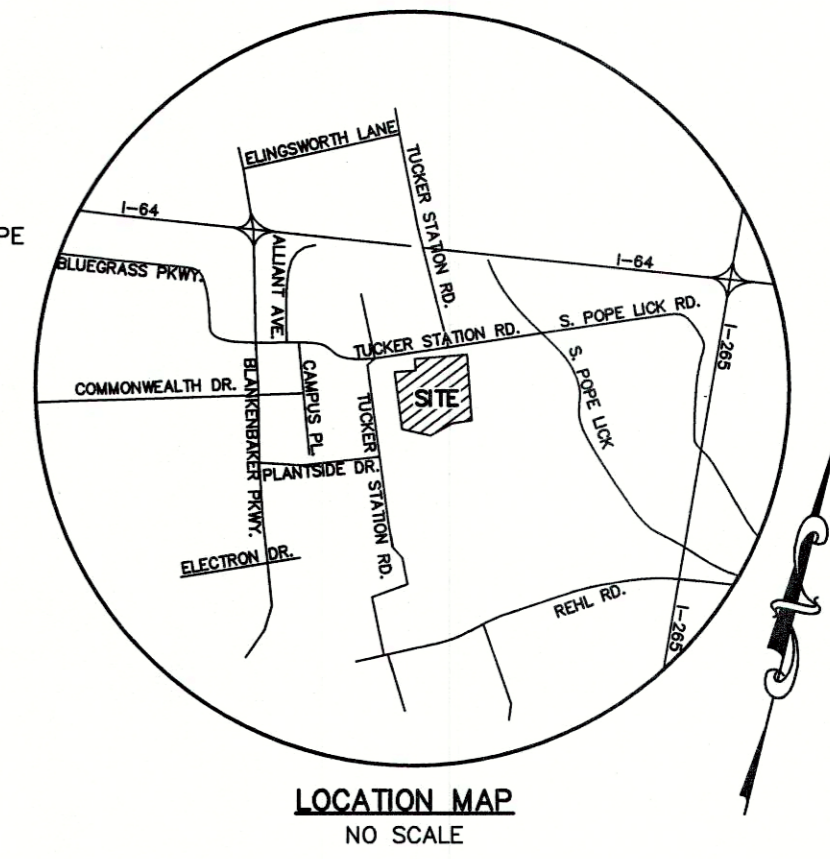


- LEGEND**
- EXISTING CONTOUR
  - BOUNDARY Z LINE
  - EXISTING STORM SEWER
  - EXISTING TOE OF SLOPE/DITCH
  - EXISTING SANITARY MANHOLE W/PIPE
  - EXISTING 100 YEAR FLOODPLAIN
  - EXISTING FLOODPLAIN
  - EXISTING 20%+ SLOPES
  - EXISTING LOT NUMBER
  - EXISTING ZONING LINE
  - PROPOSED ZONING LINE
  - DRAINAGE FLOW ARROW



**SITE DATA:**

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	R4
PROPOSED ZONING	R4 & PEC
EXISTING LAND USE	RESIDENTIAL/VACANT
PROPOSED LAND USE	RESIDENTIAL/VACANT
TOTAL GROSS LAND AREA	32.32± AC. (1,407,777± S.F.)
TOTAL LAND AREA TO BE REZONED	14.93± AC. (650,431± S.F.)

- 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 MIDDLETOWN FIRE DISTRICT.
  - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL REMAIN.
  - NO LAND DISTURBING ACTIVITIES AT THIS TIME—A KARST SURVEY WILL BE COMPLETED PER LDC 4.9.3 PRIOR TO ANY DDDP APPROVAL FOR THIS SITE.

- MSD NOTES**
- 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.
  - 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 DOWNSIDE 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.
  - A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111100 065C).
  - 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.
  - NO SITE CONSTRUCTION PROPOSED WITH THIS ZONING APPLICATION.

- PUBLIC WORKS NOTES:**
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED 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.
  - PROPERTY ACCESS PROVIDED VIA SHUTTE STATION PLACE.

**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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ES-02-03.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PLUMBED 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 LEASED 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.

**RECEIVED**  
MAR 09 2017  
PLANNING & DESIGN SERVICES

GRAPHIC SCALE 1"=100'  
0 50 100 200

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**PRELIMINARY APPROVAL**

Condition of Approval:

*Tony Kelly 3-8-17*  
Date

LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

**LOUISVILLE METRO**

**APPROVED DISTRICT DEVELOPMENT PLAN**

DOCKET NO. 16 Zone 1090

APPROVAL DATE

EXPIRATION DATE

SIGNATURE OF PLANNING COMMISSION

*Duflos*

PLANNING COMMISSION

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS: *light day reservation includes Holloway Ison Dr.*

BY: *Bryce Markel*

DATE: *3-8-17*

LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

CASE # 16ZONE1090  
RELATED CASE # 14489, 13723,  
10-51-05 & 09-67-05  
MSD SUB # 1165

**Mindel, Scott & Associates, Inc.**  
Planning - Architecture - Surveying - Landscape Architecture  
Utility Consulting - Property Management  
511 Jefferson Boulevard, Louisville, KY 40219  
Phone: (502) 485-1500 Fax: (502) 485-1600 E-Mail: info@msa-inc.com

**MSA**

**DEVELOPER**  
HOSTS DEVELOPMENT, LLC  
P.O. BOX 7369  
LOUISVILLE, KY 40257

**OWNERS**  
LRH FAMILY, LLC  
12800 S. POPE LICK RD.  
LOUISVILLE, KY 40299

**GENERAL DISTRICT DEVELOPMENT PLAN**

**BLANKENBAKER STATION II**

**HOLLOWAY PROPERTY**

TUCKER STATION ROAD LOUISVILLE, KY 40299  
I.B. 3672 LOT 1  
P.B. 50, P.G. 24

1/26/17	PER AGENCY COMMENTS
2/6/17	FORMAL FILING
3/6/17	PER AGENCY COMMENTS

Vertical Scale: N/A  
Horizontal Scale: 1"=100'

Date: 12/30/16  
Job Number: 1567

Sheet  
**1**  
of 1