

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- State Highway encroachment permit will be required for any work in the state right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- A Plat or Deed of Consolidation shall be recorded prior to Metro Public Works Construction plan approval.
- The City of Jefferson approval is required.
- All signage shall be compliant with the Jefferson sign ordinance.
- 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 LDC. Any changes/additions/alterations of the plan shall be submitted to the City of Jefferson for review and approval; any changes/additions/alterations not so referred shall not be valid.
- All off-street parking areas shall be permanently and continually maintained in good condition and free from potholes, weeds dirt, trash and other debris.
- Before any permit (including but not limited to building, parking lot, change in use or alteration permit) is requested:
 - The development must receive full construction approval from the City of Jefferson (10416 Watterson Trail) and the Metropolitan Sewer District (700 West Liberty Street).
 - Encroachment Permits must be obtained from the Louisville Public Works Department.
 - The Blankenbaker Road proposed sidewalk will be installed or in the alternative a fee-in-lieu for the walk is to be paid to Jefferson.

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.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request has been submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0064 E dated December 5, 2006.
- Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- Site layout may change in the design phase due to proper sizing of Green Management Practices.
- Each building will have a private pump to pump to the existing sewer via a shared private force main.
- Jefferson approval required prior to MSD construction plan approval.
- MSD drainage bond required prior to construction plan approval.

WAIVERS REQUESTED:

- A Waiver is requested from Section 10.2.4.B.8 of The Louisville Metro Land Development Code to waive the encroachment of the proposed parking area into the south property lines 15' Landscape Buffer Area.
- A Waiver is requested from Section 10.2.4.B of The Louisville Metro Land Development Code to waive the more than 50% overlap of the proposed 15' Sewer and Drainage Easement and the 15' Landscape Buffer Area adjacent to the south property line.
- A Waiver is requested from Section 5.5.4.B.1 to waive the required 50' foot Landscape Buffer Area and berm along the north property line (John & Ida Cox property).

PROJECT DATA

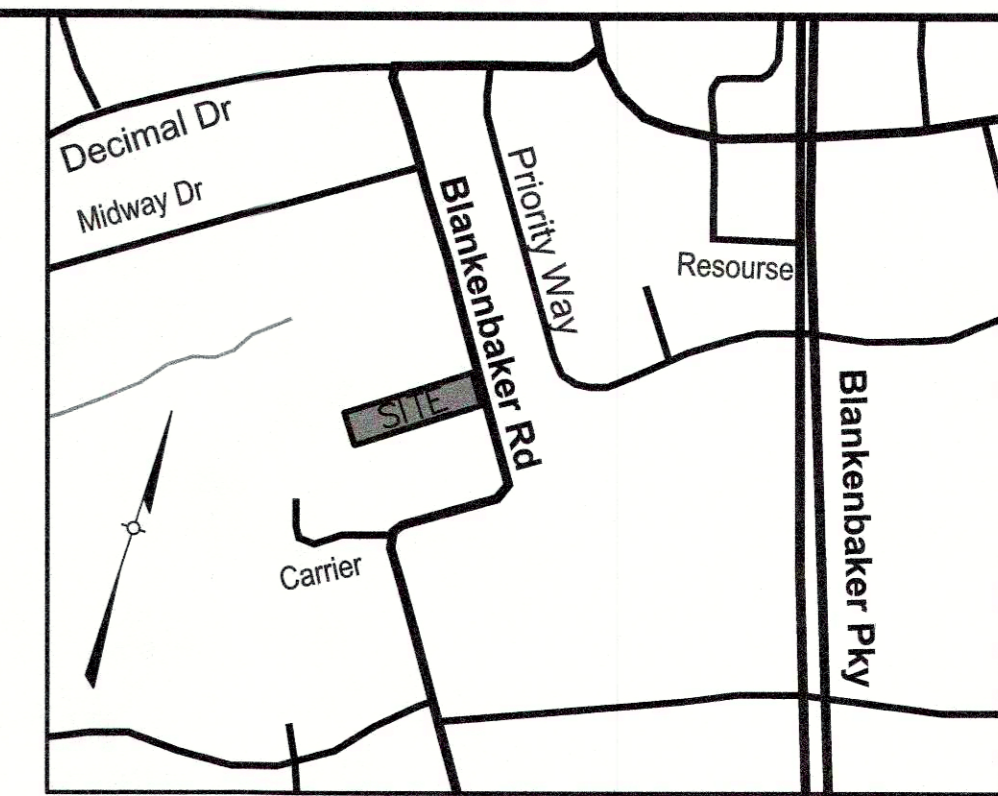
TOTAL SITE AREA	=	2.0± Ac. (85,543 SF)
R/W DEDICATION AREA	=	0.1± Ac. (3,444 SF)
NET SITE AREA	=	1.9± Ac. (82,099 SF)
EXISTING ZONING	=	PEC (PLANNED EMPLOYMENT CENTER)
FORM DISTRICT	=	SUBURBAN WORKPLACE
EXISTING USE	=	VACANT
PROPOSED USE	=	WAREHOUSE
BUILDING HEIGHT	=	25 ft. 1 STORY (50' MAX. ALLOWED)
BUILDING AREA	=	22,690 SF
F.A.R.	=	0.3 (1.0 MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
OFFICE		
1 SP/350 S.F. MIN.	=	3 SP
1 SP/200 S.F. MAX.	=	4 SP
WAREHOUSE		
1 SP / 1.5 EMPLOYEES (52 EMP.)	=	35 SP
1 SP / 1 EMPLOYEE (52 EMP.)	=	52 SP
TOTAL PARKING REQUIRED	=	38 SP
TOTAL PARKING PROVIDED	=	54 SPACES
		(2 ADA SP INCLUDED)

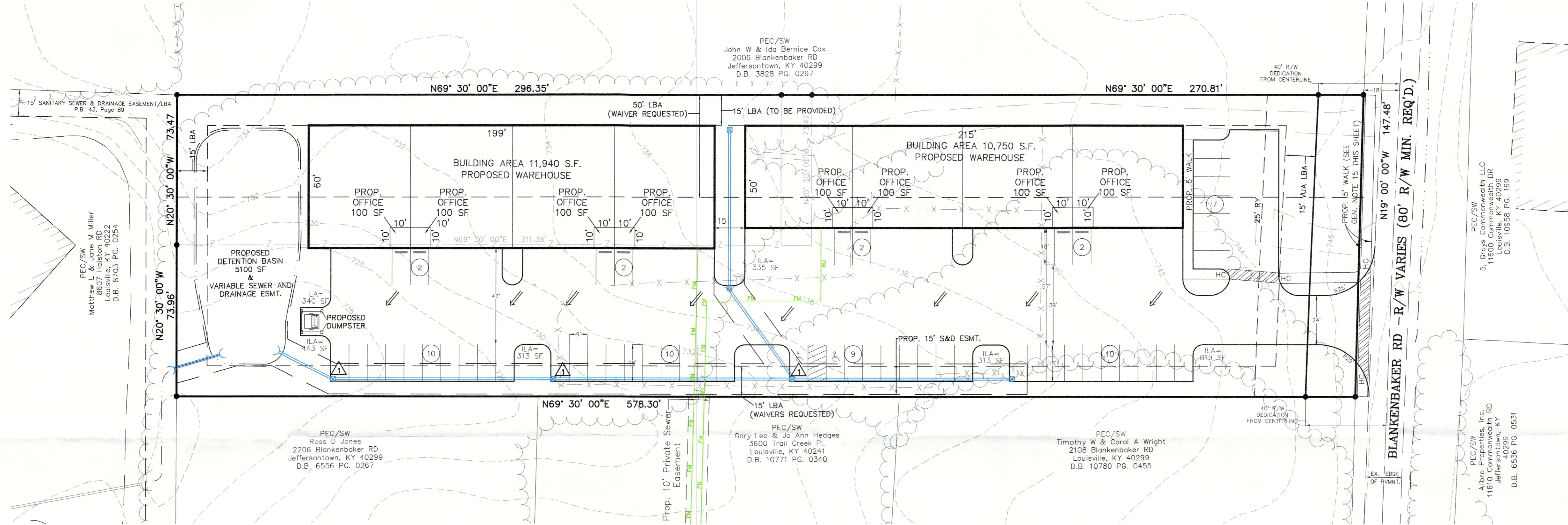
TOTAL VEHICULAR USE AREA	=	32,347 SF
INTERIOR LANDSCAPE AREA REQUIRED	=	2,426 SF
INTERIOR LANDSCAPE AREA PROVIDED	=	2,563 SF

EXISTING IMPERVIOUS	=	3,535 SF
PROPOSED IMPERVIOUS	=	57,207 SF (1518% INCREASE)

SITE IS LOCATED IN JEFFERSONTOWN AND IS SUBJECT TO THE LOUISVILLE METRO LAND DEVELOPMENT CODE DATED JULY 2004, WITH AMENDMENTS PER THE CITY OF JEFFERSONTOWN.



LOCATION MAP
NOT TO SCALE



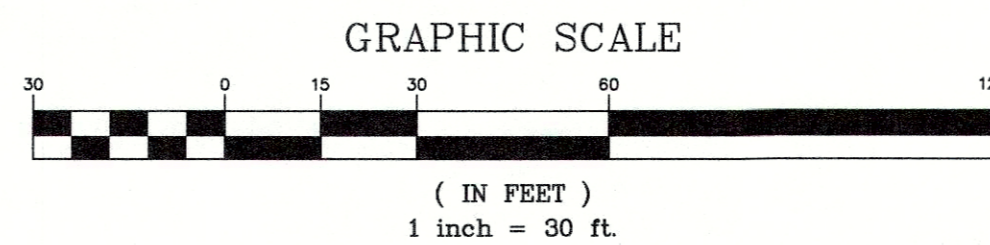
DETENTION BASIN CALCULATIONS

$X = \Delta CRA / 12$
 $\Delta C = 0.75 - 0.23 = 0.52$
 $A = 2.0 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.52)(2.0)(2.8) / 12 = 0.24 \text{ AC.-FT.}$
 REQUIRED $X = 10,454 \text{ CU.FT.}$
 PROVIDED BASIN = 5100 SQ.FT.

TOTAL = 5,100 SQ.FT. @ APPROX. 2.5 FT. DEPTH
 = 12,750 CU.FT. > 10,454 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	82,099 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	20% (16,420 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	20% (16,560 S.F.)

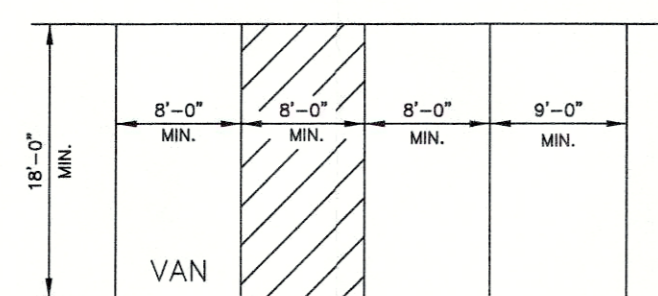


MSD STANDARD EROSION CONTROLS

	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

LEGEND

	= PROPOSED STORM SEWER, CATCH BASIN
	= PROPOSED SEWER AND MANHOLE
	= PROPOSED DRAINAGE SWALE



TYPICAL PARKING SPACE LAYOUT
NO SCALE

RECEIVED
AUG 03 2018
DESIGN SERVICES

OWNER:
MATTHEW & JANA MILLER
920 DUPONT ROAD
LOUISVILLE, KY 40207

SITE ADDRESS:
2008 & 2010 BLANKENBAKER ROAD
TAX BLOCK 0039, LOT 0160, 0177 & 0442
D.B. 11174 PG. 678

COUNCIL DISTRICT - 11
FIRE PROTECTION DISTRICT - JEFFERSONTOWN
MUNICIPALITY - JEFFERSONTOWN

Louisville Planning & Design Services
Case #: 18waiver1029
Jeffersontown #: 18-0017

WM# 11831

NO.	DATE	DESCRIPTION	BY

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 18127DDP FILED 8-03-18.dwg
DATE: 8/03/18
SCALE: AS SHOWN
CHECKED BY: KY-AR
DRAWN BY: JH

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SCAPING • LANDSCAPE ARCHITECTURE
925 WASHINGTON ST. SUITE 100
LOUISVILLE, KY 40202
PHONE: 502.442.5214
FAX: 502.442.5214
WEB SITE: WWW.LDD-AN.COM

CATEGORY 2B PLAN
2008 + 2010 BLANKENBAKER ROAD
OWNER/DEVELOPER
MATTHEW & JANA MILLER
920 DUPONT ROAD
LOUISVILLE, KY 40207

JOB NO. 18127
SHEET 1 OF 1

18Waiver 1029