

MSD NOTES WM# 9476

- 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.
- SANITARY SEWER SERVICE BY PROPERTY SERVICE CONNECTION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 36,404 S.F.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- INCREASED RUN OFF VOLUME FOR THE 100 YEAR STORM EVENT SHALL BE COMPENSATED BELOW ELEVATION 735. ANY REQUIRED FILL BELOW ELEVATION SHALL BE COMPENSATED ONSITE BELOW ELEVATION 735.

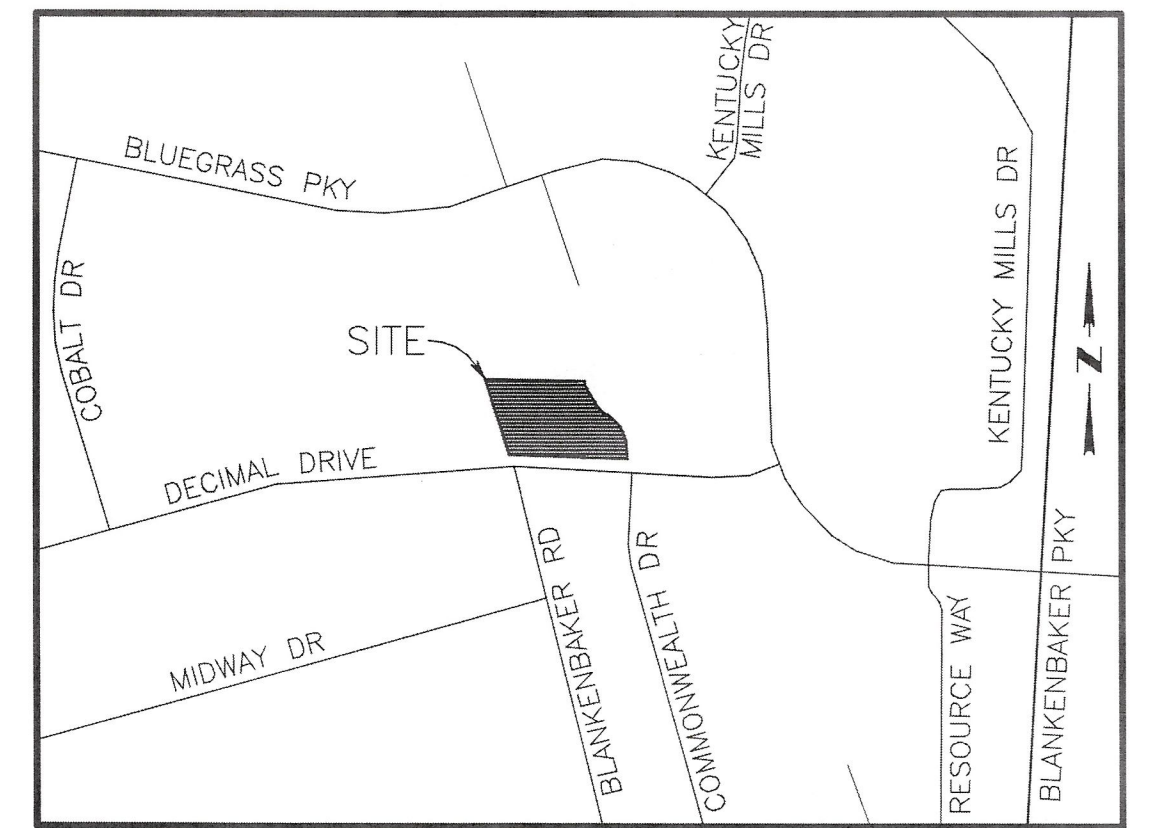
Runoff Volume Estimates	
MSD Method	(C prop. - C ex.) * (2.8/12) * (Area)
Difference in Runoff Coefficients	
Storage Vol Required	0.067 acre-ft 2,927 cu. ft.
Rational Method	
Tc = 10 min - 100 year	
Area under Hydrograph Estimates	
Storage Vol Required	0.04 acre-ft 1,892 cu. ft.
Volume Proposed	
Fill below 735	24.3 cu. ft.
Cut below 735	5991.3 cu. ft.
Total Volume Provided	5,967 cu. ft.

DEVELOPMENT 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 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.
- All off-street parking areas shall be permanently and continually maintained in good condition and free from potholes, weeds, dirt, trash and other debris.
- Mitigation measure for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- 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 Watterson Trail) and Metropolitan Sewer District (700 West Liberty)
 - Encroachment permits must be obtained from the Kentucky Transportation Cabinet Or Encroachment permits must be obtained from the Louisville Metro Public Works Department (if required)
- This site lies within the karst terrain area. Any subsequent development on site is subject to the requirements of chapter 4 section 9 of the Land Development Code.

LEGEND

	Property Line		Ditch Line
	Existing Sewerline		Existing Contour
	Existing Manhole		Proposed Contour
	Existing Water Line		Existing Overhead Electric
	Gas Line		Underground Electric
	Existing Fence		
	Proposed Fence		



VICINITY MAP
NO SCALE

Site Development Data

Location:	11301 Decimal Drive
Inst. No.	D.B. 12264 PG. 274
Tax Block, Lot, Sublot:	2239-0040-0000
Area:	2.33 Acres 101,303 S.F.
Zoning:	PEC
Form District:	Suburban Workplace
Existing Use:	Warehouse
Proposed Use:	Warehouse w/ Outdoor Storage
Plan Certain:	9-41-78

Building Summary

Area:	101,303 S.F.
Ex. Building Area:	13,357 S.F.
First Floor Office:	3,577 S.F.
First Floor Warehouse:	6,850 S.F.
Second Floor:	2,930 S.F.
Building Expansion:	16,200 S.F.
Stories:	2
Gross Floor Area:	29,557 S.F.

F.A.R.	0.29
Max Allowed F.A.R.	1.0
Building Height:	28'

Dimensional Standards

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

Parking Summary

	Min	Max
Office	1SP/350S.F. 6,507 18.6	1SP/200S.F. 33
Warehouse	1SP/1.5EMP 4 2.7	1SP/1.0EMP 4 1
Total Spaces Required	22	37
Spaces Provided	21 1 22	spaces ADA spaces Total
Bicycle Parking	2 Long-Term	2 Short-Term

Tree Canopy

Preserved Tree Canopy Coverage Area	13,125 S.F.
Preserved Tree Canopy Coverage %	13.0 %
Tree Canopy Required %	0.0 %
Tree Canopy Area Required	0 S.F.

IL A Requirements

Existing Vehicle Use Area	18,700 S.F.
Proposed Vehicle Use Area	25,103 S.F.
ILA Required:	1,883 S.F.
ILA Provided:	(7.5%) 3,322 S.F.
ILA Trees Required:	7.97% 6 trees
ILA Trees Provided:	(1/4000 S.F.) 10 trees

Impervious Areas

Total Site Area	101,303 S.F.
Existing Conditions	
Impervious	37,588 S.F.
Pervious	63,715 S.F.
Proposed Conditions	
Impervious	58,553 S.F.
Pervious	42,750 S.F.
Area of Disturbance	36,404 S.F. 0.84 Acres

RECEIVED


DEC 18 2024

OFFICE OF

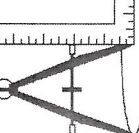
Case # 24-DDP-0074

Related Cases

JTOWN DDP #	24-0007
Metro P&Z	24-DDP-0019
Plan Certain #	9-41-78
MSD WM #	9476

GRAPHIC SCALE		1"=30'	
			
0	30	60	90

AL ENGINEERING INC.
Civil Engineering & Land Development Services
13000 Middletown Industrial Blvd. Ste A
Louisville, KY 40223
(502) 254-2245 Off
(502) 817-4444 Cell



ACCOUNT: 2024-646	DATE: 12-17-24
DESIGNED BY: AMR	DRAWN BY: AMR
CHECKED BY: AMR	APPROVED BY: AMR

Lichtfeld Inc.
908 S. 8th Street, Ste. 102
Louisville, KY 40203

Decimal Distribution
11301 Decimal Dr
Louisville, Kentucky 40299

REVISED
DEVELOPMENT
PLAN

DRAWING
D-1
SHEET 1
OF 1

24-DDP-0074