

SITE DATA

EXISTING ZONING:

NET LAND AREA:
PROPOSED LOTS:
NET DENSITY:
PROPERTY DEED BOOK & PAGE NO.:

TAX BLOCK AND LOTS:
PROPOSED DEVELOPMENT:

OWNER/DEVELOPER:

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 4' 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 & 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 Ampere Drive 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 68°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°28'05" 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.

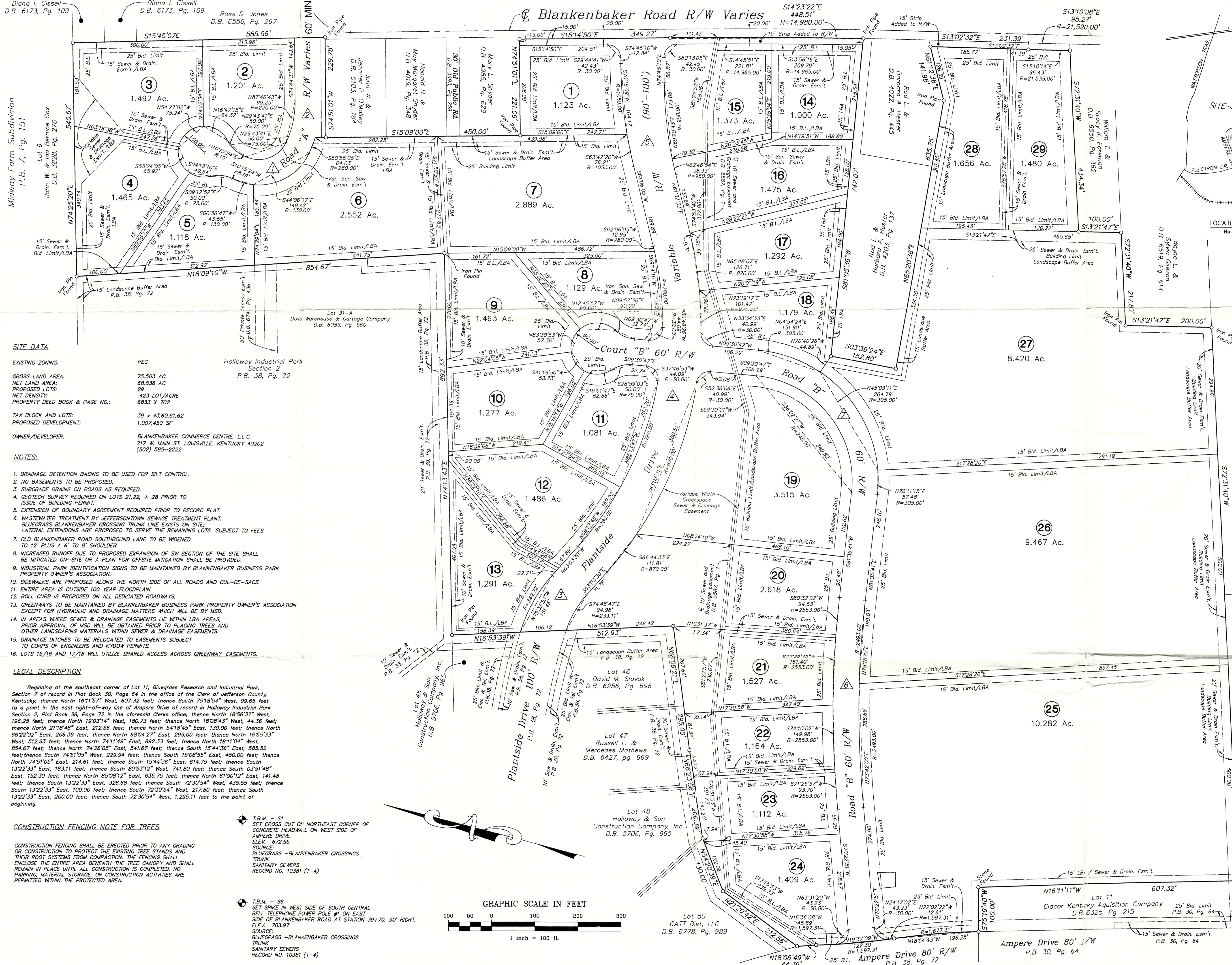
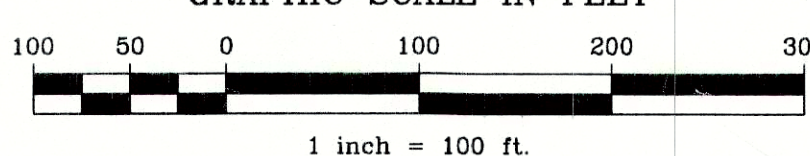
CONSTRUCTION FENCING NOTE FOR TREES

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. - S8
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



LOCATION MAP

No Scale

George J. Henderson, Jr.
& Margaret M. Becker
D.B. 5348, Pg. 660

Lot 12
Clacor Kentucky Acquisition Company
D.B. 6325, Pg. 205

Jefferson County Revised
APPROVED DISTRICT
DEVELOPMENT PLAN
DOCKET NO. 9-7-96-10-1-96
APPROVAL DATE April 10, 1997
EXPIRATION DATE April 10, 1998
SIGNATURE OF PLANNING COMMISSION
James Bond

Lot 11
Clacor Kentucky Acquisition Company
D.B. 6325, Pg. 215

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