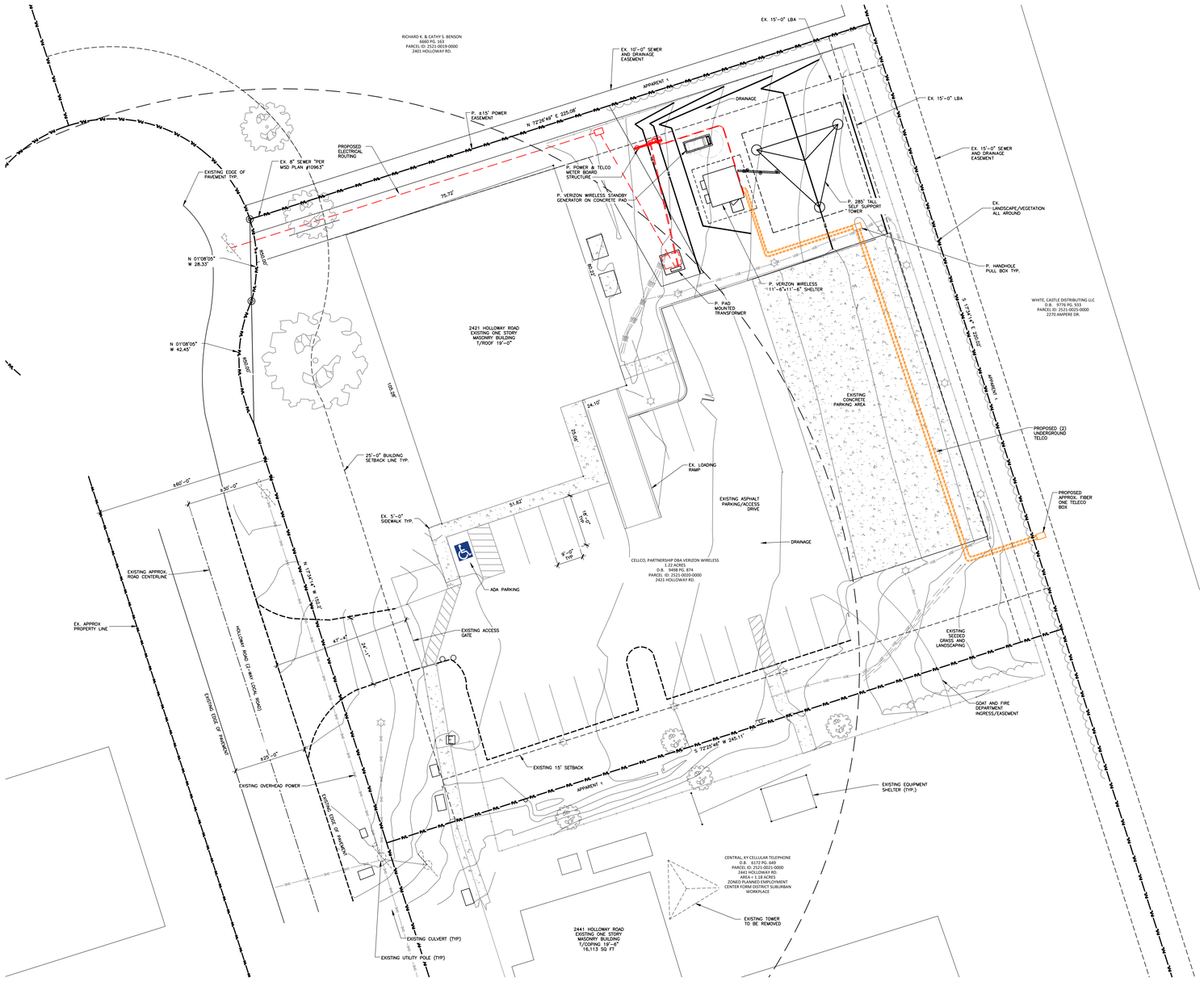



OVERALL SITE PLAN
w/AERIAL OVERLAY
SCALE: 1" = 20'

Kentucky 811
Kentucky Underground Protection Center, Inc.
Call Before You Dig - 7 p.m. to 6 a.m.
1-800-752-6007
PER KENTUCKY STATE LAW, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

LEGEND

- EXISTING OVERHEAD ELECTRIC
- EXISTING OVERHEAD TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- FENCE LINE
- LEASE LINE
- APPROXIMATE PROPERTY LINE
- POWER POLE
- FIRE HYDRANTS
- WATER VALVES
- BOLLARDS
- SET 5/8" IRON PIN WITH CAP
- BENCHMARK
- FOUND #5 REBAR
- UTILITY POLE GUY WIRE
- UNDERGROUND ELECTRICAL CONDUIT
- UNDERGROUND TELEPHONE CONDUIT
- EXISTING CONTOURS
- SETBACK

**SITE ADDRESS**
PARCEL ID: 2121-0020-0000
ZONE: PEC
PLAT: 37-04
2421 HOLLOWAY INDUSTRIAL PARK
RE-PLAT: D.B.5838 PG.463

**SITE SURVEY DATA**

**SURVEYOR**
BOWMAN
3001 TAYLOR SPRINGS DRIVE
LOUISVILLE, KY 40220
PHONE: 502-459-8402
FAX: –

**ELECTRICAL**
KENTUCKY UTILITIES
ADDRESS: 220 W MAIN ST
LOUISVILLE, KY 40202
CONTACT: –
PHONE: 502-627-2000
EMAIL: –

**ARCHITECTURAL**
BOWMAN
3001 TAYLOR SPRINGS DR
LOUISVILLE, KY 40220
PHONE: 502-459-8402
EMAIL: –

**CONSULTANT TEAM**

NOTES:
A. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN, ALL APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE (LDC) AND OTHER CITY REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION OF THE DEVELOPMENT. 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.
B. ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH, AND OTHER DEBRIS.
C. MITIGATION MEASURE FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
D. BEFORE ANY PERMIT (INCLUDING BUT NOT LIMITED TO BUILDING, PARKING LOT, CHANGE OF USE OR ALTERATION PERMIT) IS REQUESTED:
D.A. THE DEVELOPMENT MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE CITY OF JEFFERSONTOWN (10416 WATTERSON TRAIL) AND METROPOLITAN SEWER DISTRICT (700 WEST LIBERTY).
D.B. ENCROACHMENT PERMITS SHALL BE OBTAINED FROM THE CITY OF JEFFERSONTOWN PUBLIC WORKS DEPARTMENT.
E. ANY AREA PROPOSED TO BE USED FOR OUTDOOR SALES, DISPLAY OR STORAGE IN ACCORDANCE WITH SECTION 4.4.B SHALL BE ACCURATELY DELINEATED ON THE DEVELOPMENT PLAN.

**PROJECT NOTES**

**PROJECT DESCRIPTION:**
NOTE: ALL ITEMS WITHIN THESE CONSTRUCTION DOCUMENTS ARE BY TOWER OWNER'S CONTRACTOR AND HIS SUBS-CONTRACTORS UNLESS NOTED AS (VZW GC) WHICH SHALL INCLUDE VERIZON WIRELESS GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS, GENERALLY DESCRIBED BELOW:

TOWER OWNER SCOPE:
- INSTALL A NEW 285' TYPE TOWER
- INSTALL A NEW TOWER FOUNDATION SYSTEM
- INSTALL A NEW ELECTRICAL SERVICE RUN TO SITE H-FRAME
- NO WATER OR SEWAGE SERVICES RUN TO SITE
- INSTALL A NEW TOWER GROUNDING SYSTEM
- INSTALL NEW VZW SUBSURFACE GROUNDING SYSTEM
- INSTALL A NEW CONCRETE SHELTER & GENERATOR PADS
- INSTALL NEW CONDUITS WITH PULL TAPES FROM H-FRAME TO ILC ENCLOSURE TO ELECTRICAL POWER AND TELCO DEMARC
- INSTALL NEW CONDUITS WITH PULL TAPES FROM VZW ILC ENCLOSURE STUB-UPS TO EQUIPMENT ENCLOSURE STUB-UPS WITHIN VZW EQUIPMENT PAD
- INSTALL NEW CONDUITS WITH PULL TAPES FROM VZW ILC STUB-UP LOCATION TO THE TOWER H-FRAME LOCATION FOR ELECTRICAL POWER AND TELCO
- INSTALL NEW CONDUITS WITH PULL TAPES FROM VF CABINET TO OVP H-FRAME LOT FIBER LOCATION
- INSTALL (1) NEW "VERIZON WIRELESS ONLY" FIBER OPTIC CONDUIT WITH PULL TAPE AND TRACER WIRE FROM VZW EQUIPMENT TO NEW "VERIZON WIRELESS ONLY" HAND HOLE AND COILED SLACK COMPOUND THEN TO NEW "VERIZON WIRELESS ONLY" 36"X60" HAND HOLE AT R.O.W.
- INSTALL (1) NEW "VERIZON WIRELESS ONLY" FIBER OPTIC CONDUIT WITH PULL TAPE FROM NEW "VERIZON WIRELESS ONLY" HAND HOLE AND STUB UP AT FUTURE FIBER PROVIDER LOCATION
- PERMANENT ELECTRIC POWER MUST BE AVAILABLE FOR VERIZON WIRELESS AT THE METER BASE PRIOR TO THE SITE BEING RELEASED AS TENANT READY.

VERIZON WIRELESS SCOPE (VZW GC)
- INSTALL A NEW 11'-6"X16'-0" PREFABRICATED SHELTER ON EXISTING CONCRETE PAD FOUNDATION
- INSTALL NEW ICE BRIDGE AND FOUNDATIONS
- INSTALL NEW ANTENNA MOUNTING SUPPORT STRUCTURE ON TOWER
- INSTALL NEW ANTENNAS, LINES, GSM/3, 4G ANTENNA AND RADIO EQUIPMENT
- INSTALL NEW GPS ANTENNA AND CABLING ON H-FRAME SUPPORT STRUCTURE
- INSTALL NEW ELECTRIC SERVICE CONDUCTORS FROM UTILITY H-FRAME TO VZW ILC ENCLOSURE
- INSTALL CIRCUITS FROM VZW ILC TO VZW EQUIPMENT ENCLOSURES
- INSTALL NEW OUTDOOR DVP AND CABLING H-FRAME SUPPORT
- INSTALL (2) 1-1/4" & (1) 1" INNERDUCTS WITH PULL TAPES AND TRACER WIRE WITHIN OWNER INSTALLED "VERIZON WIRELESS ONLY" FIBER OPTIC CONDUITS

**PROJECT DESCRIPTION**

**TOWER OWNER SITE**
LV JEFFERSONTOWN RELO
SITE #: –

**VERIZON WIRELESS SITE**
LV JEFFERSONTOWN RELO
FA CODE: 10047405/10047949
MARKET ID: 500
MDG LOCATION ID: 50009926235
FUZE ID: 17060565

**SITE ADDRESS**
2421 HOLLOWAY ROAD
JEFFERSONTOWN, KY 40299
JEFFERSON COUNTY
E911 ADDRESS: 2421 HOLLOWAY RD

**TOWER OWNER**
VERIZON WIRELESS
2421 HOLLOWAY ROAD
JEFFERSONTOWN, KY 40299
CONTACT:
PHONE#:
MOBILE: –
E-MAIL: –

**PROPERTY OWNER**
VERIZON WIRELESS
2421 HOLLOWAY ROAD
JEFFERSONTOWN, KY 40299
DEED BOOK: 9498
PAGE NUMBER: 874
TAX BLOCK & LOT #: 252100200000

**PROPERTY OWNER**
SITE AREA: 53,278 S.F. (1.22 ACRES)

**GENERAL INFORMATION**
LATITUDE = 38° 12' 38.53" N
LONGITUDE = 85° 33' 16.37" W
1983 (NAD83)

ELEVATION = ±708.00' AMSL
1988 (NAVD88)

**EXISTING USE**
OFFICE/WAREHOUSE

**PROPOSED USE**
OFFICE/WAREHOUSE

**ZONING OF SITE:**
PEC

**FORM DISTRICT**
SUBURBAN WORKPLACE

**AREA OF EXISTING BUILDING**
OFFICE AREA = 4,643 FT²
WAREHOUSE AREA = 2,461 FT²
TOTAL AREA = 7,392 FT²

**AREA OF PROPOSED BUILDING**
N/A

**AREA OF PROPOSED EQUIPMENT SHELTER**
132.25 FT²

**HEIGHT OF BUILDING**
±19'-0"

**HEIGHT OF PROPOSED STRUCTURES**
EQUIPMENT SHELTER = ±9'-0"
TELECOM TOWER = ±285'-0"

**SITE DATA**

**EXISTING IMPERVIOUS AREA:**
EXISTING PAVING = 18,638 S.F.
BUILDING = 7,392 S.F.
SIDEWALKS = 1,985 S.F.
TOTAL EXISTING = 27,507 S.F.
TOTAL = 28,502 S.F.

**PROPOSED IMPERVIOUS AREA:**
SHELTER = 133 S.F.
STOOP = 16 S.F.
TOWER FOUNDATION = 28 S.F.
ICE BRIDGE FOUNDATION = 29 S.F.
GENERATOR PAD = 39 S.F.
TOTAL = 265 S.F. X 10% FOR MISC ITEMS = 292 S.F.

INCREASE IN IMPERVIOUS AREA = 292 S.F. / 28,502 S.F. = 1.024%

**IMPERVIOUS CALCULATIONS**

**EXISTING PARKING LOT**
1 SPACE PER 350 S.F.
7392/350 = 21.12 (21 SPACES)

NO CHANGE TO EXISTING PARKING PER THESE PLANS

**PARKING DATA**

**TREE CANOPY PRESERVATION AREA**
2 OAKS (TYPE A) 10" CALIPER 1200 S.F. EA. = 2400 S.F.
1 OAK (TYPE A) 9" CALIPER 702 S.F. = 702 S.F.
2 DOGWOOD (TYP C) 6-8" CALIPER 151 S.F. EA. = 302 S.F.
TOTAL TREE CANOPY CREDIT = 3404 S.F.

MINIMUM TREE CANOPY REQUIREMENT LOT S.F. X 15%:
= 53,278 S.F. X 15% = 7992 S.F.

REQUIRED ADDITIONAL TREE CANOPY WAS INSTALLED PER 2015 DEVELOPMENT BY VERIZON & MADDEN+MCMILLAN ARCHITECTS (8 ADDITIONAL TYPE A TREES WERE INSTALLED)

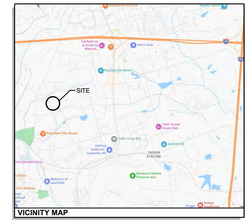
**VUA SIZE**
EXISTING PAVING = 18,638 S.F.
PROPOSED PAVING = 0 S.F.
TOTAL PAVING = 18,638 S.F.

**5% AREA**
TOTAL PAVING = 18,638 S.F. X 7.5% = 1398 S.F.
PROVIDED EXISTING AREA = 1910 S.F.

**LANDSCAPE BUFFER REQUIREMENTS**
AREA OF VUA = 18,638 PER TABLE 10.2.6 BUFFER IS 10 FT.
15 FT EXISTING LANDSCAPE BUFFER PROVIDED

NO CHANGE TO EXISTING LANDSCAPE/TREE CANOPY PER THESE PLANS

**LANDSCAPING DATA**




**VICINITY MAP**

Bowman
Bowman Consulting Group Ltd
3001 TAYLOR SPRINGS DRIVE
LOUISVILLE, KY 40220
Phone: (502) 459-8402
www.bowman.com
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verizon
CELLCO PARTNERSHIP D/B/A
2421 HOLLOWAY RD
LOUISVILLE, KY 40299
FAX (502) 266-7548

| REV. | DATE | DESCRIPTION |
|---|---|---|
| 0 | 10/22/24 | ISSUE FOR ZONING |
| 1 | 11/05/24 | ISSUE FOR ZONING |

STATE OF KENTUCKY
JEFFREY LASHBROOK
35042
LICENSED PROFESSIONAL ENGINEER

LV JEFFERSONTOWN RELO
2421 HOLLOWAY ROAD
JEFFERSONTOWN, KY 40299

ONE PAGE SITE DEVELOPMENT PLAN

| ISSUED FOR: | |
|---|---|
| REVIEW | - |
| PERMIT | - |
| CONSTRUCTION | - |
| RECORD | - |

| PROJECT MANAGER | DESIGNER |
|---|---|
| JTL | JTL |

JOB NUMBER
240674-01-013

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