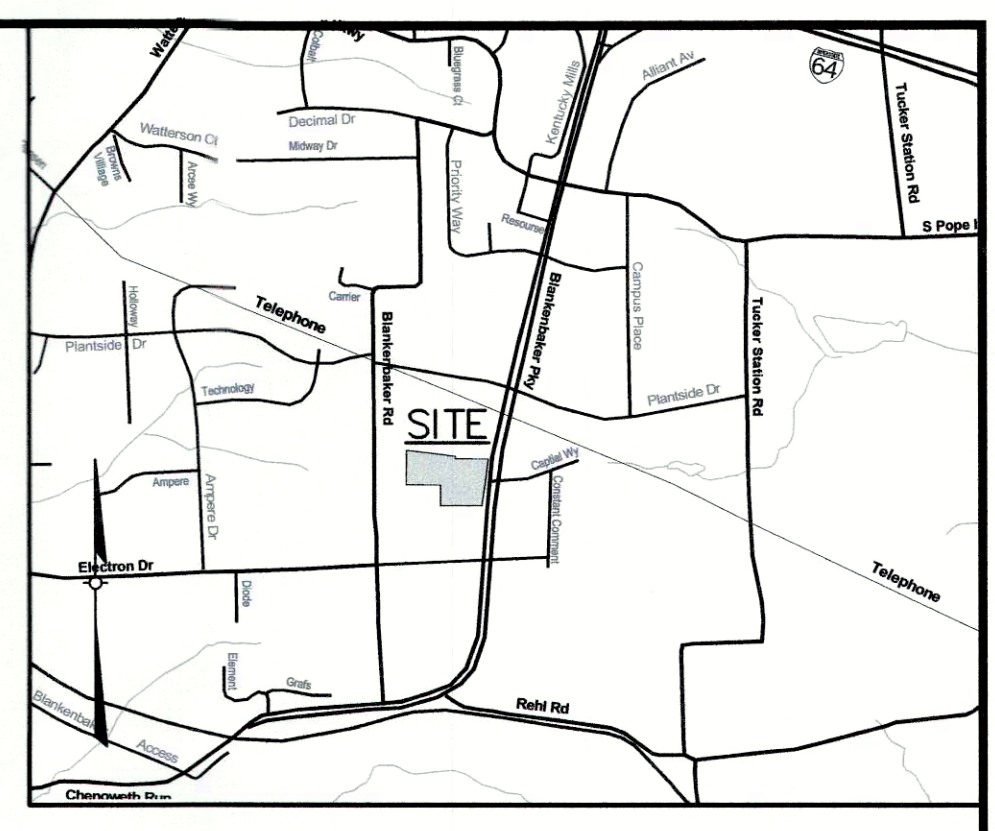


PRELIMINARY APPROVAL
 Condition of Approval:
 Date: *11/15/15*
 Louisville & Jefferson County
 Metropolitan Sewer District

A PORTION OF THE SITE IS LOCATED IN THE CITY OF JEFFERSONTOWN AND IS SUBJECT TO THE JULY 2004 LAND DEVELOPMENT CODE.



LOCATION MAP NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 10.0± Ac.
PROPOSED R/W DEDICATION AREA	= 0.2± Ac.
NET SITE AREA	= 9.8± Ac.
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING ZONING	= PEC/R-6
PROPOSED ZONING	= PEC
EXISTING/PROPOSED USE	= OFFICE/WAREHOUSE
EXISTING RETAIL AREA	= 1,770 SF
EXISTING OFFICE AREA	= 12,479 SF
EXISTING WAREHOUSE AREA	= 44,806 SF
PROPOSED WAREHOUSE AREA	= 109,950 SF
TOTAL BUILDING AREA	= 169,005 SF
F.A.R.	= 0.40 (1.0 MAX. ALLOWED)
PEC LOT COVERAGE	= 40% (50% MAX. ALLOWED)
BUILDING HEIGHT	= 1 STORY (50' MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
RETAIL	1,770 SF/300 SF MIN. = 6 SP
	1,770 SF/200 SF MAX. = 9 SP
OFFICE	12,479 SF/350 SF MIN. = 36 SP
	12,479 SF/200 SF MAX. = 63 SP
WAREHOUSE	125 EMP./1.5 EMPLOYEES MIN. = 83 SP
	125 EMP./1 EMPLOYEE MAX. = 125 SP
TOTAL PARKING REQUIRED	= 125 SP 197 SP
PARKING PROVIDED	= 109 SPACES
EXISTING PARKING	= 16 SPACES
PROPOSED PARKING	= 125 SPACES
TOTAL PARKING PROVIDED	= 95,913 SF
	(6 HC SP INCLUDED)
	(5 CARPOOL SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 95,913 SF
INTERIOR LANDSCAPE AREA REQUIRED(7.5%)	= 7,193 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 7,648 SF
OUTDOOR AMENITY AREA PER SECTION 5.1.2.2	= 10,995 SF
OUTDOOR AMENITY AREA PROVIDED	= 11,980 SF

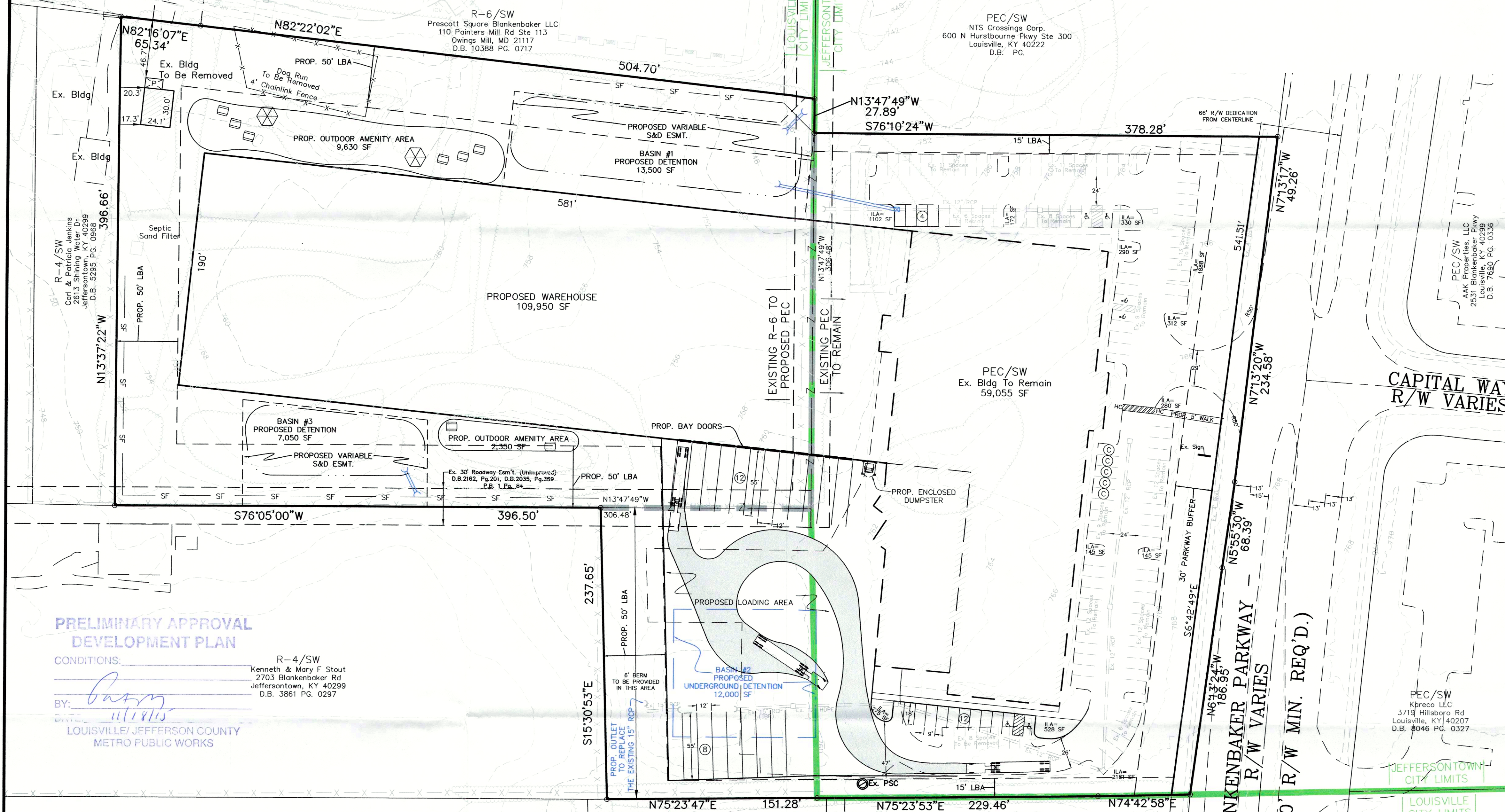
GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. There shall be no commercial signs in the Right of Way.
3. There shall be no landscaping in the Right of Way without an encroachment permit.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
5. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

MSD NOTES:

1. Sanitary sewer service will be provided by connection and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0064 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (⇒) is for conceptual purposes. 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.
4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
5. On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
6. 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.
7. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
8. Letters from the appropriate property owners, to permit the detention basins to drain onto their property, will be provided to MSD prior to MSD granting construction plan approval.
9. Underground detention basins must meet the requirements of Section 10.3.8.4 of MSD's design manual.
10. MSD construction bond will be required prior to construction plan approval.

SHINING WATER DR



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 R-4/SW
 Kenneth & Mary F Stout
 2703 Blankenbaker Rd
 Jeffersontown, KY 40299
 D.B. 3861 PG. 0297

R-4/SW
 Roscoe & Eleanor Church
 2705 Blankenbaker Rd
 Jeffersontown, KY 40299
 D.B. 3888 PG. 0582

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.98 - 0.23 = 0.75$
 $A = 3.69 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.75)(3.69)(2.8)/12 = 0.64 \text{ AC.-FT.}$
 REQUIRED 28,130 = CU.FT.

PROVIDED BASIN #1 = 13,500 SQ.FT.
 PROVIDED BASIN #2 = 12,000 SQ.FT.
 PROVIDED BASIN #3 = 7,050 SQ.FT.

TOTAL = 32,550 SQ.FT. @ APPROX. 2 FT. DEPTH
 = 65,100 CU.FT. > 28,130 CU.FT.

TREE CANOPY CALCULATIONS (CLASS "C" 0-40%)

TOTAL SITE AREA	= 425,140 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (85,028 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (85,680 S.F.)

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

The approved erosion prevention and sediment control (EPC) plan shall be implemented prior to any land-disturbing activity on the construction site. Any modifications to the approved EPC plan must be reviewed and approved by MSD's private development review office. EPC BMP's 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 seeded 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 seeded, mulched, and adequately contained through the use of silt fence.

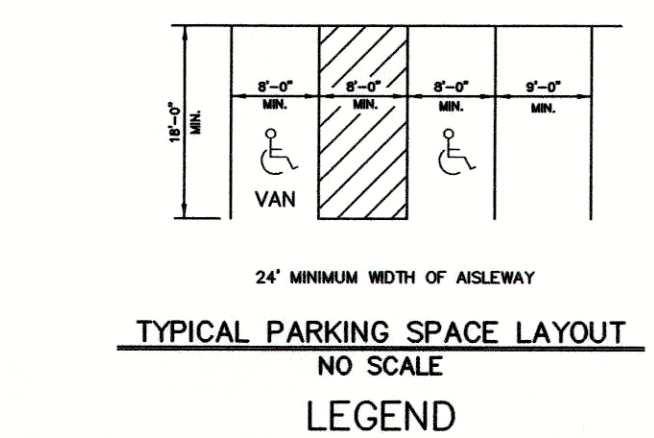
All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.

Where construction or land disturbance 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 calendar days after the activity has ceased.

Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin.

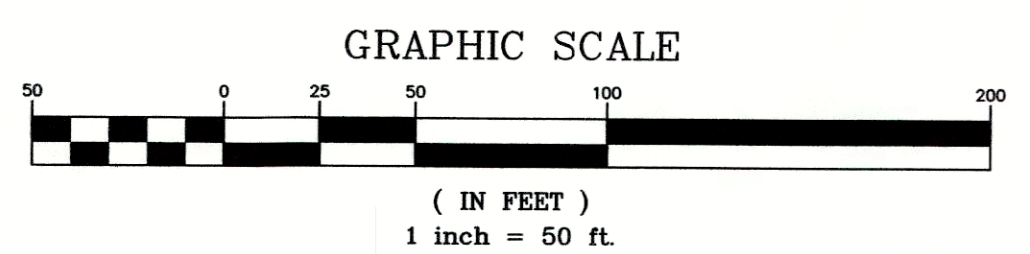
All storm drainage shall conform to MSD standard specifications.

Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.



LEGEND

	= PROPOSED TRUCK ROUTE
	= PROPOSED STORM SEWER, CATCH BASIN
	= PROPOSED SEWER AND MANHOLE
	= PROPOSED DRAINAGE SWALE
	= PROPOSED SILT FENCE
	= PROPOSED STONE BAG INLET PROTECTION
	= PROPOSED CARPOOL SPACES
	= EXISTING ZONING LINE
	= EXISTING CITY LIMITS



OWNER: MOB INVESTMENTS LLC
 P.O. BOX 34170
 LOUISVILLE, KY 40232
 SITE ADDRESS: 2550 BLANKENBAKER PKWY
 TAX BLOCK 0039, LOT 0548
 D.B. 7928, PG. 0487

OWNER: PRESCOTT SQUARE BLANKENBAKER LLC
 110 PAINTERS MILL RD STE 113
 OWINGS MILL, MD 21117
 SITE ADDRESS: 2503 BLANKENBAKER PKWY
 TAX BLOCK 0039, LOT 0115
 D.B. 10434, PG. 0516

RECEIVED
 NOV 13 2015
 COUNCIL DISTRICT - 20
 FIRE PROTECTION DISTRICT - JEFFERSONTOWN
 CASE #15ZONE1034
 WM #7987

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA
 FILE NAME: 15041-DDDP
 DATE: 11/16/15
 SCALE: AS SHOWN
 CHECKED BY: MKY
 DRAWN BY: JH

PROJECT DATA
 FILE NAME: 15041-DDDP
 DATE: 11/16/15
 SCALE: AS SHOWN
 CHECKED BY: MKY
 DRAWN BY: JH

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 609 WAREHOUSING AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40222
 TEL: 502-261-6600 FAX: 502-261-6601

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
AIR HYDRO POWER EXPANSION
 DEVELOPER
AIR HYDRO POWER
 2550 BLANKENBAKER PARKWAY
 LOUISVILLE, KY 40229

JOB NO. 15041
 SHEET 1 OF 1