

DEVELOPMENT NOTES

- EXISTING SITE AND BOUNDARY INFORMATION SHOWN HEREON, PROVIDED TO AL ENGINEERING INC. BY SURVEYING SERVICES.
- SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF JEFFERSONTOWN.
- THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT "BUD" TOLL FREE 1-800-752-6007 FOR LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.
- 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.
- STRUCTURES REQUIRING SCREEN SUCH AS DUMPSTERS SHALL BE SCREENED IN ACCORDANCE WITH LDC (CH. 10.2.6).
- 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 GLARE 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.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
- ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH SECTIONS 5.11.2 AND 10.2.6 OF THE LAND DEVELOPMENT CODE ADOPTED BY THE CITY OF JEFFERSONTOWN.
- LONG TERM BICYCLE PARKING TO BE PROVIDED WITHIN THE BUILDING.

MSD NOTES

- SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO MSD FEES AND ANY APPLICABLE CHARGES.
- ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOW FOR THE ENTIRE SIRE FOR THE 2, 10, 25, AND 50 YEAR STORMS AND WILL REDUCE THE 100 YEAR POST-DEVELOPED PEAK TO 50% OF THE 100 YEAR PRE-DEVELOPED PEAK FLOW. REFER TO 23-DDP-0009 FOR THROUGH DRAINAGE TO DIVERT ALL WATER AROUND 11505 GRAFS COURT PROPERTY.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM PANEL 21111C0064F, DATED 02/26/2021.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

JEFFERSONTOWN NOTES

- 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 CITY OF JEFFERSONTOWN. 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.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT IS REQUIRED BY JEFFERSONTOWN PUBLIC WORKS DEPARTMENT, PRIOR TO ANY WORKS BEGINS.
- 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.
- GROUND MOUNTED SIGNS ALONG BLANKENBAKER ROAD SHALL MEET STANDARD SIGNAGE REQUIREMENTS. IN ALL CASES SIGNAGE ON THE SITE IS SUBJECT TO THE CITY OF JEFFERSONTOWN SIGN ORDINANCE.
- 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.
- CONTRACTOR RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION.
- A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO JEFFERSONTOWN PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO INITIATING ANY CONSTRUCTION WORK.
- 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 OF USE, OR ALTERATION PERMIT) IS REQUESTED:
 - THE DEVELOPMENT MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE CITY OF JEFFERSONTOWN (10416 WATERSON TRAIL) AND THE METROPOLITAN SEWER DISTRICT (700 WEST LIBERTY).
 - ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE JEFFERSONTOWN 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.

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (48) 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 & WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.



Karst Terrain Features

On June 9, 2008 a karst survey was conducted by Asher Engineering, a Professional Engineering firm licensed in the State of Kentucky with experience in the review and analysis of karst geologic features. The proposed development area is underlain by Laurel Dolomite bedrock. Based on the Karst Potential Map produced by the Kentucky Geological Survey, the Laurel Dolomite has a medium potential to form closed depressions/sinkholes. Topographical depressions were noted during the site reconnaissance within the limits of the development. No depressions/sinkholes were noted in the proposed development area on the USGS quad map.

Waivers Requested

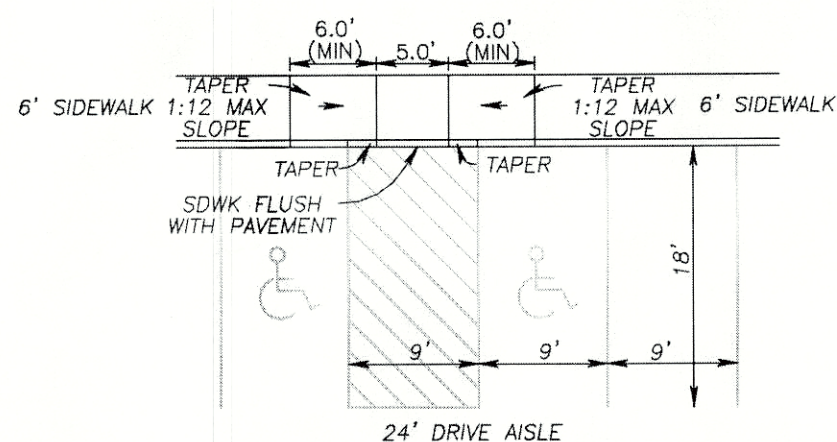
A SIDEWALK WAIVER IS REQUESTED ALONG BLANKENBAKER RD.

A WAIVER IS REQUESTED FROM CHAPTER 5.5.4.B.1 PROPERTY PERIMETER LANDSCAPE BUFFER AREA REQUIREMENT TO REDUCE FROM 50' TO 15' ALONG EASTERN PROPERTY LINE.

Signage

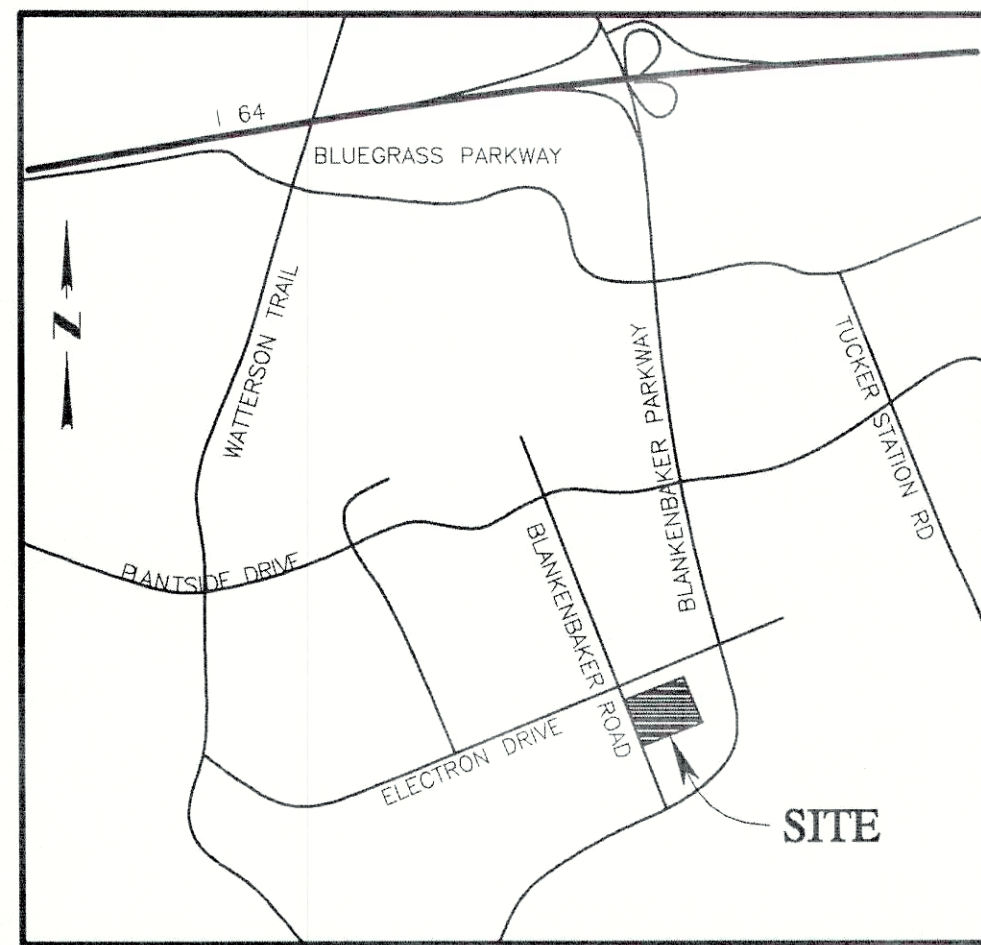
In all cases signage on the site is subject to the City of Jeffersonstown sign ordinance.

TYPICAL PARKING LAYOUT



LEGEND

- 724-- EX. CONTOUR
- 724-- PROPOSED CONTOUR
- DRAINAGE FLOW ARROWS
- EXISTING STORM LINES
- PROPOSED STORM LINES
- OVERHEAD ELECTRIC
- RETAINING WALL
- EX. FIRE HYDRANT
- EX. POWER POLE
- EX. TREELINE



VICINITY MAP

NO SCALE

Site Development Data

Location: 2909 Blankenbaker Road
Inst. No. D.B. 12381 PG. 485
Tax Block, Lot, Sublot: 0039 1131 0000
Area: 10.50 Acres
457,380 S.F.
Zoning: PEC
Form District: SW
Enterprise Zone: Jeffersonstown
Existing Use: Vacant
Proposed Use: Office/Warehouse
Plan Certain: 11275

OWNER
Lichtfeld Development Trust
908 S 8th St. Ste. 102
Louisville, KY 40203

Building Summary

Area: 457,380 S.F.
Building Area: 126,750 S.F.
1st Floor Office: 7,146 S.F.
2nd Floor Office: 6,985 S.F.
Warehouse: 119,604 S.F.

F.A.R. 0.27
Max Allowed F.A.R. 1
Building Height: 45'

I L A Requirements

Outdoor Storage Area 127,556 S.F.
Truck Loading Area 42,119 S.F.
Vehicle Use Area 43,719 S.F.
ILA Required: (7.5%) 3,279 S.F.
ILA Provided: (9.19%) 4,020 S.F.
ILA Trees Required: (1/4000 S.F.) 11 trees
ILA Trees Provided: 11 trees

Impervious Areas

Total Site Area 457,380 S.F.
Existing Conditions
Impervious 20,055 S.F.
Pervious 437,325 S.F.
Proposed Conditions
Impervious 346,677 S.F.
Pervious 110,703 S.F.

Dimensional Standards

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

Parking Summary

	Min	Max
Office	1SP/350S.F.	1SP/200S.F.
	14,131	71
	40	
Warehouse	1SP/1.5EMP	1SP/1.0EMP
	65	65
	43	
Total Spaces Required	84	136
Spaces Provided	119	
	5	
	124	
		ADA spaces
		Total

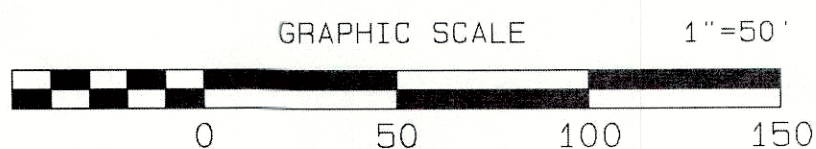
Tree Canopy

Class B Tree Canopy Category

Gross Site Area	457,380 S.F.
Existing Tree Canopy	11,576 S.F.
Ex. Tree Canopy %	2.5 %
Preserved Tree Canopy Coverage Area	11,576 S.F.
Preserved Tree Canopy Coverage %	2.5 %
Tree Canopy Required %	15.0 %
Tree Canopy Area Required	68,607 S.F.
Tree Canopy Preserved	11,576 S.F.
New Tree Canopy Provided	57,600 S.F.
Tree Canopy Provided	69,176 S.F.
% Tree Canopy Provided	15.1 %

Tree Canopy Breakdown
LBA Trees
69 Type A Trees @ 1-3/4" cal. (1200 S.F.) 720 s.f.ea 49,680 S.F.
Type B Trees @ 1-3/4" cal. (720 S.F.) 432 s.f.ea 0 S.F.
49,680 S.F.
ILA Trees
11 Type A Trees @ 1-3/4" cal. (720 S.F.) 720 s.f.ea 7,920 S.F.
Type B Trees @ 1-3/4" cal. (432 S.F.) 432 s.f.ea 0 S.F.
TOTAL TREE CANOPY 7,920 S.F.

Tree protection fencing shall be erected adjacent to all TCPAs prior to Site Disturbance Approval to protect the existing tree stands and their root systems. The fencing shall be located at least three (3) feet from the outside edge of the tree canopy and shall remain in place until all construction is completed.



RECEIVED
MAY 10 2023
PLANNING & DESIGN
SERVICES

WM # 9930

METRO 23-DDP-0009
JEFFERSONTOWN 23-0004