

## DEVELOPMENT NOTES

- SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF JEFFERSONTOWN.
- ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO MSD FEES AND ANY APPLICABLE CHARGES.
- 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.
- PROPERTY IS IN JEFFERSONTOWN FIRE DISTRICT AND SUBJECT TO APPROVAL.
- STRUCTURES REQUIRING SCREEN SUCH AS DUMSTERS SHALL BE SCREENED IN ACCORDANCE WITH LDC (CH. 10.2.6).
- ALL SIGNAGE ON SITE IS SUBJECT TO THE CITY OF JEFFERSONTOWN SIGN ORDINANCES.
- 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.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISABLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
- ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH SECTIONS 5.11.2 AND 10.2.6 OF THE LAND DEVELOPMENT CODE ADOPTED BY THE CITY OF JEFFERSONTOWN.
- LONG TERM BICYCLE PARKING TO BE PROVIDED WITHIN THE BUILDING.
- ALL INTERNAL SIDEWALKS TO BE 5' UNLESS OTHERWISE SPECIFIED ON PLAN.

## GENERAL NOTES

- EXISTING SITE AND BOUNDARY INFORMATION SHOWN HEREON, PROVIDED TO AL ENGINEERING INC. BY SURVEYING SERVICES.
- THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT "BUD" TOLL FREE 1-800-752-6007 FOR LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.

## FLOOD PLAIN INFORMATION

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA. THIS DETERMINATION HAS BEEN MADE FROM A PERSONAL REVIEW OF FLOOD MAP NUMBER 35055C0484E, EFFECTIVE ON 10/06/2010.

## PUBLIC WORKS NOTES

- FORTY EIGHT (48) HOURS PRIOR TO CONSTRUCTION, NOTICE SHALL BE GIVEN BY THE CONTRACTOR TO JEFFERSONTOWN PUBLIC WORKS DEPARTMENT FOR INSPECTIONS OF BASE, PAVEMENT AND SIDEWALKS, (502) 267-7273.
- CONTRACTOR RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT IS REQUIRED BY JEFFERSONTOWN PUBLIC WORKS DEPARTMENT, PRIOR TO ANY WORK BEGINS.
- ALL CONSTRUCTION METHODS, MATERIALS AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH THE KENTUCKY TRANSPORTATION CABINET DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS AND SUPPLEMENT FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION UNLESS OTHERWISE SPECIFIED. THE CURRENT KENTUCKY STANDARD DRAWINGS WILL ALSO APPLY UNLESS OTHERWISE NOTED ON THE PLANS.

## UTILITY NOTE

ALL UTILITIES 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) FORTY-EIGHT (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, ELECTRIC WIRES, GAS & WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE 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 & SPECIAL PROVISIONS.



## 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 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.

## Waivers Granted

A SIDEWALK WAIVER (CASE # 14DEVPLAN1159) WAS GRANTED ALONG BLANKENBAKER RD. BY THE CITY OF JEFFERSONTOWN ON 2-3-2015.

A WAIVER WAS GRANTED FROM CHAPTER 5.5.4.B.1 PROPERTY PERIMETER LANDSCAPE BUFFER AREA REQUIREMENT TO REDUCE FROM 50' TO 15' ALONG EASTERN PROPERTY LINE.

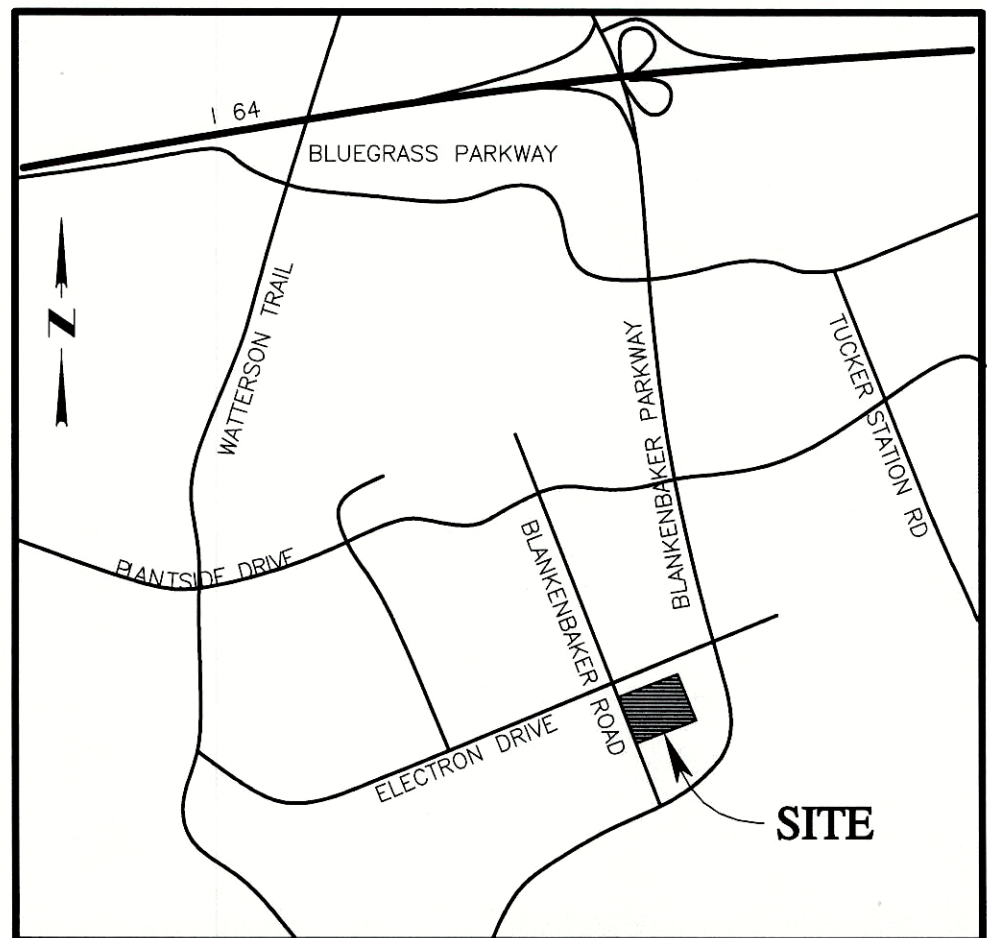
## Signage

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

## TYPICAL PARKING LAYOUT

## LEGEND

- 724 --- EX. CONTOUR
- 724 --- PROPOSED CONTOUR
- >--- DRAINAGE FLOW ARROWS
- >--- EXISTING STORM LINES
- >--- PROPOSED STORM LINES
- OHE--- OVERHEAD ELECTRIC
- O--- RETAINING WALL
- F--- EX. FIRE HYDRANT
- P--- EX. POWER POLE
- T--- EX. TREELINE
- K--- KARST TERRAIN/SINK HOLE
- C--- CARPOOL SPACE



## VICINITY MAP

NO SCALE

## Site Development Data

Location: 2909 Blankenbaker Rd.  
Inst. No. D.B. 10381 PG. 924  
Tax Block, Lot, Sublot: 0039-1131-0000  
Area: 10.50 Acres  
457,379.61 S.F.  
Zoning: PEC  
Form District: SW  
Enterprise Zone: No  
Existing Use: Vacant  
Proposed Use: Office/Warehouse  
Plan Certain: 11275

## Building Summary

Area: 457,379.61 S.F.  
Building Area: 219,942 S.F.  
Total Office: 33,080 S.F.  
1st Floor Office: 16,540 S.F.  
2nd Floor Office: 16,540 S.F.  
Warehouse: 186,862 S.F.

F.A.R. 0.48  
Max Allowed F.A.R. 1.0  
Building Lot Coverage 44%  
Building Height: 45'

## Dimensional Standards

Building Setbacks: Min 25', Perimeter Buffering 15' LBA when parking adjacent to ROW  
Front: 25', Side: None, Street Side: 25', Rear: None  
Max. Height of Building: 45'

## Parking Summary

	Min	Max
Office	1SP/350S.F.	1SP/200S.F.
	16,576 S.F.	83 S.F.
Warehouse	1SP/1.5EMP	1SP/1.0EMP
1st Shift	90	Employees
2nd Shift	70	Employees
	60	
	47	
	107	160
Total Spaces Required	154	243
Spaces Provided	211	spaces
	5	Carpool spaces
	6	ADA spaces
	222	Total
Bicycle Parking	4 Long-Term	2 Short-Term

## Tree Canopy

Class C Tree Canopy Category

Gross Site Area 457,380 S.F.  
Existing Tree Canopy 11,576 S.F.  
Ex. Tree Canopy % 2.5 %

Preserved Tree Canopy Coverage Area 11,576 S.F.\*\*  
Preserved Tree Canopy Coverage % 2.5 %  
New Tree Canopy Required % 68,607 %  
New Tree Canopy Area Required 15.0 %  
Total Tree Canopy Coverage % Required 12.5 %  
Total Tree Canopy Coverage Area Required 57,031 S.F.

Tree Canopy Preserved 11,576 S.F.  
New Tree Canopy Provided 57,312 S.F.\*\*  
Tree Canopy Provided 68,888 S.F.  
% Tree Canopy Provided 15.1 %

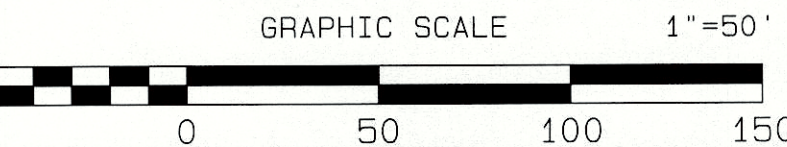
\*\*Existing Tree Canopy field measured by location of Tree Masses.

\*\*New Tree Canopy Breakdown

LBA TREES  
45 Type A Trees @ 1-3/4" cal. s.f.ea 32,400 S.F.  
16 Type B Trees @ 1-3/4" cal. s.f.ea 6,912 S.F.  
39,312 S.F.  
ILA TREES  
20 Type A Trees @ 1-3/4" cal. s.f.ea 18,000 S.F.  
\*TOTAL TREE CANOPY 57,312 S.F.

Tree protection fencing shall be erected adjacent to all TCPAs prior to Site Disturbance Approval to protect the existing tree stands and their root systems. The fencing shall be located at least three (3) feet from the outside edge of the tree canopy and shall remain in place until all construction is completed.

## WM # 9930



AL ENGINEERING INC.  
Civil Engineering & Land Development Services  
1000 S. 10th Street, Suite 201  
Louisville, KY 40203  
(502) 817-4444  
Fax: (502) 817-4444

ACCOUNT: 2016-444C  
DATE: 9-20-2016  
DESIGNED BY: AMR  
DRAWN BY: AMR  
CHECKED BY: AMR  
APPROVED BY: AMR

Lichtfeld Incorporated  
908 S. 8th Street, Suite 102  
Louisville, Ky 40203

UNIVERSAL WOODS  
2909 Blankenbaker Road  
Louisville, Kentucky 40299

DETAILED DISTRICT  
DEVELOPMENT PLAN

DRAWING  
1  
SHEET  
OF 1