

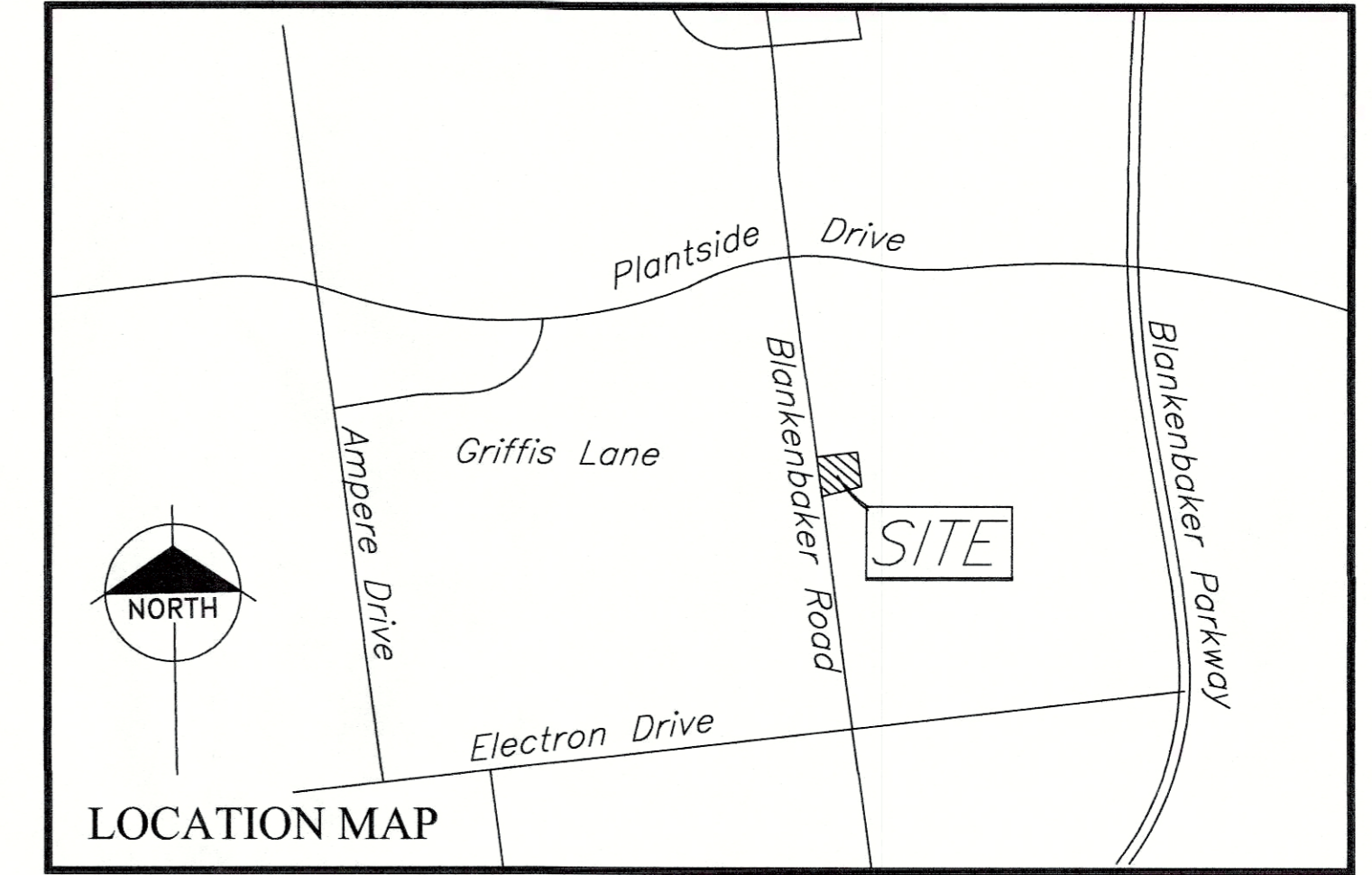
Technology Drive Development LP
 Parcel#3033-0027-0000
 Deed Book 5671 Page 841
 2621 Technology Drive

Kentuckiana Comfort Center Inc.
 Parcel#0039-0063-0000
 Deed Book 5671 Page 841
 2706 Blankenbaker Road

Prescott Square Blankenbaker LLC
 Parcel#0039-0115-0000
 Deed Book 10388 Page 717
 2503 Blankenbaker Road

Henrietta Murphy
 Parcel#0039-0183-0000
 Deed Book 5671 Page 841
 2615 Shining Water Drive

Donna L Gividen
 Parcel#0039-0361-0000
 Deed Book 6048 Page 880
 2623 Blankenbaker Road



PROJECT DATA

EXISTING ZONING : PEC
 EXISTING FORM DISTRICT : SUBURBAN WORKPLACE
 TOTAL SITE AREA : 0.99 ACRES 43,144 SF
 EXISTING AND PROPOSED USE : CLEANING/RESTORATION SERVICES
 EXISTING BUILDING AREA : 1,230 SF (HOUSE)
 PROPOSED BUILDING AREA : 2,998 SF (WAREHOUSE / GARAGE)
 TOTAL PROPOSED BUILDING AREA : 4,210 SF
 PROPOSED PARKING 6 SPACES VEHICLE USE AREA : 5,682 SF
 PARKING CALCULATION
 REQUIRED PARKING MINIMUM : 1 SPACE PER 1.5 EMPLOYEES (9/1.5 = 6)
 REQUIRED PARKING MAXIMUM : 1 SPACE PER 1 EMPLOYEE (9/1 = 9)
 TREE CANOPY CALCULATIONS
 TOTAL SITE AREA = 43,144 SF (CLASS "C" 43,144 x .20)
 PRESERVED TREE CANOPY COVERAGE AREA : 9,200 SF OR 21%
 REQUIRED NEW TREE CANOPY COVERAGE = 0%

PLANNING NOTES:

- The development shall be accordance with the approved development plan, all applicable sections of the Land Development Code 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 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.
- Mitigation measures for dust control shall be place during constructio 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 recieve full construction approval from the City of Jefferson, (10416 Watterson Trail) and the Metropolitan Sewer District (700 West Liberty Street).
 - Encroachment permits just be obtained from the Kentucky Transportation Cabinet OR encroachment permits must be obtained from the Louisville Metro Public Works Department.
- 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.

GENERAL NOTES

- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheelstops and protective curbing at least 6" high and 6" wide shall be provided to prevent vehicles from overhanging sidewalks, properties or public rights of ways to protect landscaped areas and adjacent properties. Such wheelstops or curbing shall be at least three feet from any adjacent property line, woody vegetation or structure.

WORKS NOTES

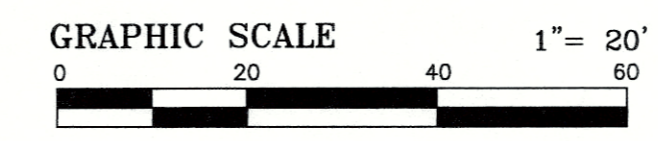
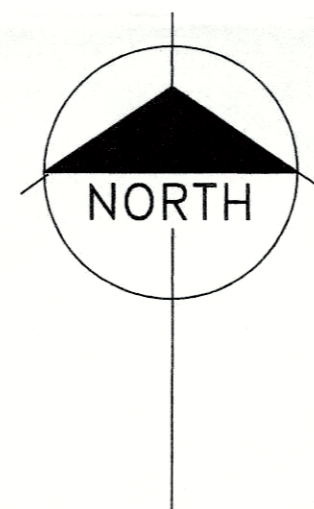
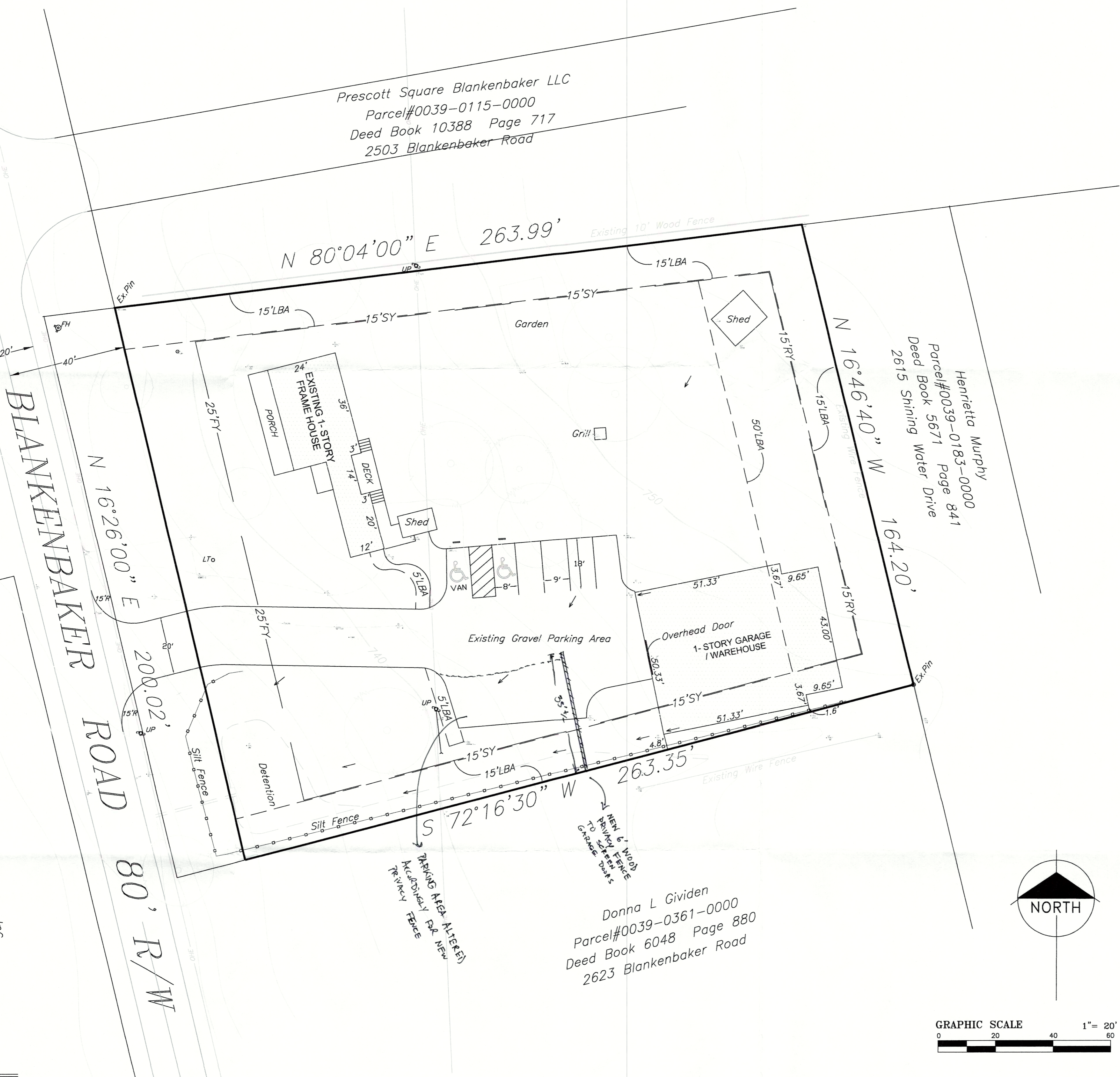
- Construction plans, bond and permit are required by Metro Public Works prior to cconstruction approval.

APCD NOTES

- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

MSD NOTES

- Drainage pattern depicted by arrows (→) is for information purposes only, all areas of the site are to be paved or finish graded in a manner that results in sheet flow as depicted. No areas of ponding water will be accepted.
- Construction plans and documents shall comply with the Louisville & Jefferson County Metropolitan Sewer Districts' Design Manual and Standard Specifications and other local, state and federal ordinances.
- MSD Single Family, Demolition or Small Commercial Permit required prior to issuance of Building Permits.



LEGEND

- SILT FENCE
- SHEET DRAINAGE FLOW
- EXISTING CONTOUR
- EXISTING UPPOLE W/ OVERHEAD ELECTRIC
- EXISTING TREES

SURVEY NOTE

BOUNDARY SURVEY PER MINOR PLAT, RECORDED IN DEED BOOK 4456, PAGE 196,

FLOODPLAIN NOTE

NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA PANEL 21111C064E, DATED APRIL 5, 2005.

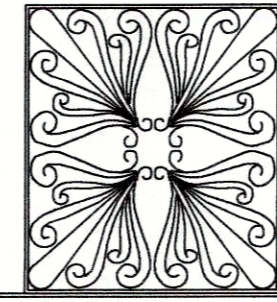
IMPERVIOUS AREA

EXISTING IMPERVIOUS- 7,468SF NEW IMPERVIOUS- 3,294SF TOTAL - 10,762F
 DISTURBED AREA - 9,868SF

PRELIMINARY DETENTION CALCULATIONS:
 (based on run-off coefficient of .95 for roof/asphalt, .70 for gravel & .25 for grass areas)
 DELTA C * 7.2 * AC * 10 MIN = REQUIRED VOLUME CF.
 (.95 - .54) * 7.2 * 0.20 * 600 = 354 CF PROPOSED VOLUME @ 1' DEPTH

WAIVERS:

- A waiver is requested to allow the building to encroach into the required 15' LBA (Section 10.2.4.B) along the side and rear property lines.
- A waiver is requested form the required 50' LBA and berm (Section 5.5.4.B).
- A waiver is requested from the building design standards (Sections 5.5.2 & 5.6.1) to allow the building design as submitted.



MILLER • WIHRY
 MWGLLC
 Land Planners • Engineers • Surveyors
 1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501

REVISIONS	SCALE
	1"=20'
	DR.
	CK.
	DATE
	4-17-2019

DEVELOPMENT PLAN

2621 Blankenbaker Road
 Deed Book 8440 Page 244
 Parcel #003901740000

TECHNICARE LLC

Shawn & Amy Sizemore, Owners
 2621 Blankenbaker Road
 Louisville, KY 40299-3846
 502-957-5111

RECEIVED
 APR 23 2019
 DESIGN SERVICES

FILE NO.
 RECEIVED DP
 MAY 28 2019
 PLANNING & DESIGN SERVICES