

X:\A-Projects-2018\18023 - C10 - Flynn-Electron Drive Building - Revised Category 2B Plan.dwg PLOT DATE: December 16, 2019 - 3:42pm

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

TREE CANOPY CALCULATIONS

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

LAND DEVELOPMENT CODE, CHAPTER 10, PART 1, SECTION 10.1.2.B.3 STATES: ANY DEVELOPMENT SITE ON WHICH THERE IS AN INCREASE IN BUILDING AREA OR IMPERVIOUS SURFACE AREA BY TWENTY (20) PERCENT OR LESS SHALL NOT BE REQUIRED TO PROVIDE THE TREE CANOPY REQUIRED BY THIS PART.

CHAPTER 10, PART 1 - CODE REQUIREMENT CALCULATION: (BUILDING AREA) EXISTING BUILDING AREA 49,740 SF, PROPOSED BUILDING AREA 49,740 SF, PERCENT OF INCREASE 0%

LANDSCAPE DATA

Table with 2 columns: Category (EXISTING V.I.A., PROPOSED V.I.A., TOTAL V.I.A., etc.) and Value (36,129 SF, +16,083 SF, 42,812 SF, etc.)

LAND DEVELOPMENT CODE, CHAPTER 10, PART 2, SECTION 10.2.2.A.1,2&3 STATES: EXPANSION OF BUILDING, V.I.A OR ANY COMBINATION OF BUILDING AND V.I.A AREA BY MORE THAN TWENTY (20) PERCENT OR LESS SHALL NOT BE REQUIRED TO PROVIDE THE INTERIOR LANDSCAPE AREA REQUIRED BY THIS PART.

CHAPTER 10, PART 2 - CODE REQUIREMENT CALCULATION: (BUILDING AREA) EXISTING BUILDING AREA 49,740 SF, PROPOSED BUILDING AREA 49,740 SF, PERCENT OF INCREASE 0%

PARKING SUMMARY (35 EMPLOYEES)

Table with 2 columns: Category (OFFICE AREA - 5,575 SF, MINIMUM PARKING REQUIRED, etc.) and Value (16 SPACES, 28 SPACES, etc.)

BICYCLE SUMMARY

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

WAIVER REQUESTED

1) A WAIVER IS REQUESTED FROM CHAPTER 10, PART 2 - SECTION 10.2.B PARAGRAPH 9 AND SECTION 10.2.10 OF THE LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED 15-FT LANDSCAPE BUFFER AREA AND ALLOW FOR PARKING AND RETAINING WALLS AS SHOWN ON THIS PLAN.

VARIANCE GRANTED: 06/01/09

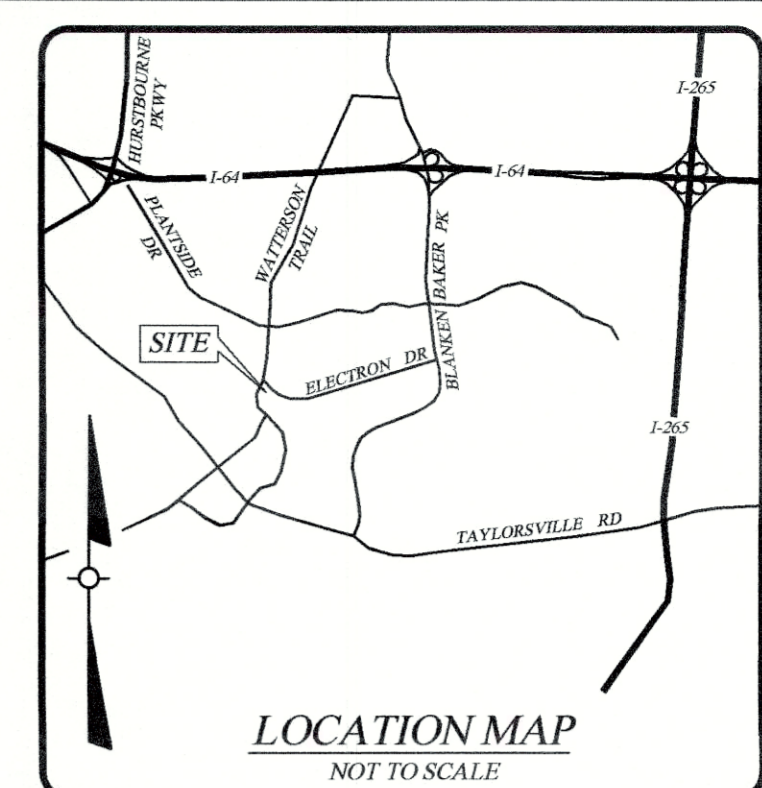
1) A VARIANCE FROM CHAPTER 5.3.4.D.3 OF THE LDC TO ALLOW THE PROPOSED AND EXISTING STRUCTURES TO BE SETBACK LESS THAN 25' FROM A PUBLIC ROAD. THIS IS A VARIANCE OF 2' TO 11' ALONG ELECTRON DRIVE AND 13' ALONG WATTERSON TRAIL.

WAIVER GRANTED: 06/01/09

1) A WAIVER OF CHAPTER 6.2.6 OF THE LDC TO OMIT THE SIDEWALK REQUIRED ALONG WATTERSON TRAIL.

WAIVER GRANTED: 06/22/11

1) A WAIVER OF CHAPTER 6.2.6 OF THE LDC TO OMIT THE SIDEWALK REQUIRED ALONG ELECTRON DRIVE.
2) A WAIVER OF CHAPTER 5.9.2.A.1.b.i OF THE LDC TO OMIT PEDESTRIAN ACCESS FROM ELECTRON DRIVE TO THE OFFICE/WAREHOUSE BUILDING LOCATED AT THE SOUTH OF THE SITE.



OWNER

HALLAM PROPERTIES, LLC.
3001 WATTERSON TRAIL
LOUISVILLE, KY, 40299-3838

SITE DATA

3001 WATTERSON TRAIL
LOUISVILLE, KY 40299
D.B. 11187, PG. 749
TAX BLOCK 39, LOT 1114

SETBACK DATA

FRONT YARD 25'
STREET SIDE YARD 25'
SIDE YARD 0'
REAR YARD 0'
BUILDING HEIGHT 50'

DISTURBANCE AREA

TOTAL DISTURBANCE .81 ACRES

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.

TRANSPORTATION NOTES

- 1) ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
2) EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
3) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.

MSD NOTES

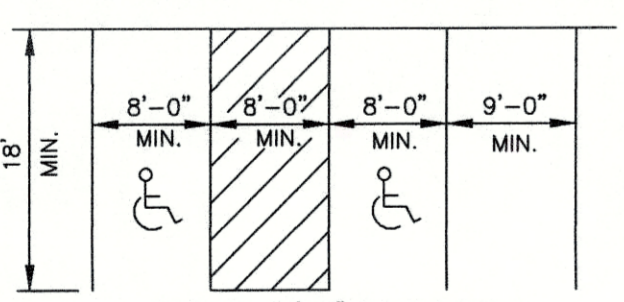
- 1) WASTEWATER: THE PROPOSED BUILDING WILL NOT REQUIRE SANITARY SEWER SERVICE.
2) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN 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, (2111100645 REV. DECEMBER 5, 2006).
4) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.

IMPERVIOUS AREA

Table with 2 columns: Category (PRE, POST) and Value (87,874 SF, 95,328 SF)

EROSION CONTROL NOTES

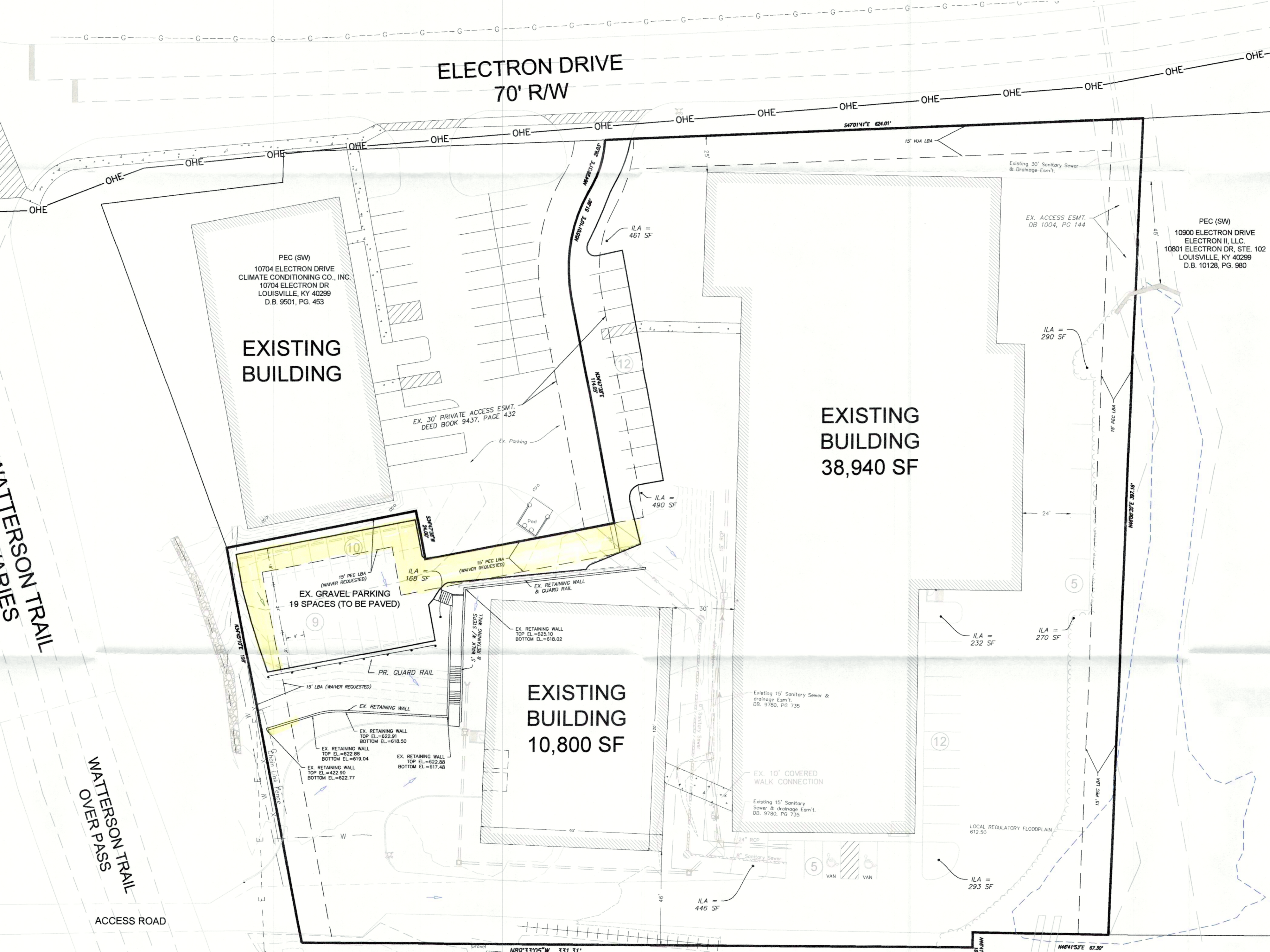
- 1) THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP EMP'S SHALL BE INSTALLED 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.



MINIMUM 24'-0" DRIVE LANE
NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.

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.

Table with 5 columns: Revision, Date, Description, Detailed By, Approved By

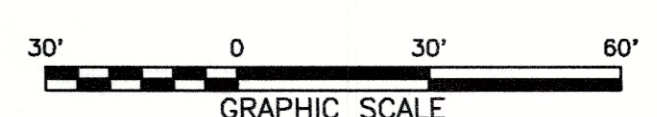
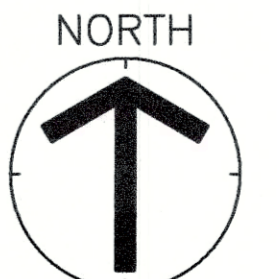


WATTERSON TRAIL R/W VARIES

WATTERSON TRAIL OVERPASS

ACCESS ROAD

SOUTHERN RAILROAD R/W VARIES



PREVIOUS CASES# J-TOWN-18-0010, 13DEVPLAN1036 & B-9896 J-TOWN DOCKET# 19-0033 WM# 3805



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REVISED CATEGORY 2B DEVELOPMENT PLAN FOR HB MOLDING WAREHOUSE
3001 WATTERSON TRAIL & 10710 ELECTRON DRIVE
LOUISVILLE, KENTUCKY 40299

JOB NO: 18023
HORIZ. SCALE: 1"=30'
VERTICAL SCALE: N/A
DESIGNED BY: SQH
DETAILED BY: JDC
CHECKED BY: SWH
DATE: NOVEMBER 4, 2019

SHEET C10