

UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER (KENTUCKY 811) (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

GENERAL NOTES

- EXISTING SITE AND BOUNDARY INFORMATION SHOWN HEREON, PROVIDED TO ALEX ROSENBERG P.E., BY SURVEYING SERVICES, INC.
- THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT "811" TOLL FREE 1-800-752-6007 FOR LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.
- A MINOR PLAT WILL BE NEEDED TO CREATE THE PROPOSED LOT LINES.
- A CROSSOVER ACCESS AGREEMENT WILL BE NEEDED FOR ACCESS TO THE SITE.

SITE NOTES

- SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF JEFFERSONTOWN.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY LATERAL EXTENSION AND SUBJECT TO APPLICABLE FEES.
- POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS OR TO THE CAPACITY OF THE RECEIVING SYSTEM, WHICHEVER IS GREATER.
- SITE SUBJECT TO MSD PLAN REVIEW FEES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
- ELECTRIC SERVICE TO BE COORDINATED WITH LOUISVILLE GAS AND ELECTRIC.
- WATER SERVICE TO BE COORDINATED WITH THE LOUISVILLE WATER COMPANY.
- THE INCREASE IN STORM WATER RUNOFF WILL BE COMPENSATED FOR THROUGH ON-SITE DETENTION. KENTUCKY TRANSPORTATION CABINET APPROVAL REQUIRED FOR DRAINAGE OUTLET ALONG BLANKENBAKER PKWY. DOWNSTREAM IMPROVEMENTS MAY BE REQUIRED ALONG NORTHWEST OUTLET.
- PROPERTY IS IN JEFFERSONTOWN FIRE DISTRICT AND SUBJECT TO APPROVAL.
- CONSTRUCTION PLANS, BOND, AND KTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- BLANKENBAKER ROAD RIGHT OF WAY DEDICATION, BY DEED OR MINOR PLAT, MUST BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL BY PUBLIC WORKS. BLANKENBAKER ROAD IMPROVEMENTS ALONG PROPERTY FRONTAGE ARE REQUIRED TO PROVIDE 12 FT. FROM CENTERLINE. PAVEMENT WIDENING AND SHOULDERS PER METRO PUBLIC WORKS STANDARDS. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS, FINAL SURFACE OVERLAY, SIGNAGE AND STRIPING ASSOCIATED WITH ROAD IMPROVEMENTS.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- "NO IDLING" SIGNS SHALL BE POSTED AT ALL LOADING/UNLOADING DOCK AREAS.
- THE NEAREST TRANSIT STOP IS LOCATED ON ELECTRON DRIVE AT BLANKENBAKER PARKWAY. NO BOARDING AREA IS RECOMMENDED FOR THIS APPLICATION.

KTC NOTES

- KENTUCKY TRANSPORTATION CABINET APPROVAL REQUIRED FOR DRAINAGE OUTLET ALONG BLANKENBAKER PKWY. DOWNSTREAM IMPROVEMENTS MAY BE REQUIRED ALONG NORTHWEST OUTLET.
- NO INCREASE IN RUNOFF TO THE RIGHT OF WAY. NO DIRECT CONNECTION OF ON-SITE STORM OUTLETS TO KTC STORM LINES.
- KENTUCKY TRANSPORTATION CABINET ENCROACHMENT PERMIT AND BOND REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
- NO COMMERCIAL SIGNS IN RIGHT OF WAY.
- NO LANDSCAPING IN RIGHT OF WAY WITHOUT ENCROACHMENT PERMIT.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS.
- UTILITY RELOCATIONS (WATER, ELECTRIC, ETC.) TO BE COORDINATED WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION APPROVAL.
- CHANGES TO EXISTING DRAINAGE STRUCTURES TO BE REVIEWED AND APPROVED DURING CONSTRUCTION PLAN APPROVAL.
- WHERE SIDEWALK IS CONSTRUCTED IT SHALL CONFORM TO: ADA STANDARD SPECIFICATIONS, KENTUCKY TRANSPORTATION CABINET DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION AND KENTUCKY TRANSPORTATION CABINET'S STANDARD DRAWINGS FOR SIDEWALKS.
- SIDEWALK RAMP (TO BE INSTALLED ON BOTH SIDES OF COMMERCIAL ENTRANCES) SHALL INCLUDE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMP".

GENERAL DEVELOPMENT PLAN DATA

Site Data

Location: 2909 Blankenbaker Road
 D.B. 9206 Pg. 314
 Tax Block, Lot, Sublot: 0039 0250 0000
 Gross Area: 21.16 Acres
 ROW Dedication: 0.66 Acres
 Net Area: 19.51 Acres

Zoning: PEC
 Form District: Suburban Workplace
 Enterprise Zone: N
 Existing Use: Vacant/Residential
 Proposed Use: Office / Warehouse

Total Development Area: 849,640 S.F.
 Maximum Building Area: 250,000 S.F.
 Open Space Required: 10 %

Tree Canopy Data

Class C Tree Canopy Category
 Gross Site Area 392,260 S.F.
 Existing Tree Canopy 98,200 S.F.
 Ex. Tree Canopy % 25.0 %

Preserved Tree Canopy Coverage Area 0 S.F.
 Preserved Tree Canopy Coverage % 0.0 %
 New Tree Canopy Required % 20.0 %
 New Tree Canopy Area Required 78,452 S.F.

Tree Canopy Preserved 0 S.F.
 New Tree Canopy Provided 80,640 S.F.
 Tree Canopy Provided % 20.6 %

Tree Canopy Breakdown
 LBA Trees
 60 Type A Trees @ 1-3/4" cal. (720 S.F.) 43,200 S.F.
 20 Type B Trees @ 1-3/4" cal. (432 S.F.) 8,640 S.F.
 51,840 S.F.

ILA Trees
 32 Type A Trees @ 1-3/4" cal. (720 S.F.) 28,800 S.F.
 0 Type B Trees @ 1-3/4" cal. (432 S.F.) 0 S.F.
 28,800 S.F.

TOTAL TREE CANOPY 80,640 S.F.

Dimensional Standards

Building Setbacks
 Front: 25' Min 15' LBA when parking adjacent to ROW
 30' LBA along Blankenbaker Parkway
 Side: 0' 15' LBA
 50' LBA when adjacent to Residential*
 Street Side: 25' N/A
 Rear: 0' * Waiver requested for eastern property line
 Max. Height of Building: 50' reduced to 15' LBA.
 Prop. Height of Building: 32'

Signage

Ground mounted monument signs along Blankenbaker Parkway shall meet parking requirements for signage.
 4 Tenants - 81 S.F. - 12' tall.

Ground mounted monument signs along Blankenbaker Road shall meet standard signage requirements.
 4 Tenants - 120 S.F. - 19' tall.

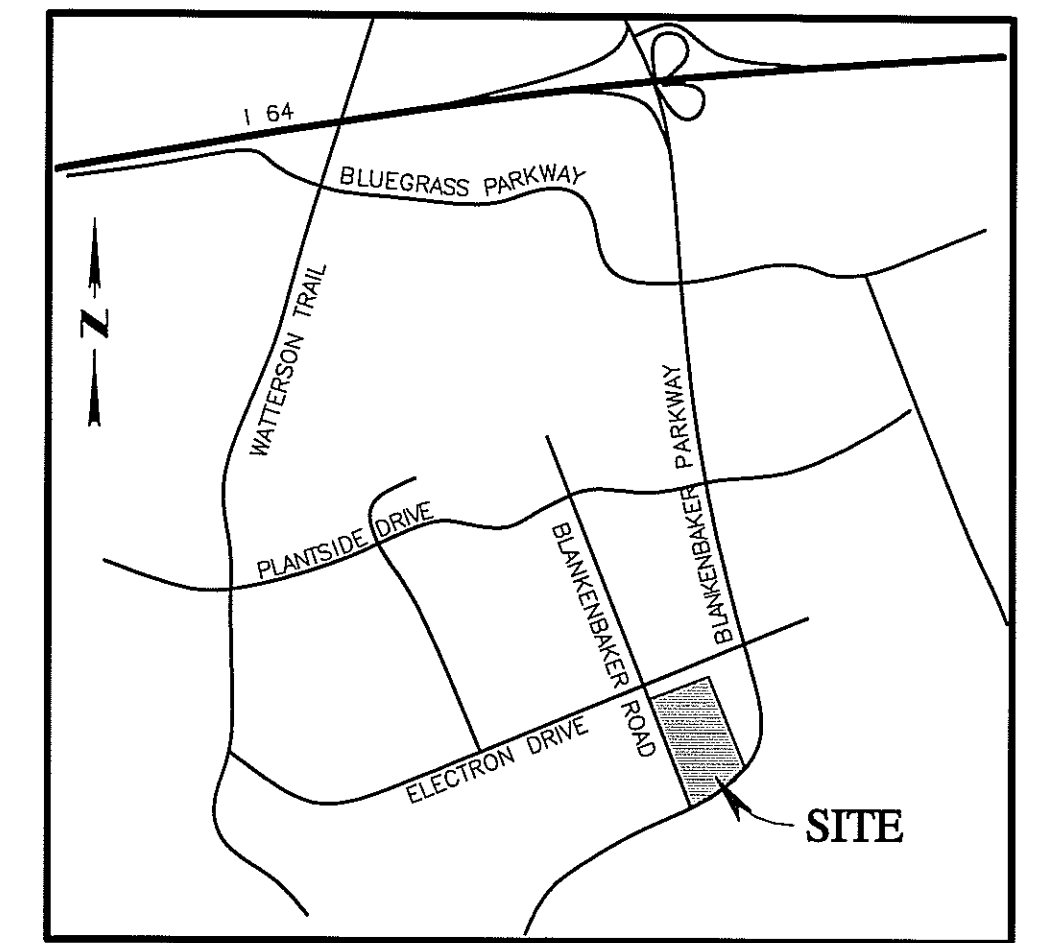
In all cases signage on the site is subject to the City of Jeffersonstown sign ordinance.

Drainage Areas

SOUTH DETENTION BASIN
 Basin Area 10.26 acres
 Imp Area 7.83 (CN 98)
 Per Area 2.43 (CN 73)
 Dev Flow (10yr) 43.20 cfs
 Outflow (10yr) 8.65 cfs
 Dev Flow (100yr) 60.87 cfs
 Outflow (100yr) 10.00 cfs

Karst Terrain Features

On June 9, 2008 a karst survey was conducted by Asher Engineering, a Professional Engineering firm licensed in the State of Kentucky with experience in the review and analysis of karst geologic features. The proposed development area is underlain by the Laurel Dolomite bedrock. Based on the Karst Potential Map produced by the Kentucky Geological Survey, the Laurel Dolomite has a medium potential to form closed depressions/sinkholes. Topographical depressions were noted during the site reconnaissance within the limits of the development. No depressions/sinkholes were noted in the proposed development area on the USGS quad map.



VICINITY MAP

Tract 1

Site Data

Area: 392,260 S.F. 9.01 Acres
 Building Area: 95,000 S.F.
 F.A.R. 0.24
 Max Allowed F.A.R. 1.00
 Building Height: 36

Parking Summary

Conditions:	Office	Warehouse	Min	Max
1SP/350S.F.	15P/200S.F.	1SP/1.0EMP	28,500 S.F.	81 143
1SP/1.5EMP	1SP/1.0EMP	120 Employees	161 263	
Spaces Provided				
240 spaces				
8 ADA spaces				
253 Total				
Bicycle Parking 2 Long-Term 2 Short-Term				

ILA Requirements

Loading & Storage Area: 41,193 S.F.
 Vehicle Use Area: 104,603 S.F.
 ILA Required: (7.5%) 7,845 S.F.
 ILA Provided: (8.16%) 7,014 S.F.
 ILA Trees Required: (1/4000 S.F.) 26 trees
 ILA Trees Provided: 32 trees

Impervious Areas

Site Area 392,260 S.F.
 Existing Conditions 104,603 S.F.
 Pervious 392,260 S.F.
 Impervious 0 S.F.
 Proposed Conditions 151,464 S.F.
 Pervious 240,796 S.F.
 Impervious 0 S.F.

Waivers Requested

A WAIVER IS REQUESTED FROM CHAPTER 5.5.4.B.1 PROPERTY PERIMETER LANDSCAPE BUFFER AREA REQUIREMENT TO REDUCE FROM 50' TO 15' ALONG EASTERN PROPERTY LINE.
 A SIDEWALK WAIVER IS REQUESTED ALONG BLANKENBAKER ROAD.

RECEIVED

DEC 01 2014
 PLANNING & DESIGN SERVICES

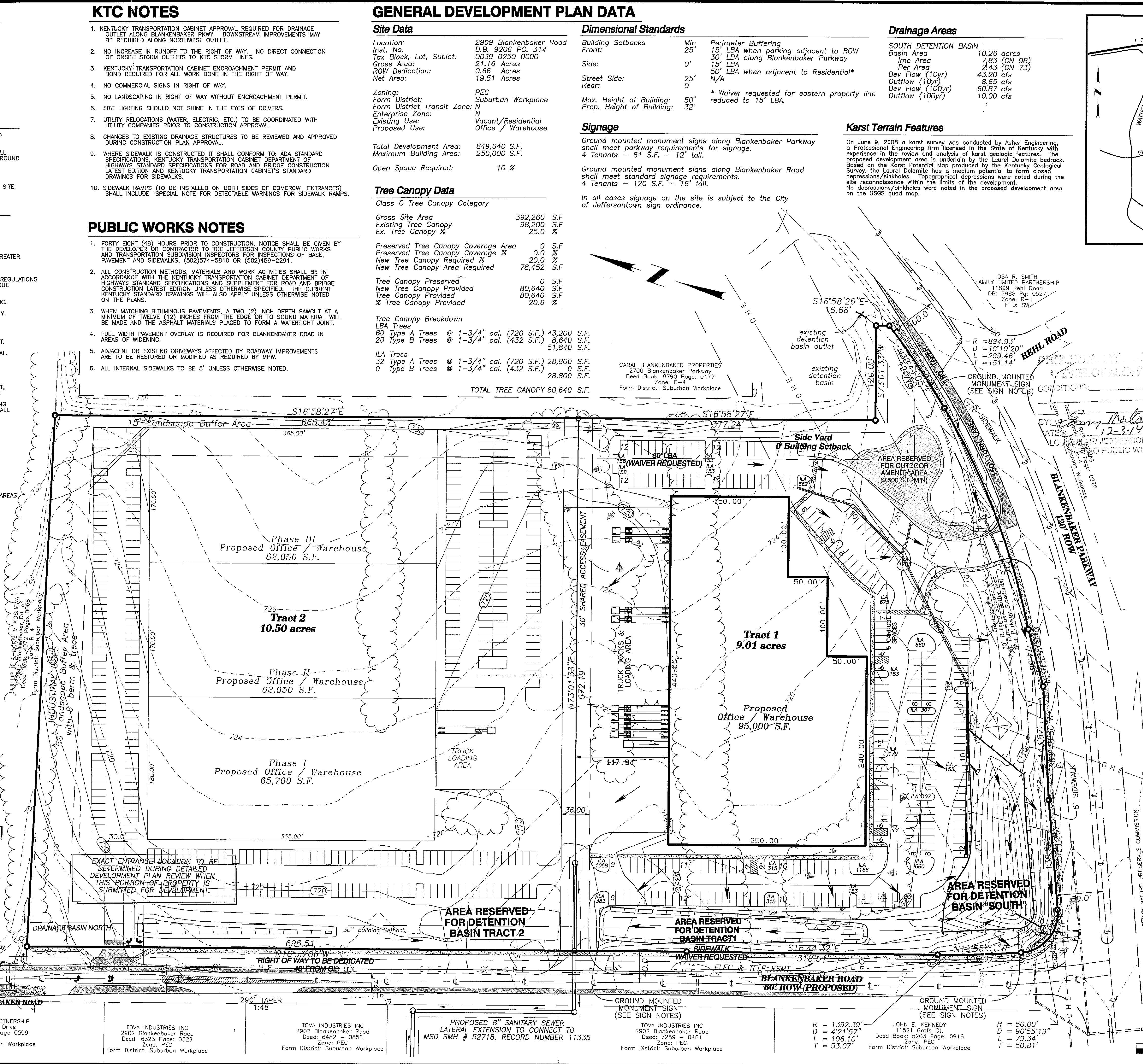
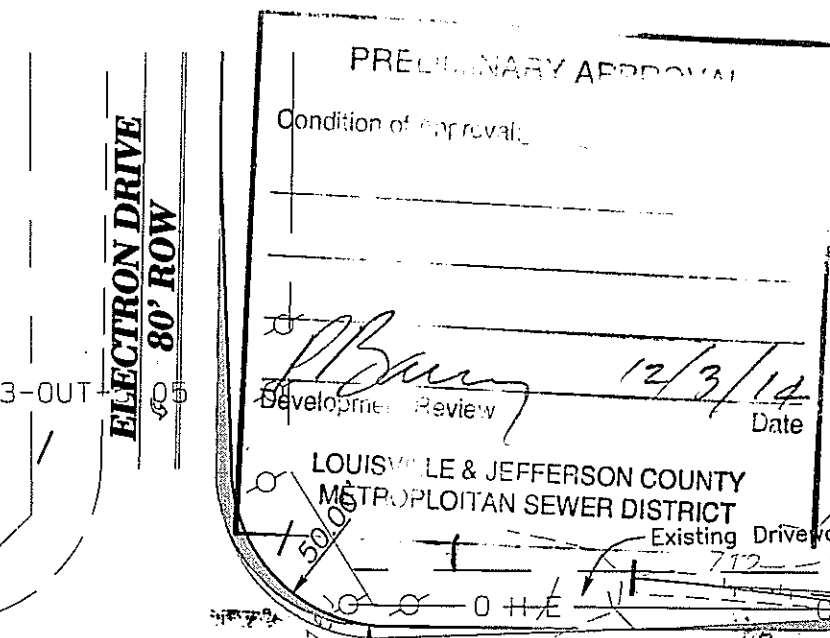
PROJECT REFERENCES

Previous Project: Synergy Logistics
 Planning & Zoning Related Cases: Plan Certain 11275
 MSD WM #: 9930
 PDS CASE# 14DEVPLAN1159

TYPICAL PARKING LAYOUT

LEGEND

- 724 EX. CONTOUR
- 724 PROPOSED CONTOUR
- DRAINAGE FLOW ARROWS
- EXISTING STORM LINES
- PROPOSED STORM LINES
- OHE OVERHEAD ELECTRIC
- RETAINING WALL
- EX. FIRE HYDRANT
- EX. POWER POLE
- EX. TREELINE
- KARST TERRAIN/SINK HOLE



ELECTRON DRIVE PARTNERSHIP
 11600 Electron Drive
 Deed Book: 6140 Page 0599
 Zone: PEC
 Form District: Suburban Workplace

TOVA INDUSTRIES INC
 2902 Blankenbaker Road
 Deed: 6482 - 0856
 Zone: PEC
 Form District: Suburban Workplace

TOVA INDUSTRIES INC
 2902 Blankenbaker Road
 Deed: 6482 - 0856
 Zone: PEC
 Form District: Suburban Workplace

PROPOSED 8" SANITARY SEWER LATERAL EXTENSION TO CONNECT TO MSD SMH # 52718, RECORD NUMBER 11335

TOVA INDUSTRIES INC
 2902 Blankenbaker Road
 Deed: 7289 - 0461
 Zone: PEC
 Form District: Suburban Workplace

JOHN E. KENNEDY
 11921 Gales Ct.
 Deed Book: 5203 Page: 0916
 Zone: PEC
 Form District: Suburban Workplace

R = 50.00'
 D = 90°55'19"
 L = 79.34'
 T = 50.81'

GRAPHIC SCALE 1"=60'

0 60 120 180

DATE: _____
 REVISION: _____

ALEX ROSENBERG P.E.
 Development Services
 Civil Engineering & Land Development
 2518 Hermitage Way
 Louisville, Kentucky 40242
 (502) 254-2245 Cell
 (502) 254-2245 Off.

ACCOUNT: 2014-4448
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____

Synergy Logistics, LLC
 908 S. 8th Street
 Louisville, KY 40203
 502-589-4777, 502-589-4729 fax

Blankenbaker Distribution Center
 2909 Blankenbaker Road
 Louisville, Kentucky 40299

GENERAL & DETAIL DEVELOPMENT PLAN

DRAWING SHEET 1 OF 1

14DEVPLN1159