

Midway Farm Subdivision
P.B. 7, Pg. 151

SITE DATA

EXISTING ZONING: PEC
GROSS LAND AREA: 75.503 AC.
NET LAND AREA: 68.536 AC.
PROPOSED LOTS: 29
NET DENSITY: .423 LOT/ACRE
PROPERTY DEED BOOK & PAGE NO.: 6833 X 702
TAX BLOCK AND LOTS: 39 x 43,60,61,62
PROPOSED DEVELOPMENT: 1,007,450 SF
OWNER/DEVELOPER: BLANKENBAKER COMMERCE CENTRE, L.L.C.
717 W. MAIN ST. LOUISVILLE, KENTUCKY 40202
(502) 585-2222

NOTES:

1. DRAINAGE DETENTION BASINS TO BE USED FOR SILT CONTROL.
2. NO BASEMENTS TO BE PROPOSED.
3. SUBGRADE DRAINS ON ROADS AS REQUIRED.
4. GEOTECH SURVEY REQUIRED ON LOTS 21, 22, + 28 PRIOR TO ISSUE OF BUILDING PERMIT.
5. EXTENSION OF BOUNDARY AGREEMENT REQUIRED PRIOR TO RECORD PLAT.
6. WASTEWATER TREATMENT BY JEFFERSON TOWN SEWAGE TREATMENT PLANT. BLUEGRASS BLANKENBAKER CROSSING TRUNK LINE EXISTS ON SITE. LATERAL EXTENSIONS ARE PROPOSED TO SERVE THE REMAINING LOTS. SUBJECT TO FEES.
7. OLD BLANKENBAKER ROAD SOUTHBOUND LANE TO BE WIDENED TO 12' PLUS A 6' TO 8' SHOULDER.
8. INCREASED RUNOFF DUE TO PROPOSED EXPANSION OF SW SECTION OF THE SITE SHALL BE MITIGATED ON-SITE OR A PLAN FOR OFFSITE MITIGATION SHALL BE PROVIDED.
9. INDUSTRIAL PARK IDENTIFICATION SIGNS TO BE MAINTAINED BY BLANKENBAKER BUSINESS PARK PROPERTY OWNER'S ASSOCIATION.
10. SIDEWALKS ARE PROPOSED ALONG THE NORTH SIDE OF ALL ROADS AND CUL-DE-SACS.
11. ENTIRE AREA IS OUTSIDE 100 YEAR FLOODPLAIN.
12. ROLL CURB IS PROPOSED ON ALL DEDICATED ROADWAYS.
13. GREENWAYS TO BE MAINTAINED BY BLANKENBAKER BUSINESS PARK PROPERTY OWNER'S ASSOCIATION EXCEPT FOR HYDRAULIC AND DRAINAGE MATTERS WHICH WILL BE BY MSD.
14. IN AREAS WHERE SEWER & DRAINAGE EASEMENTS LIE WITHIN LBA AREAS, PRIOR APPROVAL OF MSD WILL BE OBTAINED PRIOR TO PLACING TREES AND OTHER LANDSCAPING MATERIALS WITHIN SEWER & DRAINAGE EASEMENTS.
15. DRAINAGE DITCHES TO BE RELOCATED TO EASEMENTS SUBJECT TO CORPS OF ENGINEERS AND KYDOW PERMITS.
16. LOTS 15/16 AND 17/18 WILL UTILIZE SHARED ACCESS ACROSS GREENWAY EASEMENTS.

LEGAL DESCRIPTION

Beginning at the southeast corner of Lot 11, Bluegrass Research and Industrial Park, Section 7 of record in Plat Book 30, Page 64 in the office of the Clerk of Jefferson County, Kentucky, thence North 16°11'57" West, 607.32 feet; thence South 75°18'54" West, 99.65 feet to a point in the east right-of-way line of record in Holloway Industrial Park Section 2, Plat Book 38, Page 72 in the aforesaid Clerk's office; thence North 18°56'37" West, 196.25 feet; thence North 19°03'14" West, 180.73 feet; thence North 18°08'43" West, 44.36 feet; thence North 21°18'48" East, 212.56 feet; thence North 54°18'45" East, 130.00 feet; thence North 66°22'02" East, 206.39 feet; thence North 68°04'27" East, 295.00 feet; thence North 16°55'33" West, 512.93 feet; thence North 74°11'49" East, 892.33 feet; thence North 18°11'04" West, 854.67 feet; thence North 74°26'05" East, 541.67 feet; thence South 15°44'36" East, 585.52 feet; thence South 74°51'05" West, 229.94 feet; thence South 15°08'55" East, 450.00 feet; thence North 74°51'05" East, 214.61 feet; thence South 15°44'36" East, 614.75 feet; thence South 13°22'33" East, 183.11 feet; thence South 80°53'12" West, 741.80 feet; thence South 03°51'48" East, 152.30 feet; thence North 85°08'12" East, 635.75 feet; thence North 61°00'12" East, 141.48 feet; thence South 13°22'33" East, 326.68 feet; thence South 72°30'54" West, 435.55 feet; thence South 13°22'33" East, 100.00 feet; thence South 72°30'54" West, 217.80 feet; thence South 13°22'33" East, 200.00 feet; thence South 72°30'54" West, 1,295.11 feet to the point of beginning.

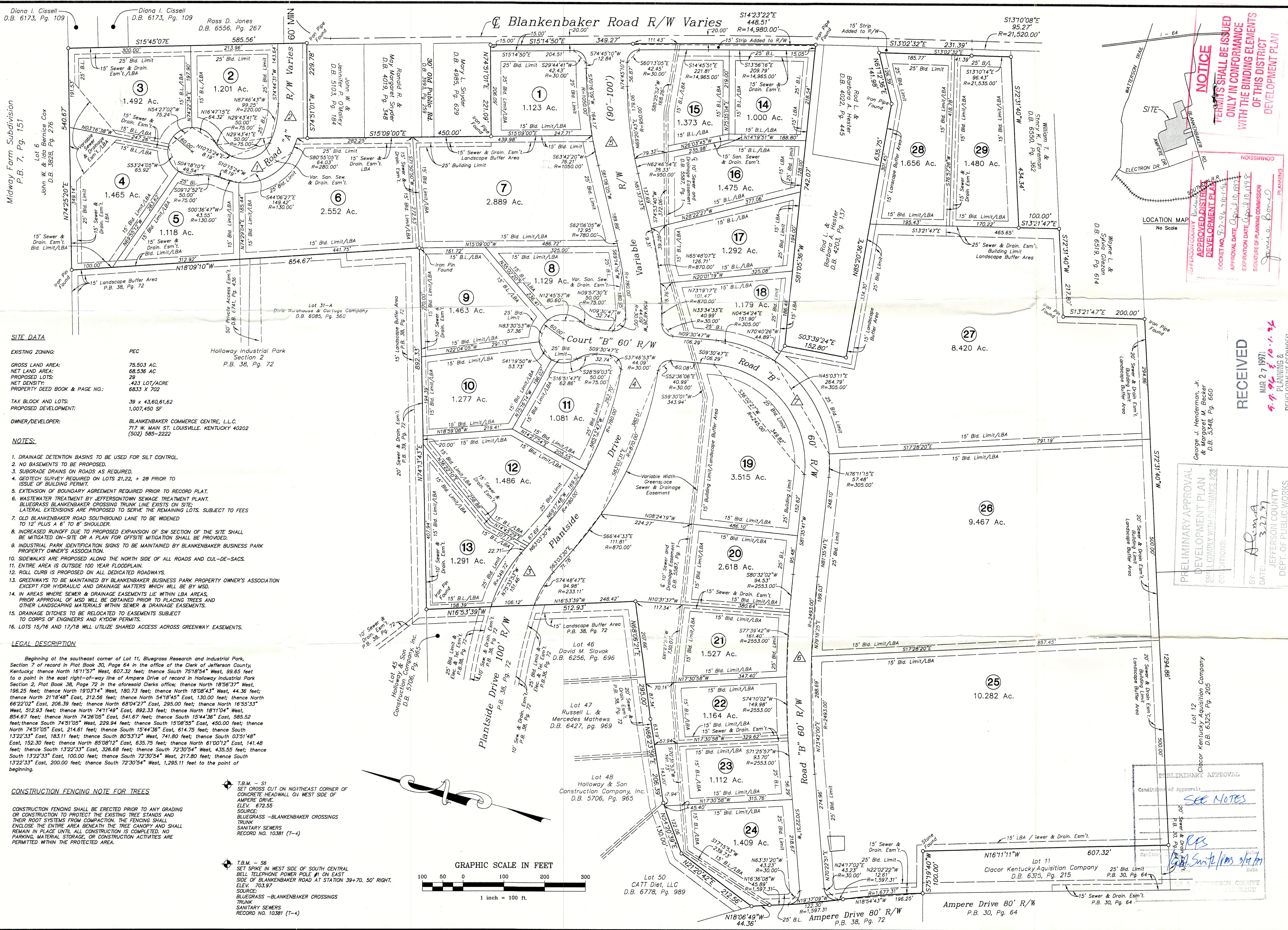
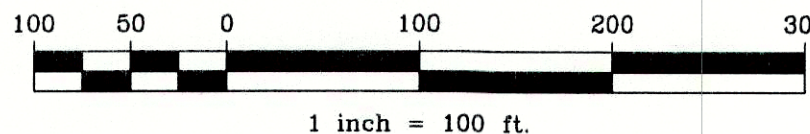
CONSTRUCTION FENCING NOTE FOR TREES

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE PROTECTED AREA.

T.B.M. - S1
SET CROSS CUT ON NORTHEAST CORNER OF
CONCRETE HEADWALL ON WEST SIDE OF
AMPERE DRIVE.
ELEV. 672.55
SOURCE:
BLUEGRASS - BLANKENBAKER CROSSINGS
TRUNK
SANITARY SEWERS
RECORD NO. 10381 (T-4)

T.B.M. - S6
SET SPIKE IN WEST SIDE OF SOUTH CENTRAL
BELL TELEPHONE POWER POLE #1 ON EAST
SIDE OF BLANKENBAKER ROAD AT STATION 39+70.50' RIGHT.
ELEV. 703.97
SOURCE:
BLUEGRASS - BLANKENBAKER CROSSINGS
TRUNK
SANITARY SEWERS
RECORD NO. 10381 (T-4)

GRAPHIC SCALE IN FEET



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

APPROVED DISTRICT
DEVELOPMENT PLAN
DOCKET NO. 7-7-96-10-15-9
APPROVAL DATE: 10/15/96
EXPIRATION DATE: 10/15/98
SIGNATURE OF PLANNING COMMISSION
JANICE BOND
PLANNING

RECEIVED
MAR 27 1997
5-9-96 & 10-1-96
George J. Henderson, Jr.
& Margaret M. Becker
D.B. 5348, Pg. 660

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
SHALL COMPLY WITH ORDINANCE 428
CONDITIONS:
BY: ALMA
DATE: 3/27/97
JEFFERSON COUNTY
DEPT. OF PUBLIC WORKS

PRELIMINARY APPROVAL
CONDITIONS OF APPROVAL:
SEE NOTES
Lot 11
Glacor Kentucky Acquisition Company
D.B. 6325, Pg. 205
Lot 12
Glacor Kentucky Acquisition Company
D.B. 6325, Pg. 205
Lot 13
Glacor Kentucky Acquisition Company
D.B. 6325, Pg. 205
Lot 14
Glacor Kentucky Acquisition Company
D.B. 6325, Pg. 205
Lot 15
Glacor Kentucky Acquisition Company
D.B. 6325, Pg. 205
Lot 16
Glacor Kentucky Acquisition Company
D.B. 6325, Pg. 205
Lot 17
Glacor Kentucky Acquisition Company
D.B. 6325, Pg. 205
Lot 18
Glacor Kentucky Acquisition Company
D.B. 6325, Pg. 205
Lot 19
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D.B. 6325, Pg. 205
Lot 20
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Lot 21
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D.B. 6325, Pg. 205
Lot 22
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D.B. 6325, Pg. 205
Lot 23
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D.B. 6325, Pg. 205
Lot 24
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D.B. 6325, Pg. 205
Lot 25
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D.B. 6325, Pg. 205
Lot 26
Glacor Kentucky Acquisition Company
D.B. 6325, Pg. 205
Lot 27
Glacor Kentucky Acquisition Company
D.B. 6325, Pg. 205
Lot 28
Glacor Kentucky Acquisition Company
D.B. 6325, Pg. 205
Lot 29
Glacor Kentucky Acquisition Company
D.B. 6325, Pg. 205

BLANKENBAKER COMMERCE CENTRE, L.L.C.
REVISED PRELIMINARY SUBDIVISION/
GENERAL DISTRICT DEVELOPMENT PLAN
OWNER/DEVELOPER:
BLANKENBAKER COMMERCE CENTRE, L.L.C.

PRESNELL ASSOCIATES INC
717 West Main Street, Louisville, Kentucky 40202
(502) 585-2222 Fax (502) 566-3056
www.presnellgroup.com

Vertical Scale NONE
Horizontal Scale 1"=100'
Date MARCH 27, 1997
Job Number 96302
Revised