

- LEGEND**
- - - - - EXISTING CONTOUR
 - (X) EXISTING TREE MASS
 - - - - - EXISTING FENCE
 - - - - - EXISTING OVERHEAD UTILITIES
 - - - - - EXISTING OVERHEAD ELECTRIC
 - - - - - EXISTING UTILITY POLE
 - - - - - EXISTING DOWN GUY
 - - - - - EXISTING OVERHEAD UTILITY TOWER
 - - - - - EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
 - - - - - EXISTING DOUBLE CATCH BASIN W/ PIPE
 - - - - - EXISTING STORM MANHOLE W/ PIPE
 - - - - - EXISTING HEADWALL W/ PIPE
 - - - - - EXISTING SANITARY MANHOLE W/ PIPE
 - - - - - PROPOSED CATCH BASIN & YARD DRAIN W/ PIPE
 - - - - - PROPOSED DOUBLE CATCH BASIN W/ PIPE
 - - - - - PROPOSED HEADWALL W/ PIPE
 - - - - - PROPOSED DITCH/SWALE
 - - - - - PROPOSED SANITARY MANHOLE W/ PIPE
 - - - - - PROPOSED 6" PROPERTY SERVICE CONNECTION
 - - - - - PROPOSED DRAINAGE ARROW

- GENERAL NOTES:**
1. 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.
 2. 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.
 3. PROTECTION OF TREES TO BE PRESERVED:
 4. CONSTRUCTION FENCING SHALL BE ERECTED 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.
 5. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 6. THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
 7. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRES TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED 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.
 8. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 10. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
 11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 12. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES ON 03/27/17 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.

- MSD NOTES:**
1. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 2. DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. 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. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
 3. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110056).
 4. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

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 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.

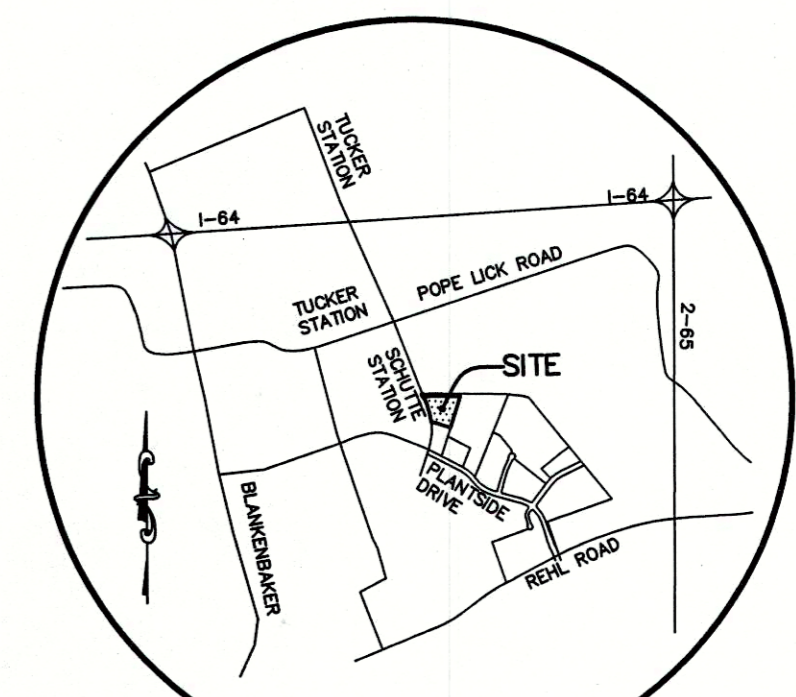
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SILT FENCE.

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.

- BEARINGS & DISTANCES**
- 1 N 10°33'29" W R=75.00' 30.00'
 - 2 N 09°17'53" W R=50.00' 17.84'
 - 3 N 67°54'18" E 18.70'
 - 4 N 76°58'03" E R=350.00' 110.26'
 - 5 N 89°49'30" E 46.00'



PRELIMINARY APPROVAL DEVELOPMENT PLAN NO SCALE

CONDITIONS:

BY: Tommy Kelly
DATE: 5-3-17
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

SITE DATA:

EXISTING ZONING	SUBURBAN WORKPLACE
EXISTING LAND USE	VACANT
PROPOSED LAND USE	WAREHOUSE/OFFICE
TOTAL LAND AREA	8,23± AC.
BUILDING HEIGHT (MAX. ALLOWED 50')	45'±
OFFICE	13,270 ± S.F.
MEZZANINE	18,000 ± S.F.
WAREHOUSE	54,786 ± S.F.
TOTAL	86,056 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.24
PARKING REQUIRED	
OFFICE & MEZZANINE	89 SPACES
MINIMUM (1 SPACE/350 S.F.)	156 SPACES
200 WAREHOUSE EMPLOYEES	133 SPACES
MINIMUM (1 SPACE/1.5 EMPLOYEES)	200 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEE)	222-356
TOTAL REQUIRED	290 SPACES
PARKING PROVIDED	
CAR PARKING	(INCLUDES 7 ACCESSIBLE & 5 CARPOOL SPACES)
BICYCLE PARKING REQUIRED/PROVIDED	8 SPACES
SHORT TERM	9 SPACES
LONG TERM (INSIDE BLDG.)	6 SPACES

LANDSCAPE DATA:

V.U.A.

LOADING/MANEUVURING & STORAGE	62,833± S.F.
EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	106,816± S.F.
TOTAL V.U.A.	169,649± S.F.
I.L.A. REQUIRED* (7.5% X VUA)	8,011 S.F.
I.L.A. PROVIDED	11,838± S.F.

*N.I.C. LOADING/MANEUVURING & STORAGE AREAS

TREE CANOPY DATA:

GROSS SITE AREA	358,315± S.F.
TREE CANOPY CATEGORY	CLASS C3
EXISTING TREE CANOPY*	68,047± S.F. (18%)
TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TREE CANOPY REQUIRED	71,663± S.F. (20%)
TREE CANOPY TO BE PLANTED	71,663± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	71,663± S.F. (20%)

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

- PUBLIC WORKS AND KTC NOTES:**
1. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 3. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 4. ALL SIDEWALK RAMP 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.

DETENTION CALCULATIONS
2.9/12 (0.72-0.30) (8.23) = 0.84 AC-FT

PRELIMINARY APPROVAL

Condition of Approval:

Tommy Kelly 5-3-17
Development Engineer

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED

MAY 01 2017

DESIGN SERVICES

METRO APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. 17DEVPLAN1029

APPROVAL DATE 5/17/17

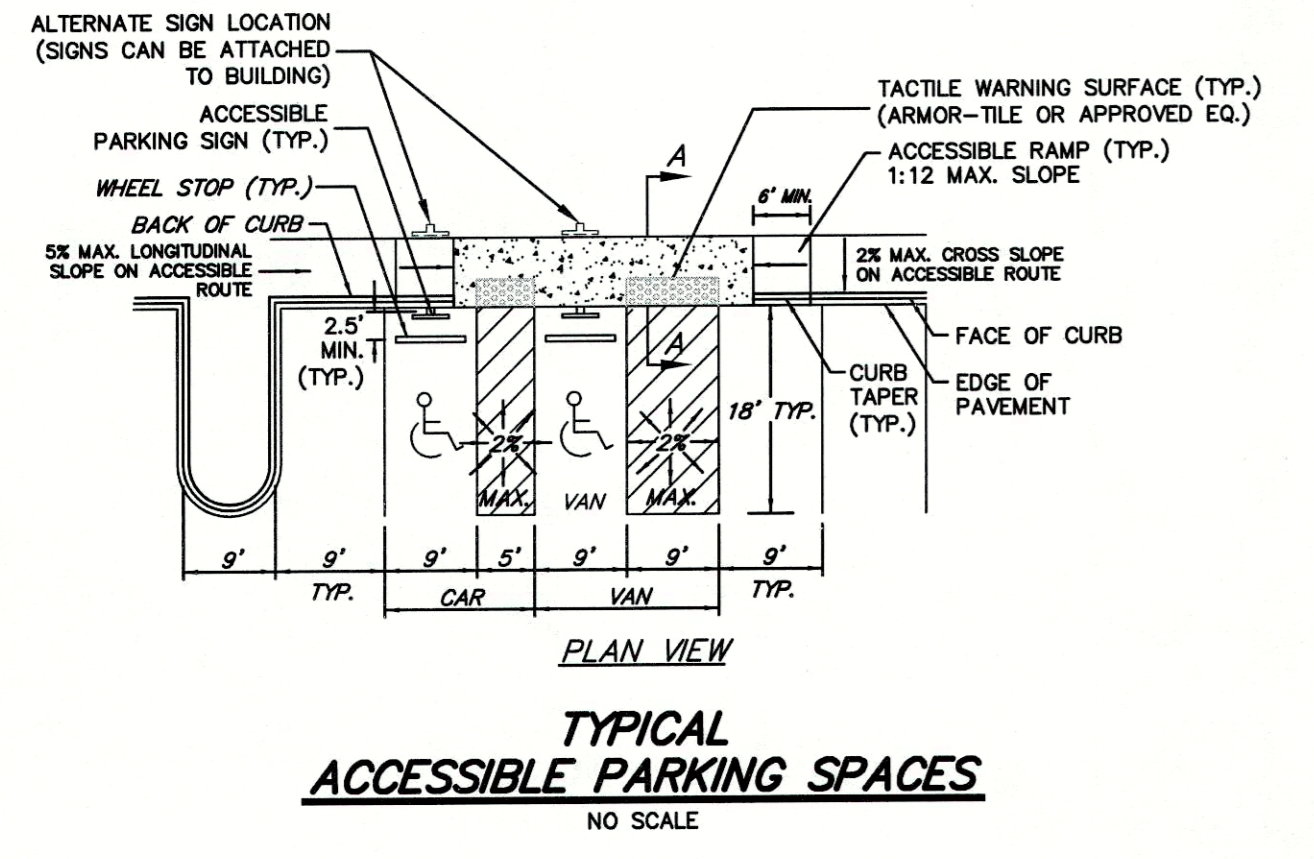
EXPIRATION DATE 5/17/19

SIGNATURE OF PLANNING COMMISSION

CASE # 17DEVPLAN1029

MSD WM # 11612 PLANNING

PREVIOUS CASE #14489, 10-51-05 & 9-67-05



NOTICE

PERMITS SHALL BE OBTAINED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN

Mindel, Scott & Associates, Inc.
Planning - Engineering - Surveying - Landscape Architecture
Utility Consulting - Property Services - Real Estate
Phone: (502) 485-1828 Fax: (502) 485-6009 EMail: msa@mindel.com

MSA

OWNER/DEVELOPER
BLANKENBAKER STATION II - LOT 19
12400 SCHUTTE STATION PLACE
TAX BLOCK 39, LOT 1112
DEED BOOK 8500, PAGE 899

OWNER/DEVELOPER
HOSTS DEVELOPMENT, LLC.
P.O. BOX 7368
LOUISVILLE, KENTUCKY 40257

LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

REVISIONS

NO.	DATE	DESCRIPTION
3/27/17	3/27/17	UPDATED PLAN PER AGENCY COMMENTS
1	5/17/17	PER AGENCY COMMENTS/REVISED PARKING

Vertical Scale: N/A
Horizontal Scale: 1"=50'
Date: 3/6/17
Job Number: 1567-319
Sheet 1 of 1