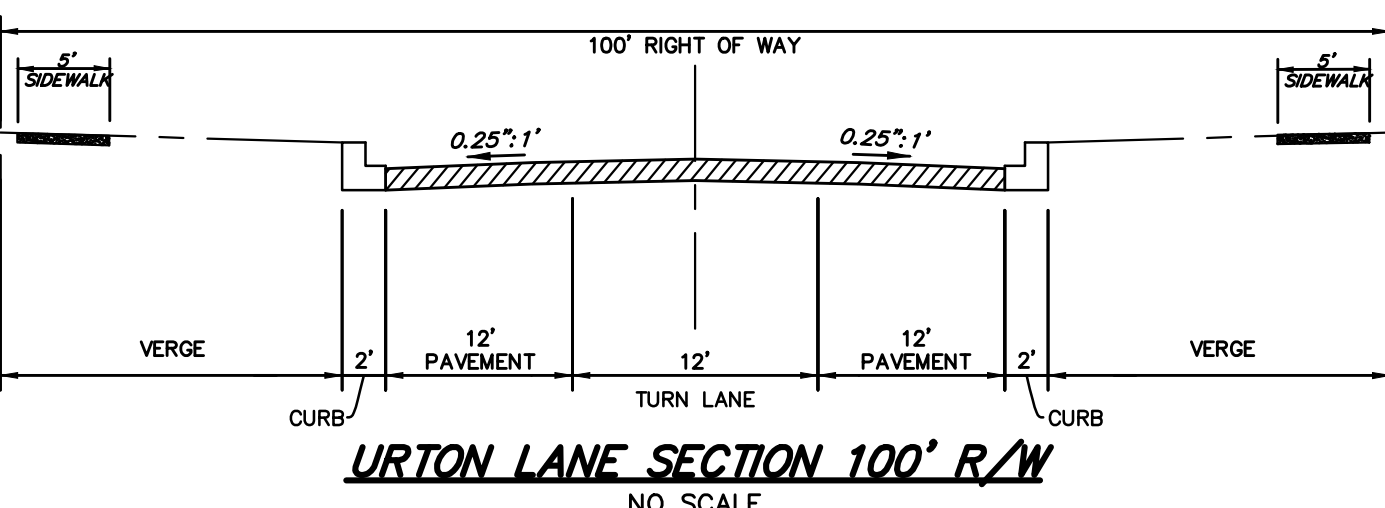
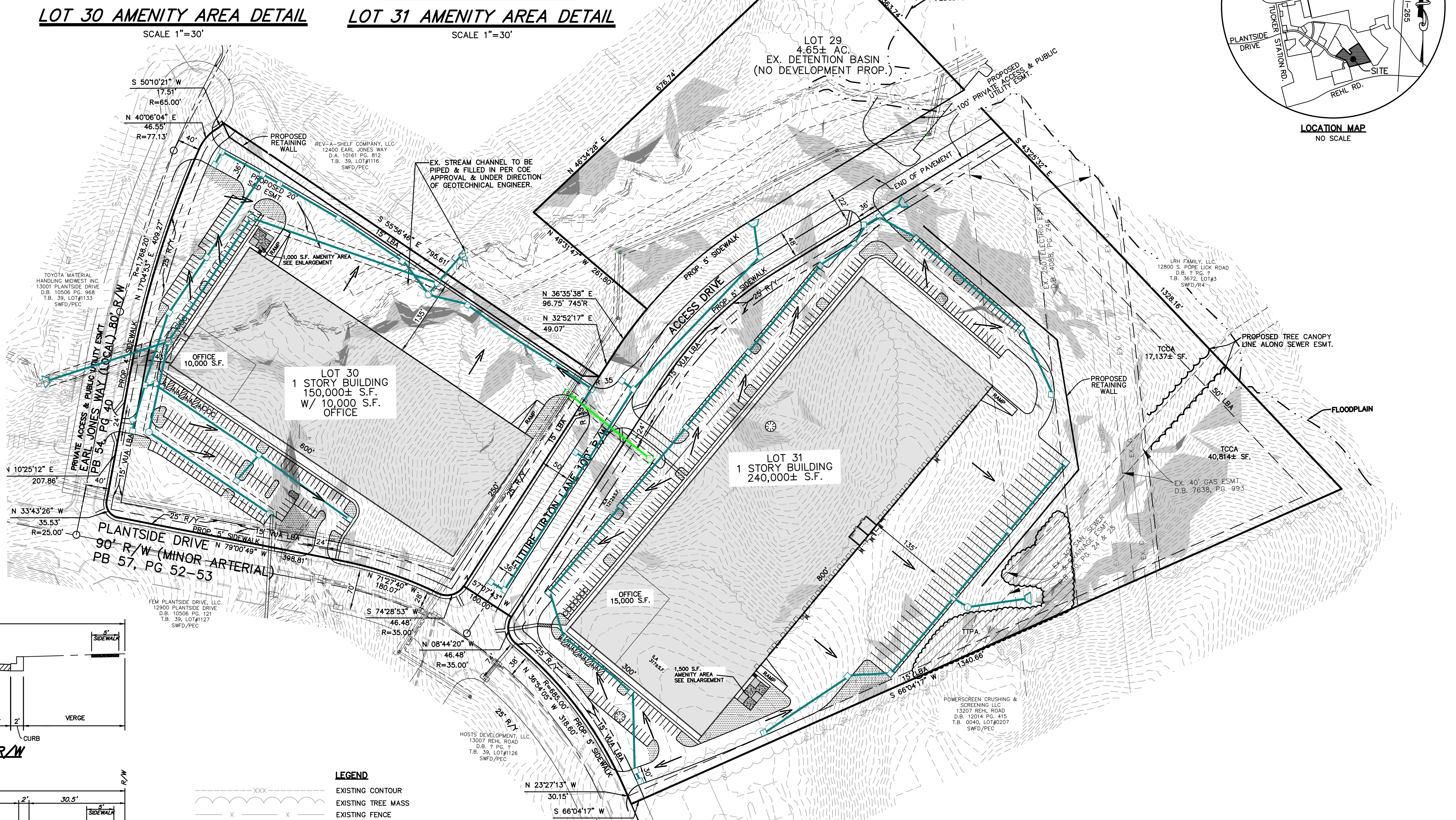
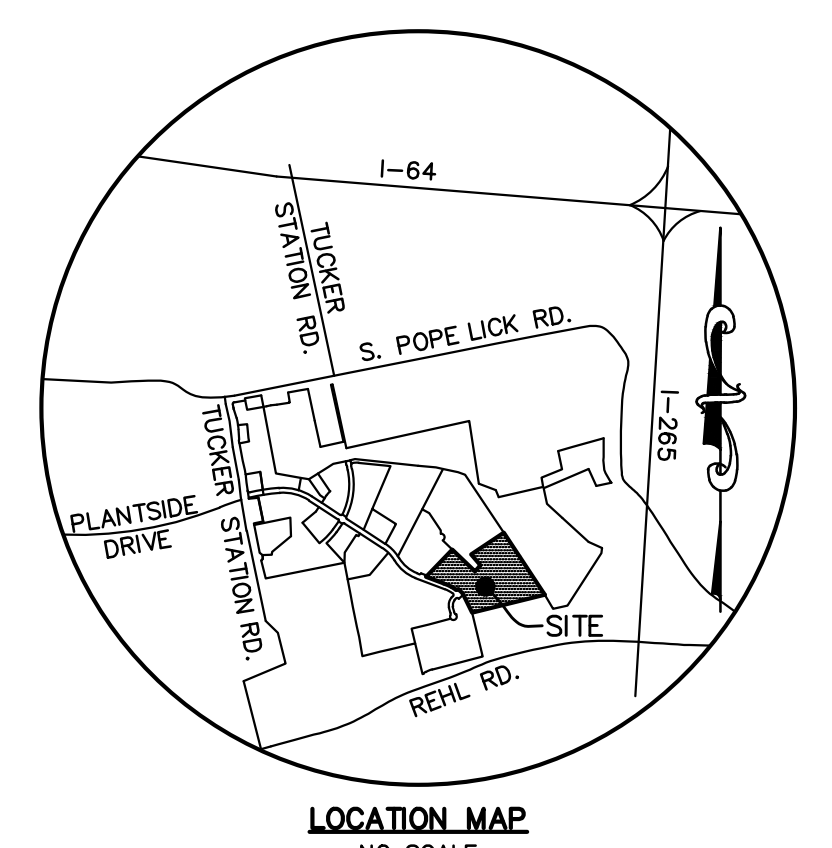
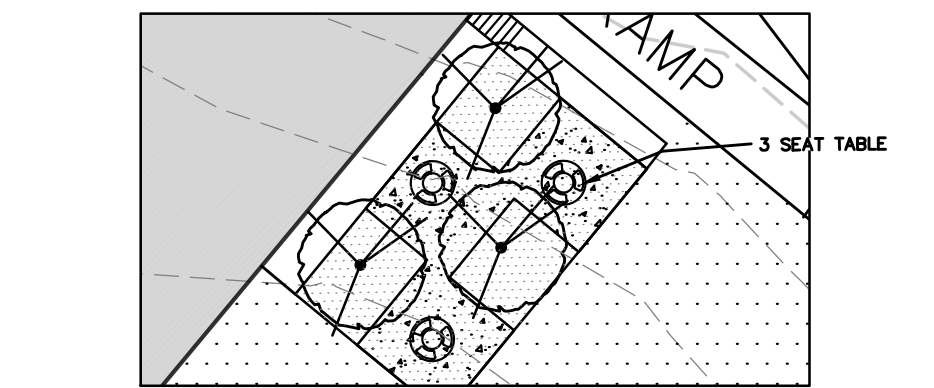
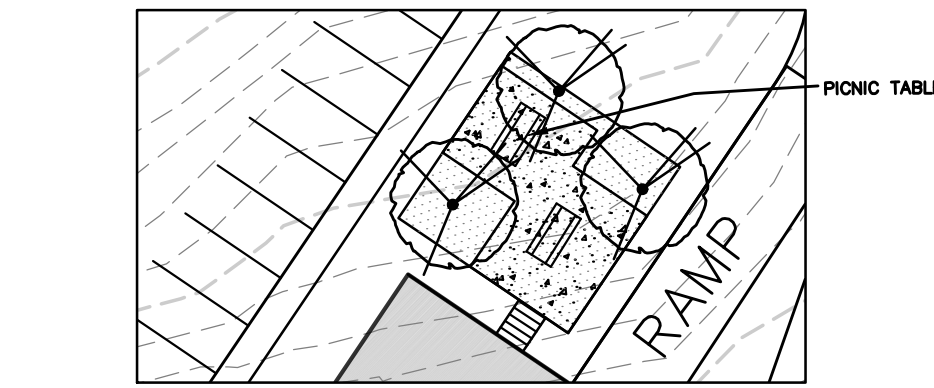


- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY, THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
  - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING 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 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.
  - 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 JEFFERSON FIRE DISTRICT.
  - 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 PROJECTED OPEN SPACES (E.G. 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 5.6 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.
  - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 07-15-2019 AND POTENTIAL KARST TOPOGRAPHY WAS FOUND.
  - LOADING DOCK SHALL BE SCREENED FROM ADJACENT RESIDENTIAL AS REQUIRED BY LDC 5.5.2.B.2.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
  - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY PROPERTY SERVICE CONNECTION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
  - DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED IN BASIN/EXISTING POND SERVING THE BUSINESS PARK. 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 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.
  - 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.
  - A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111100 65E).
  - 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.
  - ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE.
  - ANY WORK IN THE FEMA FLOODPLAIN WILL REQUIRE KDW APPROVED.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
  - VERGE AREA 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.
  - STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
  - AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION ACTIVITIES.
  - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
  - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.



**LEGEND**

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING STREET SIGN
- EXISTING GAS W/SIZE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- 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 CATCH BASIN & HEADWALL
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED DRAINAGE ARROW
- REVISED TREE LINE
- CARPOOL PARKING
- > 20% SLOPES
- > 30% SLOPES
- POTENTIAL SINKHOLE
- TEMPORARY TREE PROTECTION AREA
- PROPOSED TREE CANOPY CREDIT AREA

**SITE DATA LOT 30:**

TOTAL LAND AREA	9.76± AC.
BUILDING AREA	10,000 ± S.F.
OFFICE	140,000 ± S.F.
DOCK/TRANSFER AREA	150,000 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.35
PARKING REQUIRED	
OFFICE	MINIMUM (1 SPACE/400 S.F.) 25 SPACES
	MAXIMUM (1 SPACE/150 S.F.) 67 SPACES
WAREHOUSE	MINIMUM (1 SPACE/10,000 S.F.) 14 SPACES
	MAXIMUM (1 SPACE/500 S.F.) 280 SPACES
TOTAL (MIN.-MAX.)	39-347 SPACES
PARKING PROVIDED	172 SPACES
CAR PARKING	(INCLUDES 6 ACCESSIBLE & 6 CARPOOL SPACES)
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES
AMENITY AREA REQUIRED	MINIMUM SIZE (10% OFFICE AREA) 1,000 S.F.
SEATING (4/200 S.F.)	5 SEATS

**TREE CANOPY DATA LOT 30:**

GROSS SITE AREA	425,145± S.F.
LAND USE	151,471± S.F. (35%)
EXISTING TREE CANOPY	0± S.F. (0%)
EXISTING TREE CANOPY TO BE PRESERVED	127,544 S.F. (30%)
TOTAL TREE CANOPY REQUIRED/PROVIDED	

**IMPERVIOUS AREA:**

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	285,825± S.F.
TOTAL	285,825± S.F.

**SITE DATA LOT 31:**

TOTAL LAND AREA	19.91± AC.
BUILDING AREA	15,000 ± S.F.
OFFICE	225,000 ± S.F.
DOCK/TRANSFER AREA	240,000 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.28
PARKING REQUIRED	
OFFICE	MINIMUM (1 SPACE/400 S.F.) 38 SPACES
	MAXIMUM (1 SPACE/150 S.F.) 100 SPACES
WAREHOUSE	MINIMUM (1 SPACE/10,000 S.F.) 23 SPACES
	MAXIMUM (1 SPACE/500 S.F.) 450 SPACES
TOTAL (MIN.-MAX.)	61-550 SPACES
PARKING PROVIDED	238 SPACES
CAR PARKING	(INCLUDES 6 ACCESSIBLE & 7 CARPOOL SPACES)
TRACTOR TRAILER PARKING	41 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	6 SPACES
AMENITY AREA REQUIRED	MINIMUM SIZE (10% OFFICE AREA) 1,500 S.F.
SEATING (4/200 S.F.)	8 SEATS

**TREE CANOPY DATA:**

GROSS SITE AREA	867,265± S.F.
LAND USE	INDUSTRIAL
EXISTING TREE CANOPY	464,547± S.F. (53%)
EXISTING TREE CANOPY TO BE PRESERVED	57,951± S.F. (7%)
TREE CANOPY TO BE PROVIDED	202,229± S.F. (23%)
TOTAL TREE CANOPY REQUIRED	260,180± S.F. (30%)

**IMPERVIOUS AREA:**

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	455,515± S.F.
TOTAL	455,515± S.F.

**OVERALL SITE DATA:**

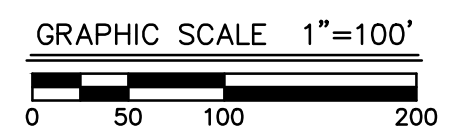
EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	PEC
EXISTING LAND USE	VACANT
PROPOSED LAND USE	OFFICE/WAREHOUSE
TOTAL LAND AREA	32.54± AC.
NET LAND AREA	29.67± AC.
(CALCULATIONS EXCLUDE LOT 29 - RESERVED FOR DETENTION)	

**LANDSCAPE DATA LOT 30:**

V.U.A.	135,825± S.F.
I.L.A. REQUIRED* (7.5% X VUA)	10,186± S.F.
I.L.A. PROVIDED	14,725± S.F.

**LANDSCAPE DATA LOT 31:**

V.U.A.	215,515± S.F.
I.L.A. REQUIRED* (7.5% X VUA)	16,163± S.F.
I.L.A. PROVIDED	17,494± S.F.



**MINDEL SCOTT**  
ENGINEERING & ARCHITECTURE  
315 BROADWAY, SUITE 200  
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502-485-1508 • mindel@scott.com

**DEVELOPER**  
PAUL HEMER LLC  
226 GRANDVIEW DR  
FORT MITCHELL, KY 40107

**OWNER**  
HOSTS DEVELOPMENTS, LLC  
PO BOX 7368  
LOUISVILLE, KY 40257

**DISTRICT DEVELOPMENT PLAN**  
**BLANKENBAKER STATION II**  
**LOT 30 AND 31**  
PLANTSIDE DRIVE & EARL JONES WAY  
LOUISVILLE, KY 40299  
TAX BLOCK 39, LOT 69  
DEED BOOK 10713, PAGE 21

Vertical Scale: N/A  
Horizontal Scale: 1"=100'  
Date: 7/1/2019  
Job Number: 1567-330  
Sheet: 1 of 1

19-DDP-0025  
RELATED CASE: 9-67-05 &  
10-51-05, 13723, 14489,  
15ZONE1028  
MSD WM # 12011