

DEED BOOK 8500, PAGE 899, DEED BOOK 9385, PAGE 815
LOUISVILLE, KY 40299
2301 TUCKER ROAD AND 13007 REHL ROAD
BLANKENBAKER STATION II
REVISED PRELIMINARY MAJOR SUBDIVISION & GENERAL DEVELOPMENT PLAN
OWNER & DEVELOPER
HOSTS DEVELOPMENT, LLC
P.O. BOX 7368
LOUISVILLE, KENTUCKY 40257
Mindel, Scott & Associates, Inc.
Planning, Engineering, Surveying, Landscape Architecture
4450 W. Main Street, Louisville, KY 40203
Phone: (502) 451-5533
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Vertical Scale: 1"=200'
Horizontal Scale: 1"=200'
Date: 06/28/10
Sheet: 1
Plan Number: 1567
Revision: 1

RECEIVED
LOUISVILLE-JEFFERSON COUNTY
PLANNING & DEVELOPMENT DEPARTMENT
DATE: 9/22/10
BY: [Signature]
DESIGN SERVICES
CASE # 14489
PREVIOUS CASE # 13723,
10-51-05 & 09-67-05
MSD SUB# 1165
GRAPHIC SCALE: 1"=200'
100' 200'

Condition of Approval
Preliminary Approval
DATE: 9/22/10
BY: [Signature]
LOUISVILLE-JEFFERSON COUNTY
PLANNING & DEVELOPMENT DEPARTMENT
METROPOLITAN SEWER DISTRICT

GENERAL NOTES:
1. THE SANITARY SEWER SHALL CONNECT TO THE FLOODS DRAIN WASTEWATER TREATMENT PLANT BY LATERAL...
2. DOMESTIC WATER SUPPLY SHALL BE PROVIDED BY THE LOCAL WATER COMPANY...
3. DRAINAGE / STORM WATER DETENTION...
4. EROSION & SILT CONTROL...
5. TREE PRESERVATION...
6. CONSTRUCTION OF TREES TO BE PRESERVED...
7. THE DEVELOPMENT LIES IN THE JEFFERSONVILLE FIRE DISTRICT...
8. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA...
9. COPIES OF ENGINEERS APPROVAL REQUIRED FOR DISTURBANCE OF U.S. WATERS...
10. SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGNAGE AS PROPOSED AT THE PLANTING DRIVE AND...
11. THE CONSTRUCTION PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO...
12. ALL EXISTING STRUCTURES SHALL BE REMOVED, UNLESS NOTED OTHERWISE...
13. PROPOSED DETENTION BASIN #1 TO SERVE LOTS 16, 22, 23A, 23B, 24, 26, 28A, 28B, 28C, 27...
14. ACCOUNT FOR THE ADDITIONAL PONDING WATER WHICH MAY BE ACCUMULATED DURING RAINFALL...
15. THE DESIGN OF ALL ROADS SHALL BE REVIEWED AND APPROVED BY METRO WORKS...
16. LOCAL REGULATORY FLOORPLAIN TO BE DETERMINED...
17. ALL LOSSES OF FLOORPLAIN STORAGE SHALL BE COMPENSATED...
18. NEW USES SHALL PROVIDE EXTRA DETENTION...
19. PRE-DEVELOPED FLOWS TO INCLUDE EXISTING PONDING...
20. MEDIAN BERMINGS ALONG THE PLANTING DRIVE PATENTED...
21. TRANSPORTATION PLANNING...
22. DETAILED DEVELOPMENT PLAN APPROVAL OF INDIVIDUAL LOTS SHALL BE REQUIRED AS SET...
23. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE APPROVED PER METRO PUBLIC WORKS...
24. OTHERS REQUIRED BY APPROPRIATE AGENCIES...
25. SUBMITTER MUST OBTAIN FINAL LOCATION MAP TO BE DETERMINED DURING CONSTRUCTION...
26. AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY...
27. TRAFFIC ACTIVITIES...
28. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL...
29. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM GRADE SHALL BE 10%...
30. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY LITIGATION...
31. ALL SIDEWALKS SHALL CONFORM TO THE FEDERAL DEPARTMENT OF TRANSPORTATION...
32. ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION...
33. PROVIDE A CROSSWALK AND PUBLIC WORKS LIGHTS, RADAR, SMOKEWALK LOCATIONS, AND OFFSETS SHALL BE IN...
34. A CROSSOVER ACCESS AGREEMENT SHALL BE PROVIDED ALONG LOT 8 TO ALLOW ACCESS TO PLANTING...
35. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY OTHER THAN SINGLE FAMILY RESIDENTIAL...
36. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY OTHER THAN SINGLE FAMILY RESIDENTIAL...
37. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY OTHER THAN SINGLE FAMILY RESIDENTIAL...
38. AS THEY APPLY AND SHALL NOT BE LESS THAN THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE...
39. ALL SIDEWALKS SHALL CONFORM TO THE FEDERAL DEPARTMENT OF TRANSPORTATION...
40. THESE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT...
41. ALL TURNED OFF PROPOSED NOT SHOWN IN THE THIS DEVELOPMENT PLAN SHALL BE REMOVED, SHEDDED...
42. ALL QUANTITY METRO ORDINANCES...
43. ALL CONSTRUCTION AND SALES DOCUMENTS MUST BE IN ACCORDANCE WITH METRO ORDINANCES...
44. NO SITE DISTURBANCE IS PROPOSED IN THE 50' STREAM PROTECTION AND MULTIPLE CORRIDOR AREAS...
45. DEVELOPMENT OF CONSTRUCTION DRAWINGS SHALL BE ANALYZED AND APPROVED DURING THE...
46. A PORTION OF LOT 24, AS IDENTIFIED SHALL BE LIMITED TO BE DEVELOPED FOR USE ALLOWED IN THE PRO...
47. FINAL DESIGN OF REAL ROADWAY (CONSTRUCTION LAGGERS, ETC) TO BE DETERMINED BY METRO...
PUBLIC WORKS PRIOR TO CONSTRUCTION PLAN APPROVAL.

BEARINGS & DISTANCES
① N 67°54'18" E 18.70' R=50.00'
② S 32°21'16" E 22.15' R=75.00'
③ S 33°57'50" E 30.00' R=100.00'
④ N 70°14'18" E 38.50' R=100.00'
⑤ S 23°02'50" E 24.24' R=30.00'
⑥ S 10°32'28" E 30.00' R=75.00'
⑦ S 22°59'40" E 39.89' R=50.00'
⑧ S 14°52'50" E 39.89' R=75.00'
⑨ S 18°59'14" E 25.17' R=30.00'
⑩ S 85°41'25" W 25.17' R=30.00'
⑪ S 02°03'04" W 11.50' R=450.00'
⑫ S 20°18'52" E 17.28' R=45.00'
⑬ S 70°49'29" W 51.70' R=30.00'
⑭ S 03°08'32" W 68.63' R=342.00'
⑮ S 65°57'57" W 24.85' R=330.00'
⑯ S 57°28'27" E 63.35' R=202.89'
⑰ S 10°48'10" E 53.37' R=731.00'
⑱ N 75°58'00" E 110.20' R=500.00'

ADJACENT PROPERTY OWNERS:
TAL BLOCK 46
LOT 30: DAVID & LINDA KALIN, D.B. 5/78, P.C. 155
LOT 31: PATRICIA B. BEAD (TRUSTE), D.B. 5/78, P.C. 285
LOT 32: BREGG A. & SYLVIA RODERS, D.B. 5/78, P.C. 542
LOT 129: WALLACE W. & JANEET A. HANCMAN, D.B. 5/78, P.C. 640
LOT 131: JUAN & HAVES, 388
LOT 207: DAVID & LINDA KALIN, D.B. 5/78, P.C. 155
LOT 208: AGORA FAMILY WEALTH TRUST, D.B. 8/02, P.C. 994
LOT 209: DORIS ANNE FORBES, D.B. 6/87, P.C. 994
LOT 346: DAVID & LINDA KALIN, D.B. 5/78, P.C. 155
LOT 513: B.T.S. DEVELOPMENT LLC, D.B. 6/54, P.C. 308

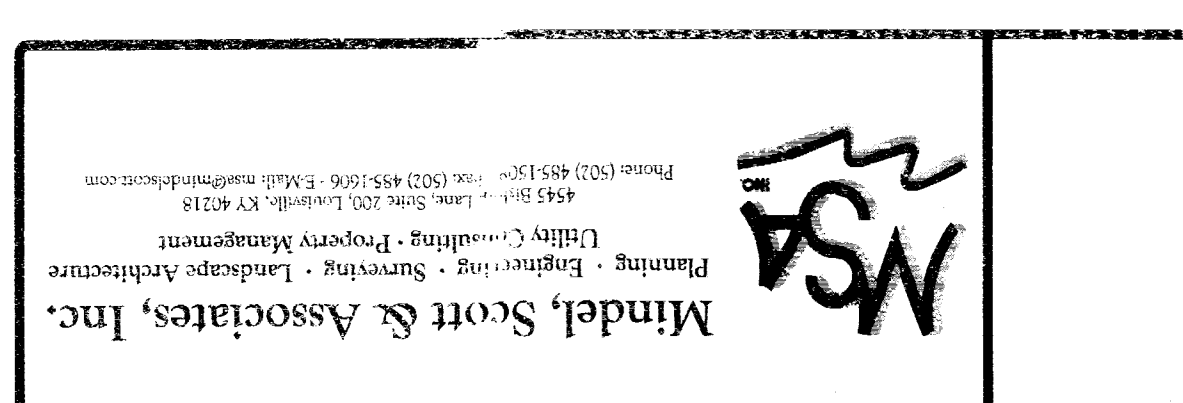
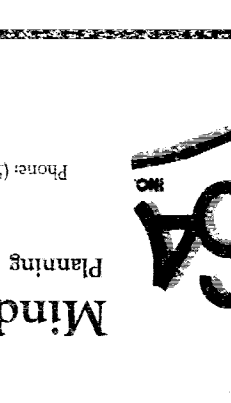
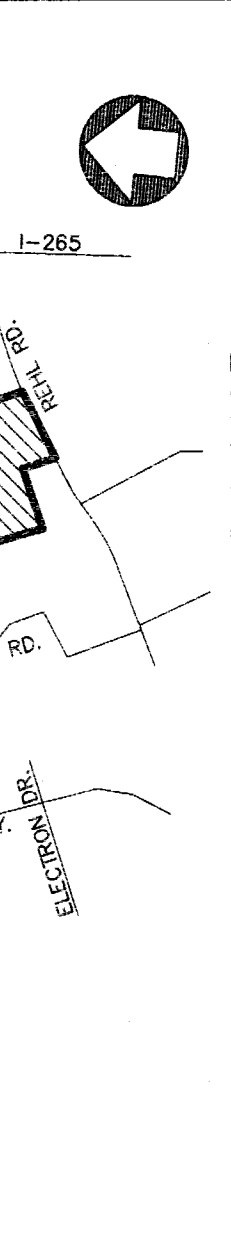
NOTICE:
PERMITS SHALL BE OBTAINED FROM THE METRO PLANNING & DEVELOPMENT DEPARTMENT PRIOR TO THE START OF CONSTRUCTION. ONLY IN CONFORMANCE WITH THE BINDING DISTRICT ORDINANCES OF THIS DISTRICT OF DEVELOPMENT.

DETERMINATION CALCULATIONS:
BENCHMARKS
NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & BASED ON STATION 1568 (ELEV. 746.56) SOUTH ON BLANKENBAKER PARKWAY TO THE INTERSECTION OF...
DETERMINATION BASIN #1: 2.5/12 (0.72'-0.30) (180.06 AC.) = 182.7 AC. FT (180.25 SF) SURFACE AREA, 7.50' (DEEP)
DETERMINATION BASIN #2: 2.5/12 (0.72'-0.30) (24.24 AC.) = 24.24 AC. FT (24.60 SF) SURFACE AREA, 3.75' (DEEP)
DETERMINATION BASIN #3: 2.5/12 (0.72'-0.30) (24.24 AC.) = 24.24 AC. FT (24.60 SF) SURFACE AREA, 3.75' (DEEP)
DETERMINATION BASIN #4: 2.5/12 (0.72'-0.30) (35.88 AC.) = 35.88 AC. FT (31.75 SF) SURFACE AREA, 5' (DEEP)

CROSS SECTION OF PLANTING DRIVE EXTENSION
SCALE: 1"=10'
* REQUIRED SIDEWALKS TO BE CONSTRUCTED WITH EACH LOT.

LOCATION MAP
NO SCALE

Site location map showing the project area within the city limits, bounded by Tucker Station Rd, Rehl Rd, and Planting Drive.



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of 1
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