

LEGEND

- Property Line
- Existing Fence
- Existing Sewerline
- Existing Manhole
- Wood/Vinyl Fence
- Ex. Treeline
- Ditch Line
- Flow Arrow
- Existing Storm Line
- Proposed Storm Line
- Existing light pole
- Proposed Contour
- Existing Contour

MSD NOTES WM# 12556

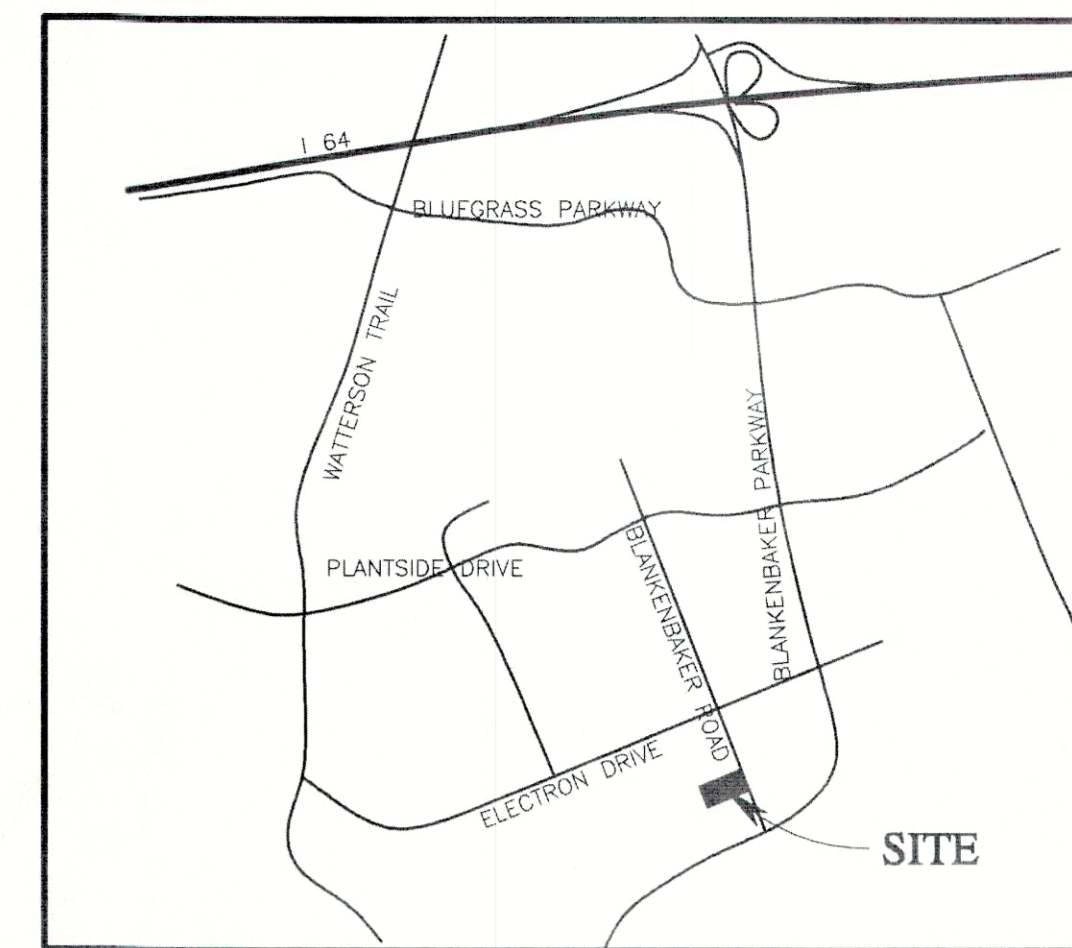
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
- SANITARY SEWER SERVICE BY PROPERTY SERVICE CONNECTION. SANITARY SEWER CAPACITY FEES MAY APPLY.
- SITE IS SUBJECT TO REGIONAL FACILITY FEES. SITE MUST DIVERT ALL WATER TO ADJACENT OR NEARBY PARCELS, OR TO CREATE CLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- PRIOR TO CONSTRUCTION PLAN APPROVAL, AN EASEMENT PLAT SHALL BE REQUIRED FOR ANY THRU DRAINAGE ON SITE.
- NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM PANEL 21111C0064F, DATED 02/26/2021.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

DEVELOPMENT NOTES

- SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF LOUISVILLE.
- 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.
- 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 CLARE 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.
- 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.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- GROUND MOUNTED SIGNS ALONG BLANKENBAKER ROAD SHALL MEET STANDARD SIGNAGE REQUIREMENTS.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES, OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY, OR STRUCTURE. (9.1.12.C)
- ALL PARKING LOT AREAS AND ENTRANCES SHALL BE CONSTRUCTED WITH A HARD AND DURABLE SURFACE.

JEFFERSONTOWN PUBLIC WORKS NOTES

- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT IS REQUIRED BY CITY OF JEFFERSONTOWN PUBLIC WORKS DEPARTMENT, FOR ANY WORK IN BLANKENBAKER ROAD PUBLIC RIGHT OF WAY.
- FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION, NOTICE SHALL BE GIVEN BY THE DEVELOPER OR CONTRACTOR TO JEFFERSONTOWN PUBLIC WORKS DEPARTMENT FOR INSPECTIONS OF BASE, PAVEMENT, AND SIDEWALKS. (502) 267-7273.
- A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO JEFFERSONTOWN PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO INITIATING ANY CONSTRUCTION WORK.
- CONTRACTOR RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS. THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
- ALL SIDEWALKS, PEDESTRIAN RAMPS, LANDINGS, AND CROSSWALKS, ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE AMERICAN DISABILITIES ACT (A.D.A.).
- 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.



VICINITY MAP

NO SCALE

Site Data

Location: 2910 Blankenbaker Road
 Inst. No. D.B. 12457 PG. 809
 Parcel ID: 0039 1054 0000
 Area: 426,888 S.F.
 9.80 Acres

Municipality: Louisville
 Zoning: IPEC
 Form District: Suburban Workplace
 Existing Use: Office/Warehouse
 Proposed Use: Office/Warehouse
 Plan Certain: NO

Property Owner: Mills Properties - Jefferson, LLC
 Address: 10713 Rock Moss Court
 City/State/Zip: Louisville, Kentucky 40291

Dimensional Standards

Building Setbacks	Min	Perimeter Buffering
Front:	25'	15' LBA
Side:	None	15' LBA
Rear:	None	15' LBA
Max. Height of Building:	50'	

Building Summary

Area:	426,888 S.F.
Building Area:	86,000 S.F.
Office:	9505 S.F.
1st Floor:	6713 S.F.
2nd Floor:	40,500 S.F.
Warehouse:	40,500 S.F.
Metal Fabrication:	40,500 S.F.
Fabrication Shop:	5,000 S.F.
F.A.R.	0.24

IL A Requirements

Loading & Storage Area:	132,794 S.F.
Vehicle Use Area:	73,710 S.F.
ILA Required:	(7.5%) 15,488 S.F.
ILA Provided:	(8.16%) 16,845 S.F.
ILA Trees Required:	(1/4000 S.F.) 52 trees
ILA Trees Provided:	52 trees

Impervious Areas

Total Site Area:	426,888 S.F.
Existing Conditions:	0 S.F.
Impervious:	426,888 S.F.
Pervious:	292,096 S.F.
Proposed Conditions:	134,792 S.F.
Impervious:	374,490 S.F.
Pervious:	8.60 Acres

Parking Summary

	Min	Max
Office	1SP/400S.F. 16,218 41	1SP/150S.F. 108
Warehouse	1SP/4,000S.F. 45500	1SP/500S.F. 91
Plant or Factory gross floor area	1SP/10,000S.F. 4	1SP/500S.F. 81
Goods Storage or Handling	1SP/10,000S.F. 13	1SP/500S.F. 266
Outdoor Storage	1SP/10,000S.F. 69	1SP/500S.F. 546
Total Spaces Required	102	546
Spaces Provided	107	ADA spaces Total
Bicycle Parking	10% of Required parking 10 Long-Term	2 Short-Term

Tree Canopy

Gross Site Area	426,888 S.F.
Existing Tree Canopy	252,346 S.F.
Ex. Tree Canopy %	59.1%
Preserved Tree Canopy Coverage Area	50,991 S.F.
Ex TCCA Required	50,469 S.F.
Preserved Tree Canopy Coverage Area	11.3%
Tree Canopy Coverage %	35.0%
Tree Canopy Area Required	149,411 S.F.
Tree Canopy Preserved	50,991 S.F.
New Tree Canopy Provided	104,400 S.F.
Tree Canopy Provided	155,391 S.F.
% Tree Canopy Provided	36.4%

PRELIMINARY APPROVAL

Condition of Approval:

Michelle G. G. 5-15-23

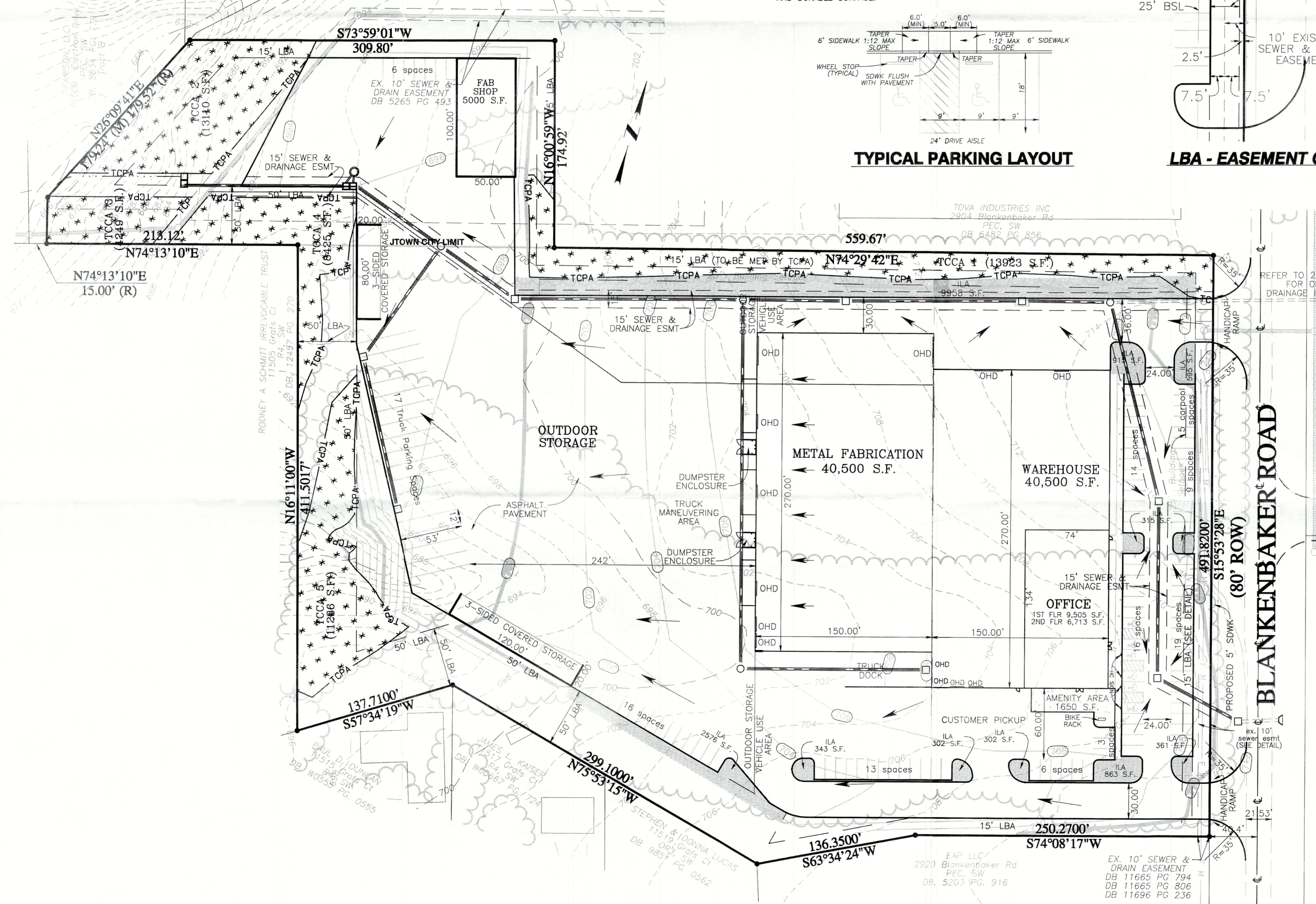
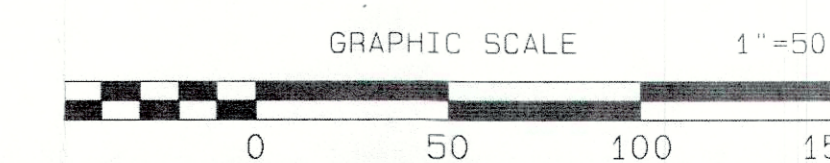
Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED

MAY 10 2023
 PLANNING & DESIGN SERVICES

METRO 23-DDP-0012
 JEFFERSONTOWN 23-0007



TYPICAL PARKING LAYOUT

LBA - EASEMENT OVERLAP

PROJECT: 2021-593 Blankenbaker, Dist. MISS. USED. EDP. 50. DATE: 5/15/2023 10:34:38AM ECR
 VALUE: MSBVALEI, Network\ALEI, Projects\2021-593 Blankenbaker, Dist. MISS. USED. EDP. 50. DATE: 5/15/2023 10:34:38AM ECR

DATE: _____

REVISION: _____

AL ENGINEERING INC.
 Civil Engineering & Land Development Services
 13000 Middletown Industrial Blvd. Ste. A
 Louisville, KY 40223
 (502) 877-4444 Cell

ACCOUNT: 2021-593
 DESIGNED BY: ECR
 DRAWN BY: ECR
 CHECKED BY: AMR
 APPROVED BY: AMR

LICHTFELD INC
 908 S. 8th Street
 Louisville, KY 40203

Blankenbaker Distribution Center West
 2910 Blankenbaker Road
 Louisville, Kentucky 40299

DEVELOPMENT PLAN

DRAWING SHEET 1 OF 1

23-DDP-0012