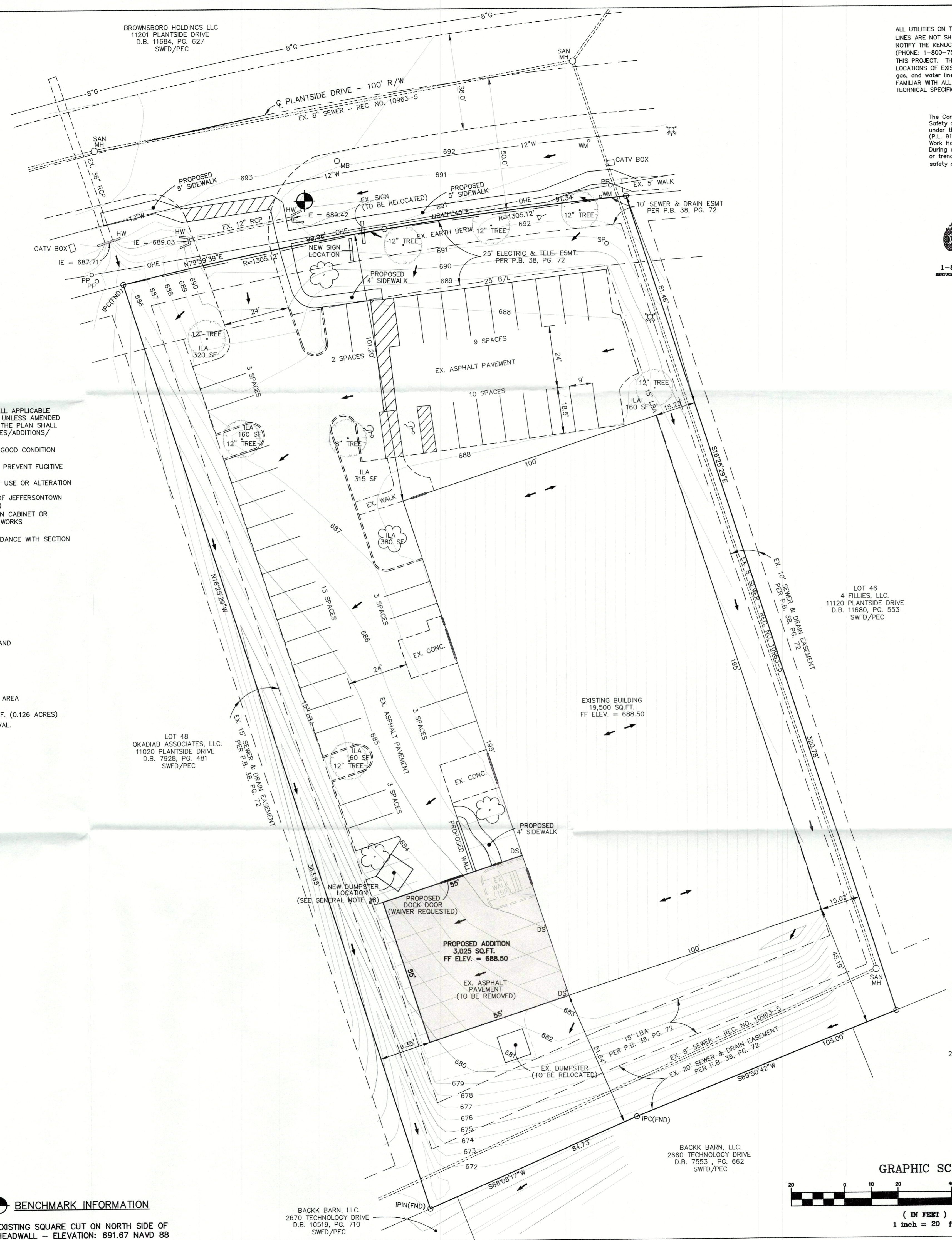
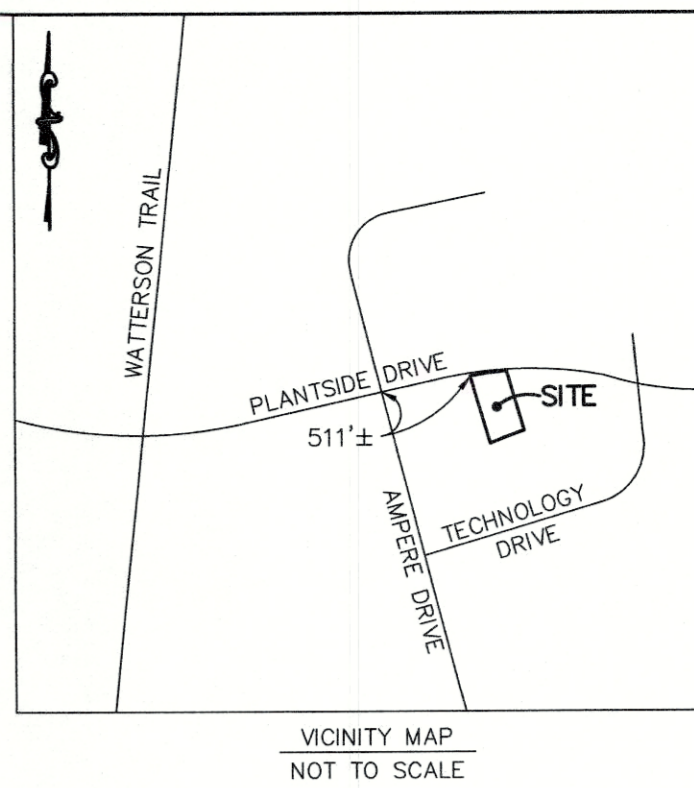


BROWNSBORO HOLDINGS LLC
11201 PLANTSIDE DRIVE
D.B. 11684, PG. 527
SWFD/PEC



UTILITY NOTE
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE KENTUCKY UNDERGROUND UTILITY PROTECTION, INC. (PHONE: 1-800-752-6007) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.e. cables, electrical wires, gas, and water lines). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

SAFETY NOTE
The Contractor shall comply with the U.S. Dept of Labor Safety and Health regulations for construction promulgated under the Occupational Safety and Health Act of 1970 (P.L. 91-596) and under Section 107 of the Contract Work Hours and Safety Standards Act (P.L. 91-54). During all phases of this project (including excavations or trenching) the Contractor shall be responsible for safety at all times.



REVISIONS:

- 2/2/22 -- AGENCY COMMENTS
- 2/24/22 -- AGENCY COMMENTS



DRWN BY: *DL/KAL*

DRAWING NAME:
11100-PLANTSIDE.DWG



LJB INC.
12800 TOWNPARK WAY
Suite 201
Louisville, Ky 40243
(502) 899-9611
LJBinc.com

- GENERAL NOTES**
- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN. ALL APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE (LDC) AND AGREED UPON BINDING ELEMENTS UNLESS AMENDED PURSUANT TO THE LAND DEVELOPMENT CODE. ANY CHANGES/ADDITIONS/ALTERATIONS OF THE PLAN SHALL BE SUBMITTED TO THE CITY OF JEFFERSONTOWN FOR REVIEW AND APPROVAL; ANY CHANGES/ADDITIONS/ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.
 - ALL OFF-STREET PARKING AREA SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHoles, WEEDS, DIRT, TRASH, AND OTHER DEBRIS.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - BEFORE ANY PERMIT (INCLUDING BUT NOT LIMITED TO BUILDING, PARKING LOT, CHANGE OF USE OR ALTERATION PERMIT) IS REQUESTED:
 - THE DEVELOPMENT MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE CITY OF JEFFERSONTOWN (10416 WATTERSON TRAIL) AND METROPOLITAN SEWER DISTRICT (700 WEST LIBERTY)
 - ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE KENTUCKY TRANSPORTATION CABINET OR ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE LOUISVILLE METRO PUBLIC WORKS DEPARTMENT (IF REQUIRED)
 - ANY AREA PROPOSED TO BE USED FOR OUTDOOR SALES, DISPLAY OR STORAGE IN ACCORDANCE WITH SECTION 4.4.8 SHALL BE ACCURATELY DELINEATED ON THE DEVELOPMENT PLAN.
 - THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - DUMPSTER SCREENING TO CONFORM TO LDC SECTION 5.5.2.B.2.
 - SITE SUBJECT TO BINDING ELEMENTS PER DOCKET NO. 9-96-79.

- MSD NOTES**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
 - THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM MAP 2111C0064F DATED 02/26/2021.
 - SANITARY SEWER SERVICE PROVIDED BY EXISTING PROPERTY SERVICE CONNECTION.
 - STORMWATER TO BE DIRECTED TO THE EXISTING DRAINAGE SYSTEM.
 - THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS REVISED DETAILED DISTRICT DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 5,500 S.F. (0.126 ACRES)
 - SITE SUBJECT TO JEFFERSONTOWN APPROVAL PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

LOT STANDARDS/ YARD REQUIREMENTS

SUBURBAN WORKPLACE/PEC

MIN. LOT SIZE, DEPTH, & WIDTH:	NONE
FRONT & STREET SIDE YARD SETBACK:	25'
SIDE YARD SETBACK:	NONE
REAR YARD SETBACK:	NONE
BUILDING HEIGHT:	50' MAX.

EXISTING IMPERVIOUS	DECREASE IMPERVIOUS	TOTAL IMPERVIOUS
40,923 SQ.FT.	1,236 SQ.FT.	39,687 SQ.FT.

0.30% DECREASE

AREA OF DISTURBANCE - 5,500 SQ. FT. (0.126 ACRES)

RECAPITULATION

	PEC	MANUFACTURING/WAREHOUSE
1. EXISTING ZONING	SUBURBAN WORKPLACE	
2. FORM DISTRICT		
3. EXISTING USE		
4. LAND AREA	1.493 ACRES/65,036.39 SQ.FT.	
5. BUILDING		
A. EXISTING	19,500 SQ.FT.	
B. PROPOSED	3,025 SQ.FT. (15.5% INCREASE)	
C. TOTAL	22,525 SQ.FT.	
6. F.A.R.		
A. EXISTING	0.30	
B. PROPOSED	0.35	
7. PARKING		
A. EXISTING	63 SPACES	
B. PROPOSED		
a. REQUIRED (50 EMPLOYEES)		
1 SP./1.5 EMPLOYEES	1 SP./ 1 EMPLOYEE	34 SPACES 50 SPACES
b. PROVIDED		46 SPACES
8. VUA		
A. EXISTING	21,268 SQ.FT.	
B. PROPOSED	16,486 SQ.FT.	
9. ILA		
A. REQUIRED (5% PER CASE# L-74-94)	824 SQ.FT.	
B. PROVIDED	1,495 SQ.FT.	

TREE CANOPY CALCULATIONS

IN ACCORDANCE WITH CHAPTER 10, PART 1 OF THE LAND DEVELOPMENT CODE. THERE ARE NO TREE CANOPY REQUIREMENTS FOR THIS PROJECT.
BUILDING INCREASE = 15.5 %
NO INCREASE IN EXISTING IMPERVIOUS AREA.

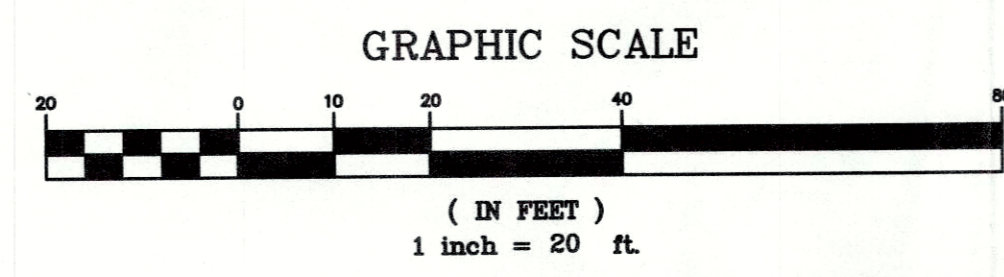
WAIVER REQUESTED

1. A WAIVER IS REQUESTED FROM LAND DEVELOPMENT CODE SECTION 5.5.2.B.2 TO ALLOW THE OFF-STREET LOADING AREA TO BE VISIBLE FROM THE ADJACENT PUBLIC STREET.

RECEIVED
MAR 03 2022
PLANNING & DESIGN SERVICES

LOT 47
HOLLOWAY INDUSTRIAL PARK
SECTION 2
P.B. 38, PG. 72

OWNER
CCHQ, LLC.
11100 PLANTSIDE DRIVE
LOUISVILLE, KY. 40299
D.B. 11790, PG. 939
PARCEL ID: 236900470000



- LEGEND**
- EX. 8" SEWER
 - EXISTING SEWER LINE AND MANHOLE
 - WV
 - EXISTING WATER VALVE
 - GW
 - EXISTING GUY WIRE
 - PP
 - EXISTING POWER POLE
 - GP
 - EXISTING GUY POLE
 - DC.B.
 - EXISTING CATCH BASIN
 - FH
 - FIRE HYDRANT
 - WM
 - WATER METER
 - SP
 - SERVICE POLE
 - LP
 - EXISTING LIGHT POLE
 - PP
 - EXISTING POWER POLE
 - DS
 - EXISTING DOWNSPOUT
 - 100
 - EXISTING CONTOUR LINE
 - 2"G
 - EXISTING GAS LINE WITH PIPE SIZE
 - 12"W
 - EXISTING WATER LINE WITH PIPE SIZE
 - OHE
 - EXISTING OVERHEAD ELEC. WIRE
 - OHT
 - EXISTING OVERHEAD TELE. WIRE
 - DRAINAGE FLOW DIRECTION
 - PROPOSED TREE

BENCHMARK INFORMATION
TBM: EXISTING SQUARE CUT ON NORTH SIDE OF HEADWALL -- ELEVATION: 691.67 NAVD 88

BACK BARN, LLC.
2670 TECHNOLOGY DRIVE
D.B. 10519, PG. 710
SWFD/PEC

JDO TECHNOLOGY, LLC.
2650 TECHNOLOGY DRIVE
D.B. 10427, PG. 975
SWFD/PEC

RELATED CASE # - 09-096-79, L-74-94

CLAYTON & CRUME, LLC.
11100 PLANTSIDE DRIVE
LOUISVILLE, KY. 40299

DATE: 1/7/2022
PROJECT NO.: 0122536A.00
Sheet 1 of 1

CASE # 22-DDP-0007 WM#3969/21 1012