

X:\VA-Projects-2018\18023 - Flynn-Electron Drive Building\18023 - C09 - Flynn-Electron Drive Building - Category 2B Plan-recovering PL01 DATE: June 01, 2018 - 12:11pm

LEGEND

- EX. TREE
EX. FIRE HYDRANT
EX. LIGHT POLE
EX. UTILITY POLE
EX. SIGN
EX. PROPERTY LINE
EX. FENCE
EX. WATER LINE
EX. GAS LINE
EX. OVERHEAD ELECTRIC
EX. UNDERGROUND ELECTRIC
EX. SWALE
EX. STORM SEWER
EX. SANITARY SEWER
EX. CONCRETE
EX. EDGE OF PAVEMENT
PR. STORM SEWER w/ EPSC ROCK CHCK
PR. SANITARY SEWER
PR. PROPERTY SERVICE CONNECTION
PR. ELECTRIC W/ TRANSFORMER
PR. WATER LINE
PR. GAS LINE
PR. SWALE
PR. CONCRETE
PR. EDGE OF PAVEMENT
PR. FENCE
PR. SILT FENCE
PR. FIRE HYDRANT
PR. LIGHT POLE
PR. SIGN
LIMITS OF EXISTING BUILDING
LIMITS OF PROPOSED BUILDING

TREE CANOPY CALCULATIONS

Table with 2 columns: Category (GROSS SITE AREA, CANOPY COVERAGE CLASS, etc.) and Value (147,233 S.F., CLASS B, etc.)

LANDSCAPE DATA

Table with 2 columns: Category (EXISTING V.I.A., EXPANSION V.I.A., etc.) and Value (40,786 S.F., -7,775 S.F., etc.)

BICYCLE SUMMARY

Table with 2 columns: Category (SHORT TERM REQUIRED, LONG TERM REQUIRED, etc.) and Value (NONE SPACES, 2 SPACES, etc.)

WAIVER REQUEST GRANTED: 06/01/09
1) A WAIVER OF CHAPTER 8.2.6 OF THE LDC TO OMIT THE SIDEWALK REQUIRED ALONG WATTERSON TRAIL.
VARIANCE REQUEST GRANTED: 06/01/09
1) A VARIANCE FROM CHAPTER 5.3.4.0.3 OF THE LDC TO ALLOW THE PROPOSED AND EXISTING STRUCTURES TO BE SETBACK LESS THAN 25' FROM A PUBLIC ROAD. THIS IS A VARIANCE OF 2' TO 11' ALONG ELECTRON DRIVE AND 13' ALONG WATTERSON TRAIL.
WAIVER REQUEST GRANTED: 06/22/11
1) A WAIVER OF CHAPTER 8.2.6 OF THE LDC TO OMIT THE SIDEWALK REQUIRED ALONG ELECTRON DRIVE.
2) A WAIVER OF CHAPTER 5.9.2.A.1.b.1 OF THE LDC TO OMIT PEDESTRIAN ACCESS FROM ELECTRON DRIVE TO THE OFFICE/WAREHOUSE BUILDING LOCATED AT THE SOUTH OF THE SITE.

OWNER

HB MOLDING INC.
3001 WATTERSON TRAIL
LOUISVILLE, KY.
40299-3838



HERITAGE ENGINEERING, LLC
642 South 4th Street
Louisville, KY 40202
(502) 462-1412
(502) 562-1413 Fax

THE FLYNN GROUP, LLC
4139 CADILLAC COURT, STE 200
LOUISVILLE, KY 40213-1578
(502) 364-9100

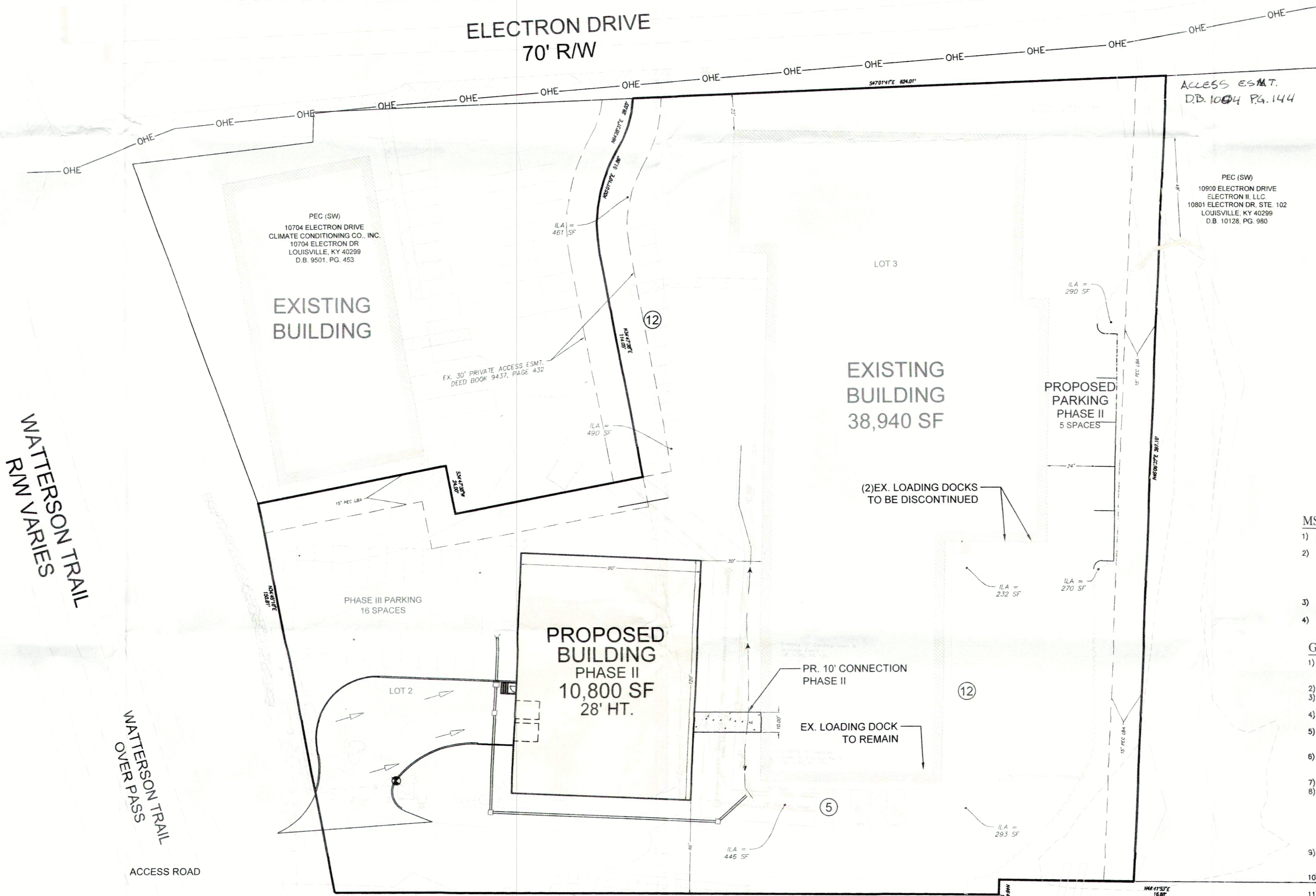
FOR DEVELOPMENT PLAN
HB MOLDING WAREHOUSE
3001 WATTERSON TRAIL &
10710 ELECTRON DRIVE
LOUISVILLE, KENTUCKY 40299

RECEIVED
AUG 31 2018
DESIGN SERVICES

JOB NO: 18023
HORIZ. SCALE: 1"=30'
VERTICAL SCALE: N/A
DESIGNED BY: RJR
DETAILED BY: SQH
CHECKED BY: SWH
DATE: 05/15/2018

SHEET 1 of 1

ELECTRON DRIVE 70' R/W



SITE DATA

Table with 2 columns: Category (TOTAL SITE AREA, FORM DISTRICT, EX. ZONING, etc.) and Value (1.338 ACRES, SUBURBAN WORKPLACE, etc.)

SETBACK DATA

Table with 2 columns: Category (MIN. FRONT YARD, MAX. FRONT YARD, etc.) and Value (0', 25', etc.)

DISTURBANCE AREA

TOTAL DISTURBANCE .81 ACRES

IMPERVIOUS AREA

Table with 2 columns: Category (PRE. ADDED BUILDING, PAVEMENT, etc.) and Value (79,726 S.F., +10,800 S.F., etc.)

MSD NOTES

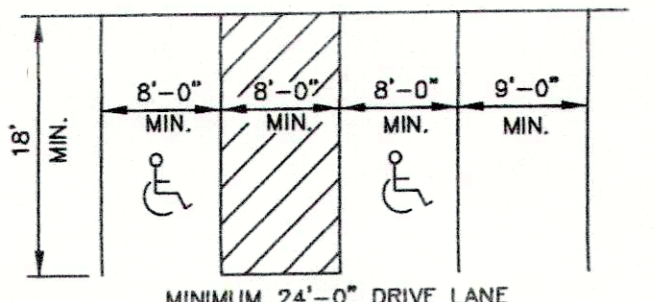
- 1) WASTEWATER-THE PROPOSED BUILDING WILL NOT REQUIRE SANITARY SEWER SERVICE.
2) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
3) THIS PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211100064E REV. FEBRUARY 5, 2006).
4) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.

GENERAL NOTES

- 1) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
2) THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
3) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
4) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
5) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
6) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
7) CITY OF JEFFERSONTOWN APPROVAL IS REQUIRED.
8) 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.
9) ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
10) THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ANY ENCROACHMENT PERMITS THAT ARE REQUIRED FOR THE DEVELOPMENT.
11) A COPY OF THE DEED OF CONSOLIDATION SHALL BE PROVIDED TO THE JEFFERSONTOWN BUILDING DEPARTMENT DIRECTOR PRIOR TO REQUESTING A BUILDING PERMIT.

EROSION CONTROL NOTES

- 1) THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY USGS'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
2) ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
3) SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
4) WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
5) SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.



TYPICAL PARKING SPACE LAYOUT NOT TO SCALE

UTILITY NOTE: ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT 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, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

BENCHMARK DESCRIPTION

TBM: ON BOLT OF FIRE HYDRANT LOCATED ALONG SOUTH WEST PROPERTY LINE. ELEVATION = 622.78

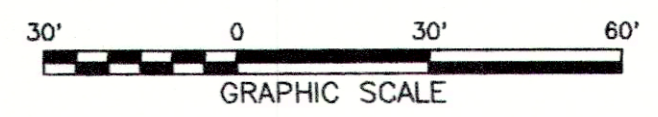
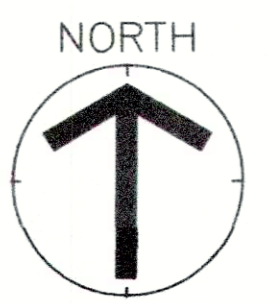


Table with 5 columns: Revision, Date, Description, Detailed By, Chk'd. By, Approved By.

SOUTHERN RAILROAD R/W VARIES

City of Jefferson County DEVELOPMENT APPROVAL
Docket No. 18-0010
Approval Type Cat. 2B
Conditions/Comments: (development or construction)
Approval Date: 6/1/18
Approval Signature: [Signature]

RECEIVED JUN 01 2018



CASES# 18-0010
PREVIOUS CASES# 13DEVPLAN1036 & B-9896 WM# 3805

18ZSCALE1137 18-0010