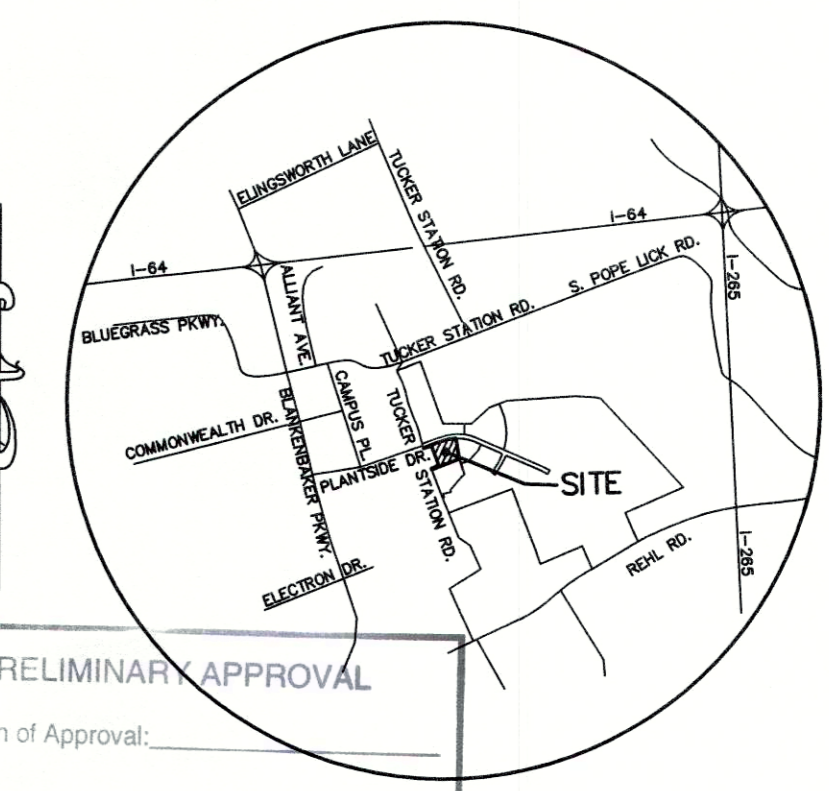


LEGEND

---	EXISTING CONTOUR
---X---	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



PRELIMINARY APPROVAL
 Condition of Approval:
 DEVELOPMENT REVIEW
 DATE: 10-11-17
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
 OCT 09 2017
 PLANNING & DESIGN SERVICES

PRELIMINARY APPROVAL DEVELOPMENT PLAN

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

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 & 246 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 SEEDDED AND STABILIZED.

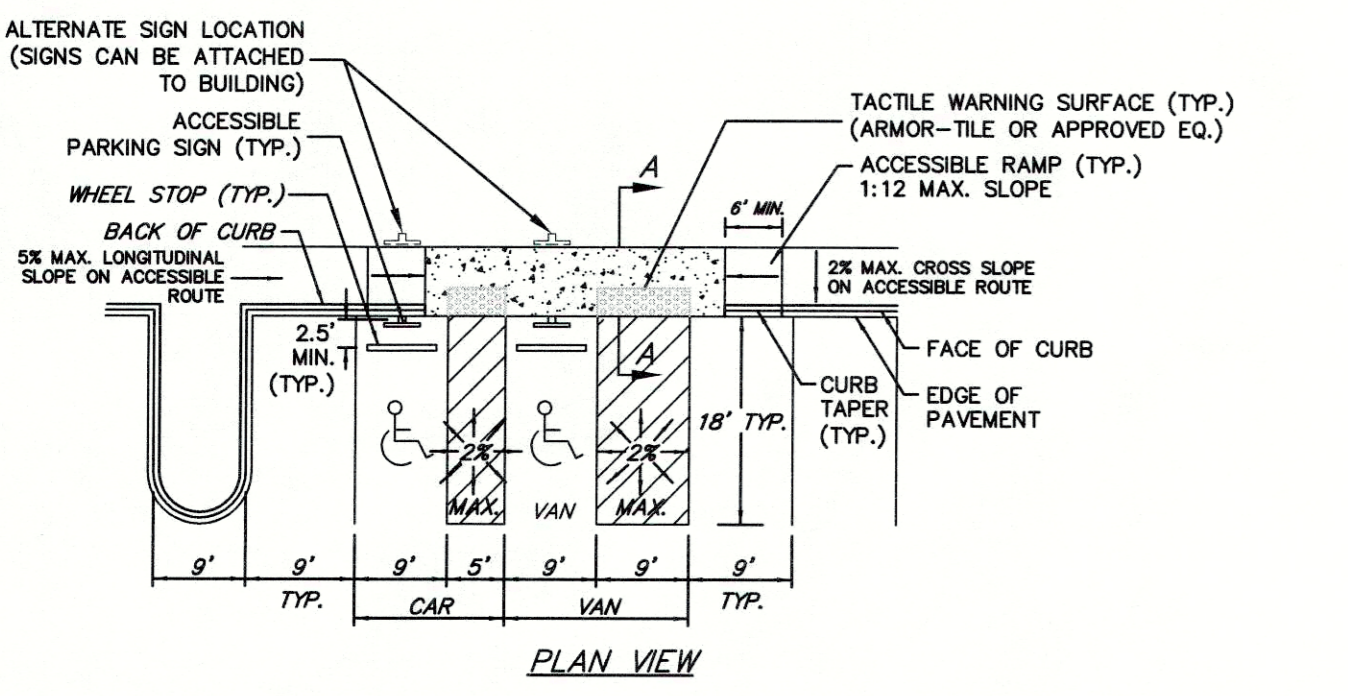
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

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.

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.



TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE

APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 17DEVPLAN1166
 APPROVAL DATE: 10/26/17
 EXPIRATION DATE: 11/09/19
 SIGNATURE OF PLANNING COMMISSION: [Signature]

SITE DATA:

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	PEC
EXISTING LAND USE	VACANT
PROPOSED LAND USE	OFFICE WAREHOUSE
TOTAL LAND AREA	4.58± AC.
BUILDING AREA	
OFFICE/MEZZANINE	10,000 ± S.F.
WAREHOUSE	29,950 ± S.F.
TOTAL	39,950 ± S.F.
BUILDING HEIGHT	35' HT.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.20
PARKING REQUIRED	
OFFICE	29-50 SPACES
MINIMUM (1 SPACE/350 S.F.)	
MAXIMUM (1 SPACE/200 S.F.)	
WAREHOUSE (60 EMPLOYEES)	40-60 SPACES
MINIMUM (1 SPACE/1.5 EMP.)	
TOTAL REQUIRED	49,840± S.F. (25%)
MAXIMUM (1 SPACE/ 1 EMP.)	69-110 SPACES
PARKING PROVIDED	
CAR PARKING	104 SPACES
(INCLUDES 5 ACCESSIBLE & 5 CARPOOL SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	
SHORT TERM	2 SPACES
LONG TERM (PROVIDED INSIDE)	3 SPACES

TREE CANOPY DATA:

GROSS SITE AREA	199,360± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	95,209± 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 LOCAL MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

LANDSCAPE DATA:

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

*N.I.C. LOADING/MANEUVERING & 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 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.
- THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
- ALL LUMINAIRES 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 WAY'S 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 RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT 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.
- KARST TOPOGRAPHY SURVEY WAS PERFORMED BY MARK STES, PE, ON 9/29/17 AND NO VISIBLE FEATURES WERE FOUND.

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 MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- NOOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL UNLESS MSD'S FEMA MAP REVISION IS APPROVED ON LOT 8.
- LOWR OR LOMA FOR LOT 8 OF BLANKENBAKER STATION II SHALL BE SUBMITTED TO FEMA PRIOR TO FULL BUILDING PERMIT APPROVAL OF LOT 8.

Mindel, Scott & Associates, Inc.
 Planning - Engineering - Surveying - Landscape Architecture
 Utility Consulting - Property Management
 511 Jefferson Boulevard, Louisville, KY 40219
 Phone: (502) 462-5200 Fax: (502) 462-5200 Email: mindel@msa-inc.com

MSA

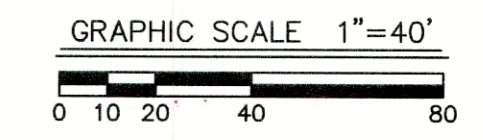
DEVELOPER
 FORSEE INVESTMENT, LLC
 5405 MOREHOUSE DR. SUITE 320
 SAN DIEGO, CA 92121

OWNER
 HOSTS DEVELOPMENT, LLC
 PO BOX 7368
 LOUISVILLE, KY 40257

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

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

CASE #17DEVPLAN1166
 MSD WM #11686



Binding Elements – 17DEVPLAN1166

All binding elements from the approved General Development Plan (9-67-05 & 10-51-05) are applicable to this site, in addition to the following:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Develop Louisville and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
5. Prior to any site disturbance permit being issued and prior to any clearing, grading or issuance of a site disturbance permit, a site inspection shall be conducted by PDS staff to ensure proper placement of required tree protection fencing in accordance with the approved Tree Preservation Plan.
6. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
7. There shall be no outdoor music (live, piped, radio or amplified) **or** outdoor entertainment or outdoor PA system audible beyond the property line.
8. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
9. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the October 26, 2017 LD&T meeting.