

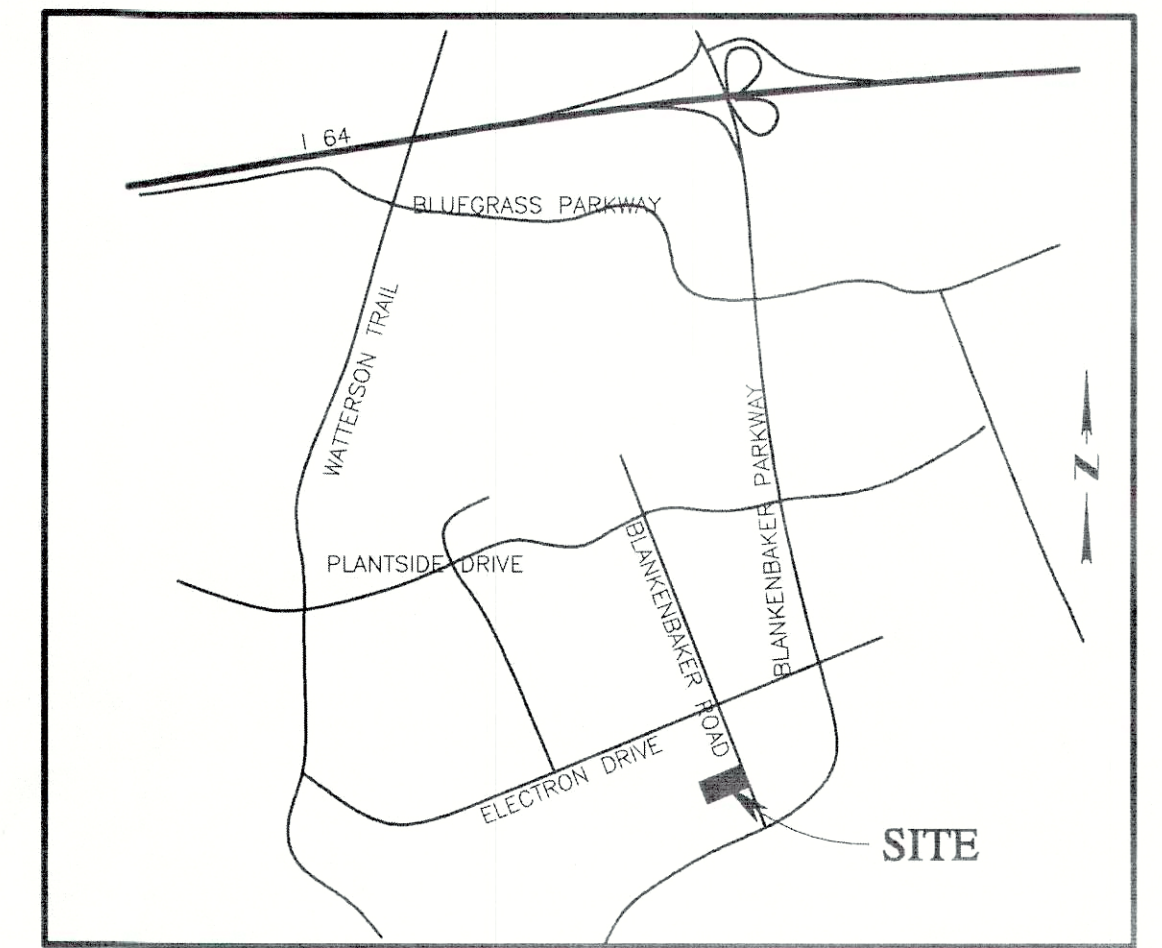
	Property Line		Ditch Line
	Existing Fence		Flow Arrow
	Existing Sewerline		Existing Storm Line
	Existing Manhole		Proposed Storm Line
	Wood/Vinyl Fence		Existing light pole
	Ex. Treeline		Proposed Contour
			Existing Contour

BY: Sam Graber
DATE: 5/16/23
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. 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.
3. SANITARY SEWER SERVICE BY PROPERTY SERVICE CONNECTION. SANITARY SEWER CAPACITY FEES MAY APPLY.
4. SITE IS SUBJECT TO REGIONAL FACILITY FEES. SITE MUST DIVERT ALL WATER (23-DDP--0012 AND 23-DDP--0009) AROUND 11505 GRAFS COURT PROPERTY VULCANITY DISSIPATION WILL BE REQUIRED AT THE OUTFALL POINT.
5. PRIOR TO CONSTRUCTION PLAN APPROVAL, AN EASEMENT PLAT SHALL BE REQUIRED FOR ANY THRU DRAINAGE ON SITE.
6. NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM PANEL 21111C0064F, DATED 02/26/2021.
7. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

1. SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF LOUISVILLE.
2. ELECTRIC SERVICE TO BE COORDINATED WITH LOUISVILLE GAS AND ELECTRIC.
3. WATER SERVICE TO BE COORDINATED WITH THE LOUISVILLE WATER COMPANY.
4. PROPERTY IS IN JEFFERSONSTOWN FIRE DISTRICT AND SUBJECT TO APPROVAL.
5. 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.
6. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
7. "NO IDLING" SIGNS SHALL BE POSTED AT ALL LOADING/UNLOADING DOCK AREAS.
8. 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.
9. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
10. GROUND MOUNTED SIGNS ALONG BLANKENBAKER ROAD SHALL MEET STANDARD SIGNAGE REQUIREMENTS.
11. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING 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. (g.1.12.c)
12. ALL PARKING LOT AREAS AND ENTRANCES SHALL BE CONSTRUCTED WITH A HARD AND DURABLE SURFACE.

1. 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.
2. 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.
3. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO JEFFERSONTOWN PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO INITIATING ANY CONSTRUCTION WORK.
4. CONTRACTOR RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION.
5. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTIBLE WARNINGS FOR RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
6. ALL SIDEWALKS, PEDESTRIAN RAMPS, LANDINGS, AND CROSSWALKS, ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE AMERICAN DISABILITIES ACT (A.D.A.).
7. ALL CONSTRUCTION METHODS, MATERIALS AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH THE KENTUCKY TRANSPORTATION CABINET DEPARTMENT OF HIGHWAYS STATIONING 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.



NO SCALE

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

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

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

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:	PEC
Form District:	Suburban Workplace
Existing Use:	Office/Warehouse
Proposed Use:	Office/Warehouse
Plan Certain:	NO
Property Owner:	MLS Properties - Jefferson, LLC
Address:	10713 Rock Moss Court
City/State/Zip	Louisville, Kentucky 40291

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

Office	Min 1SP/400S.F. 16,218 41	Max 1SP/150S.F. S.F. 108
Warehouse Plant or Factory gross floor area	1SP/4,000S.F. 45500 11	1SP/500S.F. S.F. 91
Goods Storage or Handling	1SP/10,000S.F. 40500 4	1SP/500S.F. S.F. 81
Outdoor Storage	1SP/10,000S.F. 132,794 13	1SP/500S.F. S.F. 266
Total Spaces Required	69	546
Spaces Provided	102 5 107	spaces ADA spaces Total
Bicycle Parking	10% of Required parking 10 Long-Term	2 Short-Term

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	50,991 S.F
Preserved Tree Canopy Coverage %	11.9 %
Tree Canopy Required	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 %

MAY 10 2023
PLANNING & DESIGN
SERVICES

METRO 23-DDP-0012
JEFFERSONTOWN 23-0007

23-DDP-0012

AL ENGINEERING INC.
Civil Engineering & Land Development Services
3000 Middletown Industrial Blvd. Ste. A (502) 254-2245 Off.
Louisville, Ky. 40223 (502) 817-4444 Cell

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

Center West
2910 Blankenbaker Road
Louisville, Kentucky 40299

DEVELOPMENT PLAN

DRAWING

1

SHEET 1

OF 1