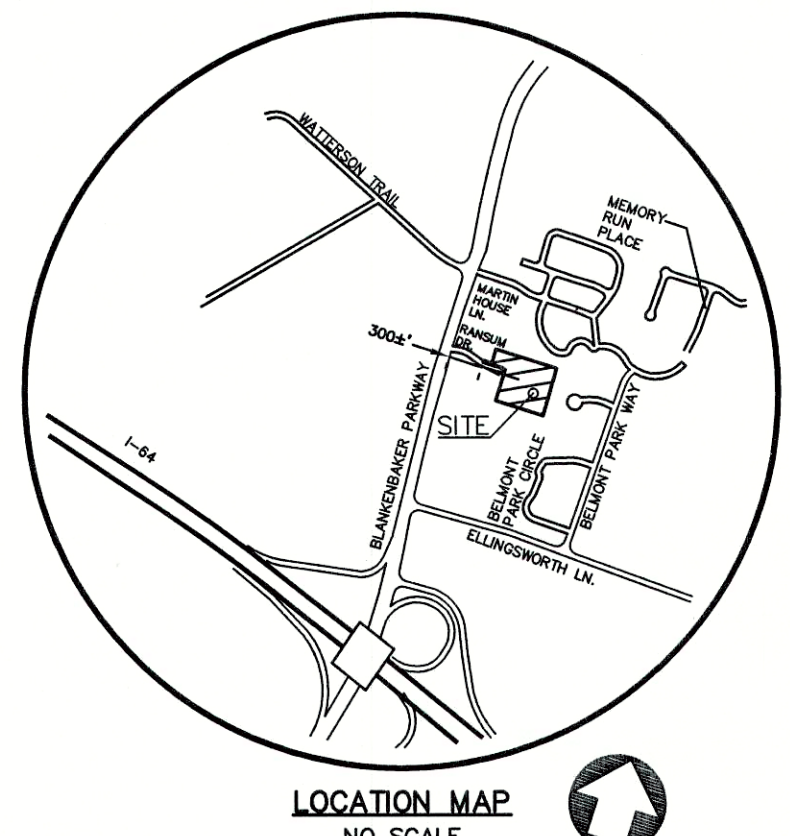
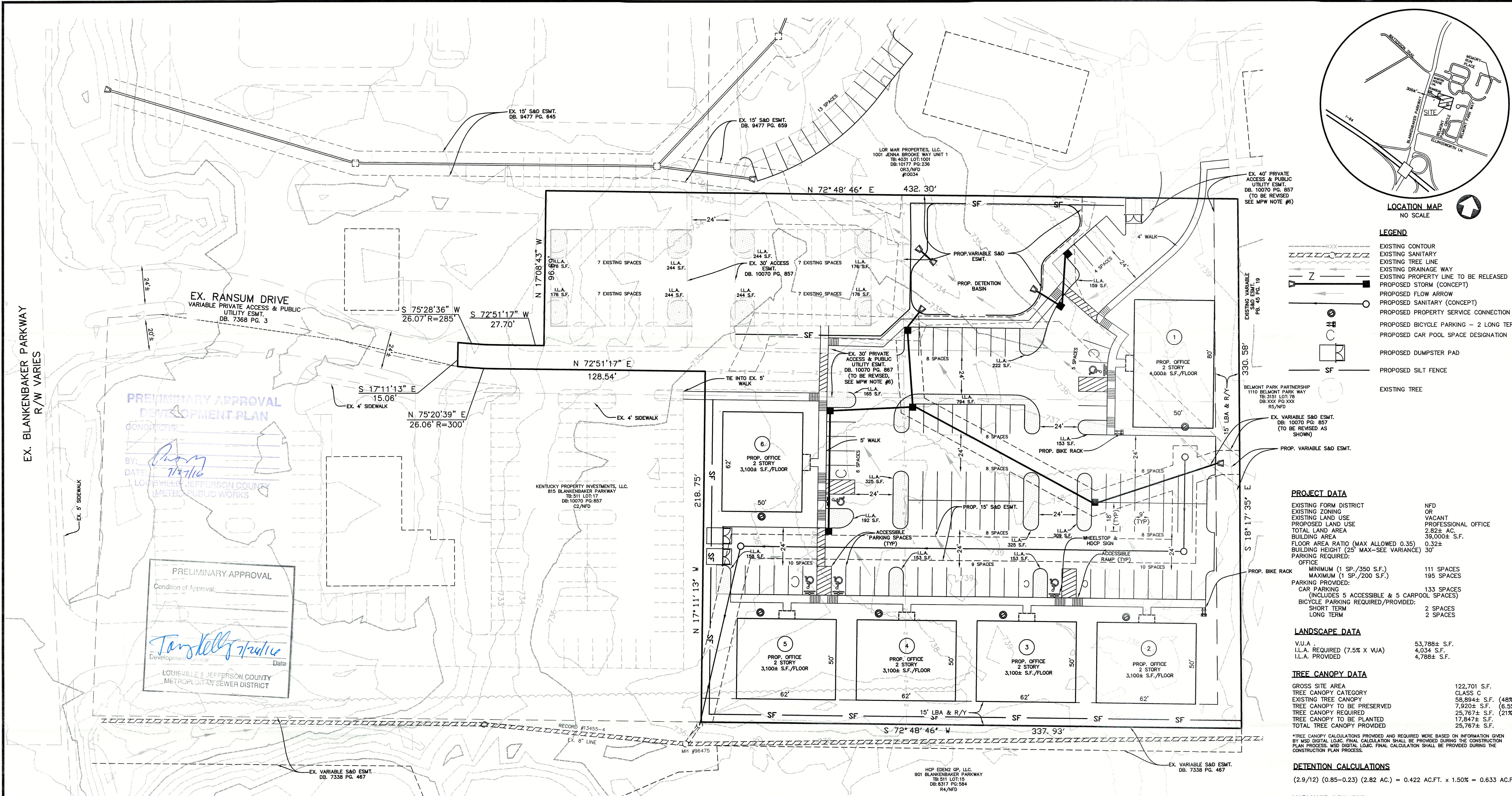




- LEGEND**
- EXISTING CONTOUR
 - EXISTING SANITARY
 - EXISTING TREE LINE
 - EXISTING DRAINAGE WAY
 - EXISTING PROPERTY LINE TO BE RELEASED
 - PROPOSED STORM (CONCEPT)
 - PROPOSED FLOW ARROW
 - PROPOSED SANITARY (CONCEPT)
 - PROPOSED PROPERTY SERVICE CONNECTION
 - PROPOSED BICYCLE PARKING - 2 LONG TERM
 - PROPOSED CAR POOL SPACE DESIGNATION
 - PROPOSED DUMPSTER PAD
 - PROPOSED SILT FENCE
 - EXISTING TREE

PROJECT DATA

EXISTING FORM DISTRICT	NFD
EXISTING ZONING	OR
EXISTING LAND USE	VACANT
PROPOSED LAND USE	PROFESSIONAL OFFICE
TOTAL LAND AREA	2,824± AC.
BUILDING AREA	39,000± S.F.
FLOOR AREA RATIO (MAX ALLOWED 0.35)	0.32±
BUILDING HEIGHT (25' MAX-SEE VARIANCE)	30'
PARKING REQUIRED:	
OFFICE	111 SPACES
MINIMUM (1 SP./350 S.F.)	195 SPACES
MAXIMUM (1 SP./200 S.F.)	
PARKING PROVIDED:	
CAR PARKING	133 SPACES
(INCLUDES 5 ACCESSIBLE & 5 CARPOOL SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED:	
SHORT TERM	2 SPACES
LONG TERM	2 SPACES

LANDSCAPE DATA

V.U.A.	53,788± S.F.
I.L.A. REQUIRED (7.5% X VUA)	4,034 S.F.
I.L.A. PROVIDED	4,788± S.F.

TREE CANOPY DATA

GROSS SITE AREA	122,701 S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	58,894± S.F. (48%)
TREE CANOPY TO BE PRESERVED	7,920± S.F. (6.5%)
TREE CANOPY REQUIRED	25,767± S.F. (21%)
TREE CANOPY TO BE PLANTED	17,847± S.F.
TOTAL TREE CANOPY PROVIDED	25,767± S.F.

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOGIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LOGIC FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

DETENTION CALCULATIONS
(2.9/12) (0.85-0.23) (2.82 AC.) = 0.422 AC.FT. x 1.50% = 0.633 AC.FT.

VARIANCE REQUEST
1. A VARIANCE OF 5.31 C.5 TABLE 5.3.2 IS REQUESTED TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 25' BY 5' TO ALLOW A BUILDING HEIGHT OF 30'.

- GENERAL NOTES**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 - 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: 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.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - THE DEVELOPMENT LIES IN THE MIDDLETOWN FIRE DISTRICT.
 - SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
 - ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. 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.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - AN 8 FOOT EVERGREEN SCREEN (GREEN GIANT ARBORVITAE) SHALL BE PLANTED ALONG THE SOUTH AND EAST PROPERTY LINES.
 - CROSS ACCESS EASEMENT TO BE REVISED AND RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY OF THE SITE WAS PERFORMED BY MARK SITES, PC, ON JUNE 10, 2016 AND NO POTENTIAL KARST TOPOGRAPHY WAS IDENTIFIED.
 - CITY OF MIDDLETOWN APPROVAL REQUIRED.

- MSD NOTES**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY CONNECTION, 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. 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.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111100 485).
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

- PUBLIC WORKS AND KTC NOTES**
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
 - ALL PARKING LOTS SHALL BE CURB & GUTTER WITH CATCH BASINS DIRECTING DRAINAGE TO THE DETENTION BASIN.
 - A BLANKET CROSSOVER ACCESS EASEMENT/AGREEMENT WILL BE RECORDED TO REVISE THE EXISTING EASEMENT AND PROVIDE ACCESS BETWEEN THE ADJACENT PROPERTIES.

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 BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDD AND STABILIZED.

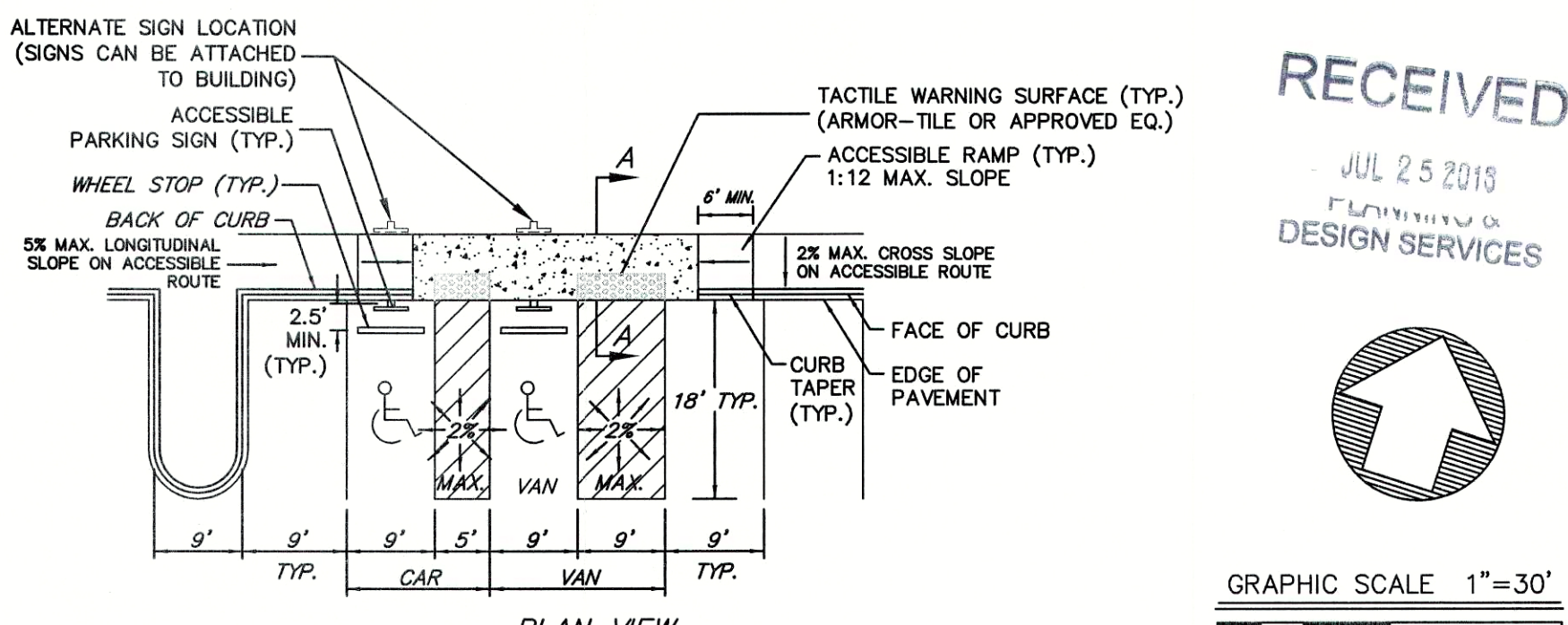
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDD, 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.

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.



TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE

CASE # 16DEVPLAN1124
RELATED CASE # 09-024-99,
17223
MSD WM # 10609

RECEIVED
JUL 25 2013
PLANNING & DESIGN SERVICES

Vertical Scale: N/A
Horizontal Scale: 1"=30'
Date: 6/6/16
Job Number: 2983
Sheet
1
of 1

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
BLANKENBAKER CENTRE II
11820 RANSUM DR LOUISVILLE, KY 40243
TAX BLOCK: 511 LOTS: 14, 18 & 19
D.B. 10070 PG. 857, D.B. 10157 PG. 577
D.B. 10379 PG. 216

DEVELOPER
PINNACLE PROPERTIES OF LOUISVILLE, LLC
1307 W. MARKET ST., BOX 139
LOUISVILLE, KY. 40203

OWNER
BLANKENBAKER, LLC
1307 W. MARKET ST., BOX 139
LOUISVILLE, KY. 40203

OWNER
KENTUCKY PROPERTY INVESTMENTS, LLC
1401 S. WILSON AVE., BOX 139
LOUISVILLE, KY. 40245

Mindel, Scott & Associates, Inc.
Planning · Engineering · Surveying · Landscape Architecture
Utility Consulting · Property Management
511 Jefferson Boulevard Louisville, KY 40219
Phone: (502) 485-1580 · Fax: (502) 485-1606 · Email: info@msa-louisville.com

MSA