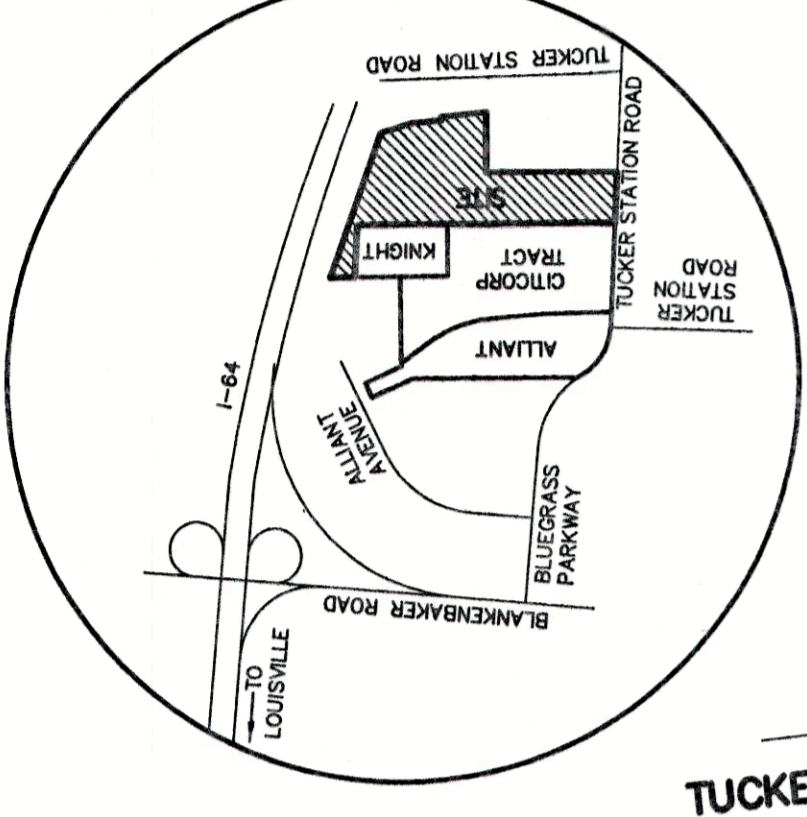
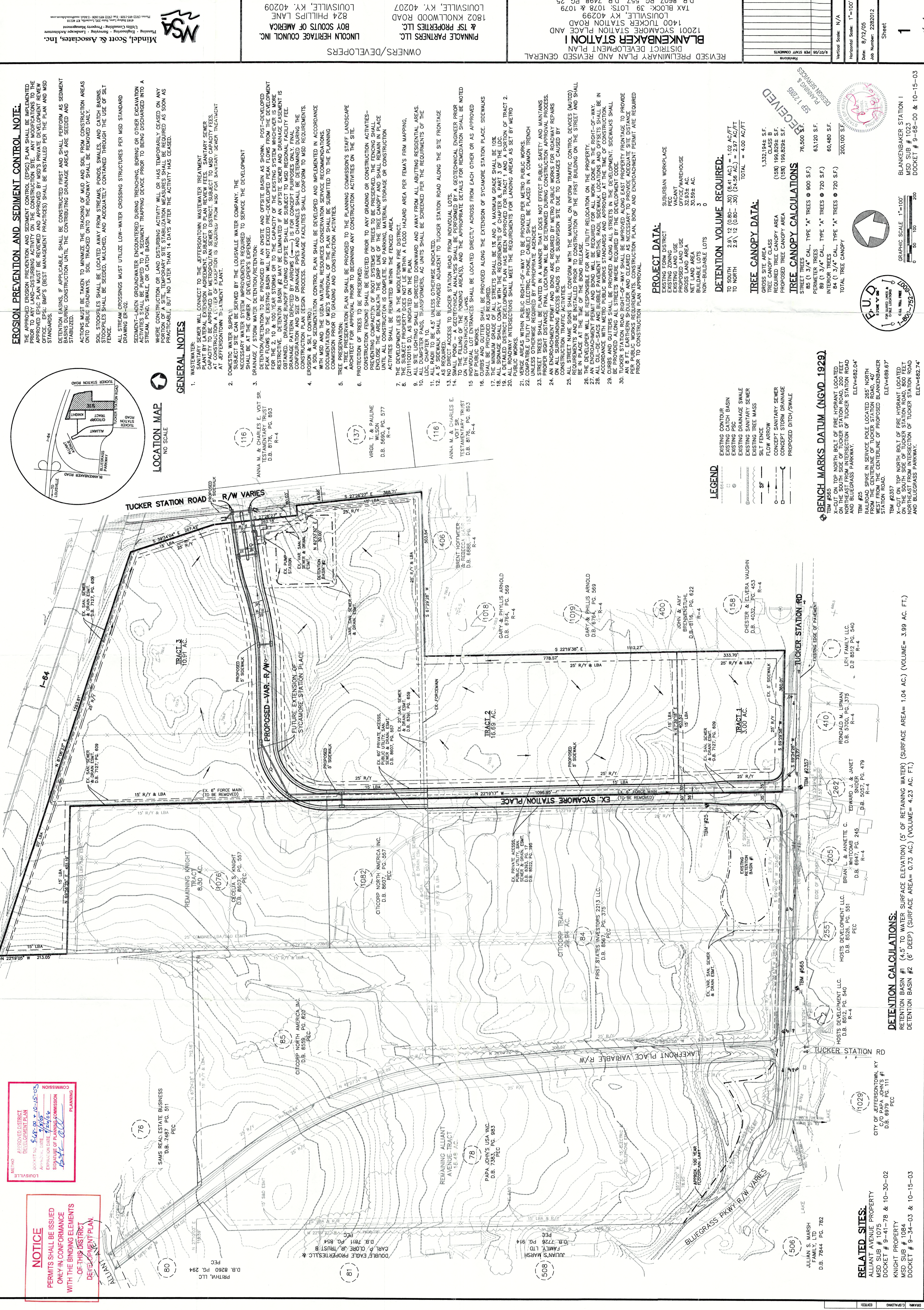


NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

METRO APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET # 9-41-78 & 10-15-03
APPROVAL DATE 7/24/06
SIGNATURE OF PLANNING COMMISSION
COMMISSION



EROSION PREVENTION AND SEDIMENT CONTROL NOTE:
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC 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 TRAP 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 AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING EP-02.
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE 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.

GENERAL NOTES

1. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE LEFFERTSONTOWN WASTEWATER TREATMENT PLANT. ALL SEWER LINES SHALL BE 18" DIA. VITRIFIED CLAY PIPE WITH A MINIMUM CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT. SUBJECT TO MSD CAPACITY FEES, AT CONSTRUCTION A LETTER OF EXCEPTION IS REQUIRED FROM MSD FOR SANITARY SEWER TREATMENT AT LEFFERTSONTOWN TREATMENT PLANT.
2. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE EXISTING WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE A WATER MAIN AND WATER SERVICE LINES.
3. DRAINAGE / STORM WATER DETENTION/RETENTION: DETENTION/RETENTION TO BE PROVIDED BY AN ON-SITE AND OFF-SITE BASIN AS SHOWN. POST-DEVELOPMENT PEAK FLOWS TO THE EXISTING BASIN WILL NOT EXCEED PEAK FLOWS FROM THE DEVELOPED FOR THE 2, 10 & 100 YEAR STORMS OR TO THE CAPACITY OF THE EXISTING SYSTEM. WHICHEVER IS MORE RESTRICTIVE. DETENTION BASIN #2 MAY BE ELIMINATED IF AN OFF-SITE SEWER AND DRAINAGE EASEMENT IS OBTAINED FROM THE ADJACENT PROPERTY OWNER. THE EXISTING BASIN #1 SHALL REMAIN AS IS. DRAINAGE PATTERN AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONFIGURATION AND DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. EROSION & SILT CONTROL: EROSION PREVENTION AND SEDIMENT CONTROL 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.
5. TREE PRESERVATION: TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
6. PROTECTION OF EXISTING TREES: TREES TO BE PRESERVED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTING 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.
7. THE DEVELOPMENT LIES IN THE MIDDLETOWN FIRE DISTRICT.
8. ALL SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
9. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS SHALL BE SCREENED PER THE REQUIREMENTS OF THE LOCAL ZONING ORDINANCE.
10. ALL 4" SIDEWALK SHALL BE PROVIDED ADJACENT TO TUCKER STATION ROAD ALONG THE SITE FRONTAGE AS REQUIRED.
11. NO DIRECT ACCESS TO TUCKER STATION ROAD FROM INDIVIDUAL LOTS.
12. TO THE FILLING OF THE PONDING AREA(S), AND THE APPROPRIATE DETAILS FOR REMEDIATION SHALL BE NOTED ON THE CONSTRUCTION PLANS.
13. PUBLIC UTILITY ENTRANCES SHALL BE LOCATED DIRECTLY ACROSS FROM EACH OTHER OR AS APPROVED BY THE CITY ENGINEER.
14. CURBS AND GUTTER SHALL BE PROVIDED ALONG THE EXTENSION OF SYCAMORE STATION PLACE. SIDEWALKS SHALL BE PROVIDED AS REQUIRED.
15. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE SHALL BE 10%.
16. ALL PUBLIC UTILITY LINES (ELECTRIC, GAS, WATER, SEWER) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
17. STREET TREES SHALL BE PLACED IN A MANNER THAT DOES NOT EFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
18. ALL SURVEYING INFORMATION AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS AND CONSTRUCTION TRAFFIC ACTIVITIES.
19. ALL STREET NAME SIGNS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST BUILDING ON THE STREET AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
20. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
21. ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADI, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
22. TUCKER STATION ROAD RIGHT-OF-WAY SHALL BE IMPROVED ALONG EAST PROPERTY FRONTAGE TO PROVIDE AN 8 FT. EARTHEN SHOULDER AND CLEARED AS NECESSARY TO PROVIDE ADEQUATE SITE DISTANCE PRIOR TO CONSTRUCTION PLAN APPROVAL.

PROJECT DATA:

EXISTING FORM DISTRICT: SUBURBAN WORKPLACE
EXISTING ZONING: EC-1
EXISTING ZONING USE: OFFICE/WAREHOUSE
PROPOSED LAND USE: OFFICE/WAREHOUSE
GROSS LAND AREA: 32.93± AC.
NET LAND AREA: 30.59± AC.
TOTAL BUILDABLE LOTS: 3

DETENTION VOLUME REQUIRED:

TO SOUTH: 2.9' 12" (0.80' - 30") (6.41 AC) = 1.02 AC/FT
TO NORTH: 2.9' 12" (0.80' - 30") (24.26 AC) = 2.97 AC/FT
TOTAL = 4.00 AC/FT

TREE CANOPY DATA:

GROSS SITE AREA: 1,332,194± S.F.
TREE CANOPY CLASS: CLASS B
REQUIRED TREE CANOPY AREA: (15%) 199,829± S.F.
PROPOSED TREE CANOPY AREA: (15%) 199,829± S.F.

TREE CANOPY CALCULATIONS

STREET TREES: 18 (1.31" CAL., TYPE "A" TREES @ 800 S.F.) 76,500 S.F.
PERMETRE TREES: 88 (1.31" CAL., TYPE "A" TREES @ 720 S.F.) 63,120 S.F.
INTERIOR TREES: 84 (1.31" CAL., TYPE "A" TREES @ 720 S.F.) 60,480 S.F.
TOTAL TREE CANOPY: 200,100 S.F.

LEGEND

- EXISTING CONTOUR
- EXISTING PCD
- EXISTING DRAINAGE SWALE
- EXISTING SANITARY SEWER
- EXISTING TREE MASS
- SILT FENCE
- FLOW ARROW
- CONCEPT SANITARY SEWER
- CONCEPT STORM DRAINAGE
- PROPOSED DITCH/SWALE

BENCH MARKS DATUM (NGVD 1929)

- TBM #655: X-OUT ON TOP NORTH BOLT OF FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF TUCKER STATION ROAD, 200 FEET WEST FROM THE CENTERLINE OF TUCKER STATION ROAD AND BLUEGRASS PARKWAY. ELEV=682.04'
- TBM #656: RAILROAD SPIKE IN SERVICE POLE LOCATED 285' NORTH FROM THE CENTERLINE OF TUCKER STATION ROAD, 40' WEST FROM THE CENTERLINE OF PROPOSED BLANKENBAKER STATION ROAD. ELEV=689.67'
- TBM #2357: X-CORNER OF 100' DIST. BOLT OF FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF TUCKER STATION ROAD, NORTHEAST FROM INTERSECTION OF TUCKER STATION ROAD AND BLUEGRASS PARKWAY. ELEV=682.74'

DETENTION CALCULATIONS:

RETENTION BASIN #1 (4.5' TO WATER SURFACE ELEVATION) (5' OF RETAINING WATER) (SURFACE AREA= 1.04 AC.) (VOLUME= 3.99 AC. FT.)
DETENTION BASIN #2 (6' DEEP) (SURFACE AREA= 0.73 AC.) (VOLUME= 4.23 AC. FT.)

RELATED SITES:

- ALLIANT AVENUE PROPERTY MSD SUB # 1075 DOCKET # 9-41-78 & 10-30-02
- KNIGHT PROPERTY MSD SUB # 1084 DOCKET # 9-34-03 & 10-15-03