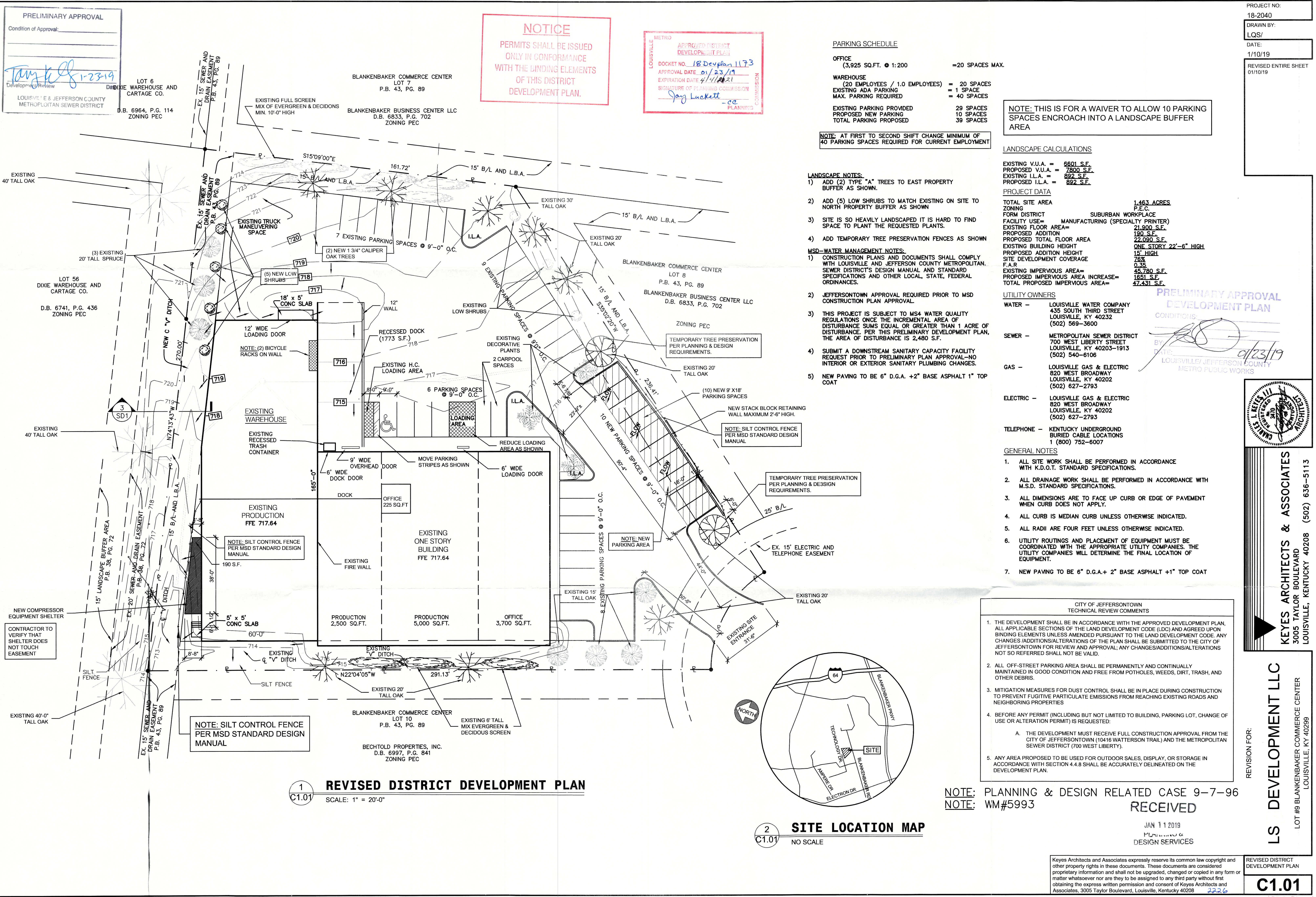




PRELIMINARY APPROVAL
Condition of Approval:
Tony K. 1-23-19
Development Review
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

LOT 6
DIXIE WAREHOUSE AND
CARTAGE CO.
D.B. 6964, P.G. 114
ZONING PEC

BLANKENBAKER COMMERCE CENTER
LOT 7
P.B. 43, PG. 89
BLANKENBAKER BUSINESS CENTER LLC
D.B. 6833, P.G. 702
ZONING PEC

NOTICE
PERMITS SHALL BE ISSUED
ONLY IN CONFORMANCE
WITH THE BINDING ELEMENTS
OF THIS DISTRICT
DEVELOPMENT PLAN.

LOUISVILLE METRO
APPROVED DISTRICT
DEVELOPMENT PLAN
DOCKET NO. 18 Dev Plan 1173
APPROVAL DATE 01/23/19
EXPIRATION DATE 4/1/2021
SIGNATURE OF PLANNING COMMISSION
Jay Luckett
PLANNING COMMISSION

PARKING SCHEDULE
OFFICE
(3,925 SQ.FT. @ 1:200) = 20 SPACES MAX.
WAREHOUSE
(20 EMPLOYEES / 1.0 EMPLOYEES) = 20 SPACES
EXISTING ADA PARKING = 1 SPACE
MAX. PARKING REQUIRED = 40 SPACES
EXISTING PARKING PROVIDED 29 SPACES
PROPOSED NEW PARKING 10 SPACES
TOTAL PARKING PROPOSED 39 SPACES

NOTE: AT FIRST TO SECOND SHIFT CHANGE MINIMUM OF
40 PARKING SPACES REQUIRED FOR CURRENT EMPLOYMENT

- LANDSCAPE NOTES:
- ADD (2) TYPE "A" TREES TO EAST PROPERTY BUFFER AS SHOWN.
 - ADD (5) LOW SHRUBS TO MATCH EXISTING ON SITE TO NORTH PROPERTY BUFFER AS SHOWN
 - SITE IS SO HEAVILY LANDSCAPED IT IS HARD TO FIND SPACE TO PLANT THE REQUESTED PLANTS.
 - ADD TEMPORARY TREE PRESERVATION FENCES AS SHOWN
- MSD-WATER MANAGEMENT NOTES:
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES.
 - JEFFERSONTOWN APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL
 - THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 2,480 S.F.
 - SUBMIT A DOWNSIDE SANITARY CAPACITY FACILITY REQUEST PRIOR TO PRELIMINARY PLAN APPROVAL-NO INTERIOR OR EXTERIOR SANITARY PLUMBING CHANGES.
 - NEW PAVING TO BE 6" D.G.A. +2" BASE ASPHALT 1" TOP COAT

NOTE: THIS IS FOR A WAIVER TO ALLOW 10 PARKING SPACES ENCRACH INTO A LANDSCAPE BUFFER AREA

LANDSCAPE CALCULATIONS

EXISTING V.U.A. = 6601 S.F.
PROPOSED V.U.A. = 7800 S.F.
EXISTING I.L.A. = 892 S.F.
PROPOSED I.L.A. = 892 S.F.

PROJECT DATA

TOTAL SITE AREA 1.463 ACRES
ZONING P.E.C. SUBURBAN WORKPLACE
FORM DISTRICT MANUFACTURING (SPECIALTY PRINTER)
FACILITY USE= 21,900 S.F.
EXISTING FLOOR AREA= 190 S.F.
PROPOSED ADDITION 22,090 S.F.
PROPOSED TOTAL FLOOR AREA 22,090 S.F.
EXISTING BUILDING HEIGHT ONE STORY 22'-6" HIGH
PROPOSED ADDITION HEIGHT 15' HIGH
SITE DEVELOPMENT COVERAGE 76%
F.A.R. 0.35
EXISTING IMPERVIOUS AREA= 45,780 S.F.
PROPOSED IMPERVIOUS AREA INCREASE= 1651 S.F.
TOTAL PROPOSED IMPERVIOUS AREA= 47,431 S.F.

UTILITY OWNERS

WATER - LOUISVILLE WATER COMPANY
435 SOUTH THIRD STREET
LOUISVILLE, KY 40232
(502) 569-3600
SEWER - METROPOLITAN SEWER DISTRICT
700 WEST LIBERTY STREET
LOUISVILLE, KY 40203-1913
(502) 540-6106
GAS - LOUISVILLE GAS & ELECTRIC
820 WEST BROADWAY
LOUISVILLE, KY 40202
(502) 627-2793
ELECTRIC - LOUISVILLE GAS & ELECTRIC
820 WEST BROADWAY
LOUISVILLE, KY 40202
(502) 627-2793
TELEPHONE - KENTUCKY UNDERGROUND
BURIED CABLE LOCATIONS
1 (800) 752-6007

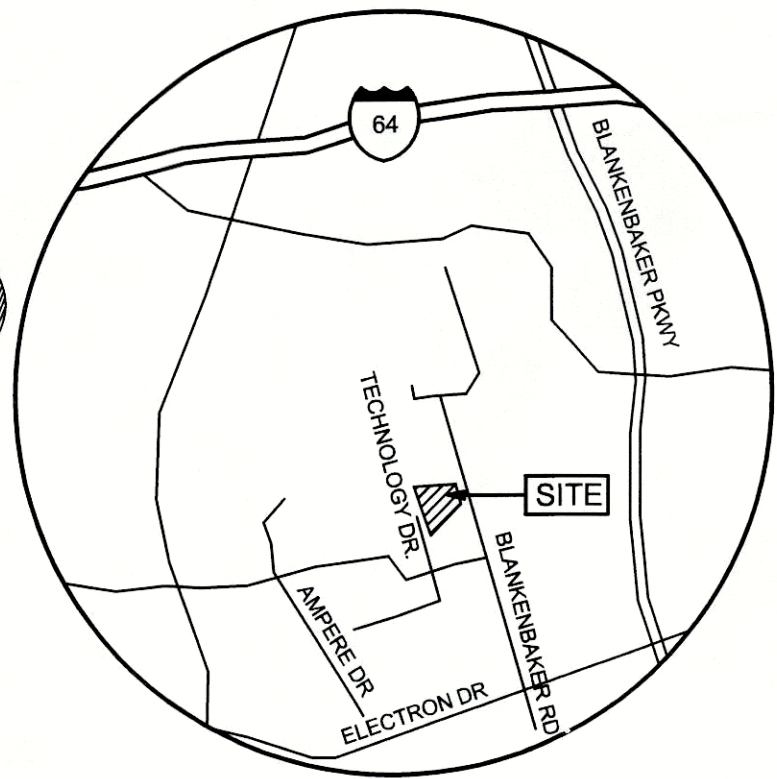
GENERAL NOTES

- ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH K.D.O.T. STANDARD SPECIFICATIONS.
- ALL DRAINAGE WORK SHALL BE PERFORMED IN ACCORDANCE WITH M.S.D. STANDARD SPECIFICATIONS.
- ALL DIMENSIONS ARE TO FACE UP CURB OR EDGE OF PAVEMENT WHEN CURB DOES NOT APPLY.
- ALL CURB IS MEDIAN CURB UNLESS OTHERWISE INDICATED.
- ALL RADII ARE FOUR FEET UNLESS OTHERWISE INDICATED.
- UTILITY ROUTINGS AND PLACEMENT OF EQUIPMENT MUST BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES. THE UTILITY COMPANIES WILL DETERMINE THE FINAL LOCATION OF EQUIPMENT.
- NEW PAVING TO BE 6" D.G.A. + 2" BASE ASPHALT + 1" TOP COAT

CITY OF JEFFERSONTOWN
TECHNICAL REVIEW COMMENTS

- 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 AREA SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH, AND OTHER DEBRIS.
- MITIGATION MEASURES 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:
A. THE DEVELOPMENT MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE CITY OF JEFFERSONTOWN (10416 WATKERSON TRAIL) AND THE METROPOLITAN SEWER DISTRICT (700 WEST LIBERTY).
- 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.

NOTE: PLANNING & DESIGN RELATED CASE 9-7-96
NOTE: WM#5993
RECEIVED
JAN 11 2019
PLANNING & DESIGN SERVICES



2
C1.01
NO SCALE
SITE LOCATION MAP

1
C1.01
SCALE: 1" = 20'-0"
REVISED DISTRICT DEVELOPMENT PLAN

PROJECT NO:
18-2040
DRAWN BY:
LQS/
DATE:
1/10/19
REVISED ENTIRE SHEET
01/10/19

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:

BY: *[Signature]*
DATE: 01/23/19
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



KEYES ARCHITECTS & ASSOCIATES
3005 TAYLOR BOULEVARD
LOUISVILLE, KENTUCKY 40208 (502) 636-5113

REVISION FOR:
LS DEVELOPMENT LLC
LOT #8 BLANKENBAKER COMMERCE CENTER
LOUISVILLE, KY 40299

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REVISED DISTRICT DEVELOPMENT PLAN
C1.01

BINDING ELEMENTS
CASE NO. 18DEVPL AN1-

NOW, THEREFORE, BE IT RESOLVED, that the City of Jeffersontown does hereby **APPROVE** the revised detailed development plan and waiver and is subject to the following binding elements, to wit:

All binding elements from the approved General Development Plan are applicable to this site, in addition to the following:

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. Any changes, additions or alterations of any binding element(s) shall be submitted to the Planning Commission and to the city of Jeffersonstown for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 22,090 square feet of gross floor area.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit is requested:
 - a. The development plan must receive full construction approval from Construction Review, City of Jeffersonstown and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
4. The size and location of any proposed freestanding sign must be in compliance with the City of Jeffersonstown Sign Ordinance.
5. Prior to a Certificate of Occupancy being requested the property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
6. If a building permit is not issued within two years of the date of approval of the plan, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
7. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission and City of Jeffersonstown.

8. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
9. If work is required within the easements causing removal or damage of landscape materials, the property owner shall be responsible for replacement of materials according to the approved landscape plan.
10. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
11. The proposed addition shall be substantially similar in appearance and materials to the existing building.
12. The plan indicates the approximate location for a future connection to the abutting site to the east. This connection shall be completed should the abutting site be redeveloped.
13. All off-street parking areas shall be permanently and continually maintained in good condition and free from potholes, weeds, dirt, trash and other debris.
14. There shall be no outdoor storage on the site.