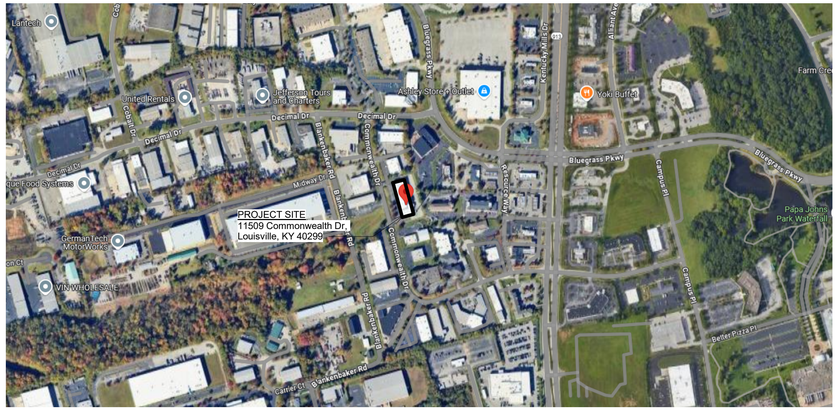
SWITCH CENTER RENOVATION

11509 COMMONWEALTH DRIVE, LOUISVILLE, KY 40299



VICINITY MAP

LOUISVILLE METRO FIRE NOTES

1. THE SUBJECT PROPERTY IS LOCATED WITHIN THE JEFFERSONTOWN FIRE DISTRICT.
2. LOCAL FIRE AUTHORITY HAVING JURISDICTION (AHJ) CONTACT INFORMATION: TOM CARROLL AND TCARROLL@JEFFERSONTOWNFIRE.COM
3. HYDRANTS: PRIOR TO THE COMBUSTIBLE PHASE OF CONSTRUCTION AN ADEQUATE WATER SUPPLY INCLUDING ACCESSIBLE HYDRANTS FOR FIREFIGHTING PURPOSES MUST BE MADE AVAILABLE, AND NO UTILITIES SHALL BE CONNECTED TO THE STRUCTURE UNTIL ADEQUATE SUPPLY IS PROVIDED (LMCO 94.81)
4. GATES: NO GATES SHALL BE INSTALLED WHICH LIMIT OR RESTRICT ACCESS TO A RESIDENTIAL AREA, EXCEPT AS APPROVED BY THE AHJ OF THE REFERENCED FIRE DISTRICT.
5. EMERGENCY RESPONDER RADIO COVERAGE: EMERGENCY RADIO SYSTEMS ARE REQUIRED TO MEET MINIMUM SIGNAL STRENGTH CRITERIA, TO BE CONFIRMED VIA THIRD PARTY TESTING, PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY IN SOME BUILDINGS.
6. REQUIREMENTS FOR SPECIFICATIONS OF FIRE DEPARTMENT CONNECTIONS (FDC), THREADS, SIZE, LOCATION, PLACEMENT OF THE KNOX BOX, OR FIREFIGHTER SAFETY BUILDING MARKING SIGNAGE MUST BE OBTAINED FROM THE AHJ OF THE REFERENCED FIRE DISTRICT.
7. PERMITTED PROJECTS SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

JEFFERSONTOWN DEPARTMENT NOTES

1. 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.
2. ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
3. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
4. 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 WATTERSON TRAIL) AND THE METROPOLITAN SEWER DISTRICT (700 WEST LIBERTY).
5. 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.

BUILDING ANALYSIS

GROSS BUILDING FOOTPRINT AREA:
24,103 SF EXISTING BUILDING (TENANT SPACE IS 16,060 SF INCLUDING NEW LOADING ADDITION)

SETBACKS (PER LAND DEVELOPMENT CODE CH.5, PART 3)
FRONT SETBACK = 25'-0" MAX - **COMPLIES**
SIDE SETBACK = NONE REQUIRED - **COMPLIES**
REAR SETBACK = NONE REQUIRED - **COMPLIES**
MAXIMUM BUILDING HEIGHT = 50'-0" MAX - **COMPLIES**

NEW EXTERIOR GENERATOR WITH ABOVE GRADE FUEL TANK
(2) 3MW GENERATOR WITH 1000 GALLON ABOVE GRADE DIESEL FUEL TANK (UL 2085).
PER NFPA30 TABLE 22.4.1.1b TANK LOCATION REQUIREMENTS:
15'-0" MINIMUM FROM PROPERTY LINE - **COMPLIES**
5'-0" MINIMUM FROM BUILDING - **COMPLIES**

NOISE LIMITATIONS : NO MUNICIPAL REQUIREMENTS FOUND

BUILDING TYPE (603)	TYPE III-B
OCCUPANCY USE (304)	BUSINESS USE (B)
FIRE PROTECTION:	AUTOMATIC FIRE SPRINKLER SYSTEM (EXISTING) CLEAN AGENT SYSTEM (EXISTING)

ALLOWABLE (BASED ON IBC 2018): - **COMPLIES**

• BUILDING HEIGHT (504.3)	75'-0" MAX. (50'-0" MAX PER LOCAL ZONING)
• NUMBER OF STORIES (504.4)	4 STORIES MAX
• SQUARE FOOTAGE (506.2)	104,000 SF MAX.

PROPOSED:

• BUILDING HEIGHT	25'-0" (EXISTING) + ROOF ACCESS PENTHOUSE
• NUMBER OF STORIES	1 STORY (EXISTING)
• SQUARE FOOTAGE	24,456 SF TOTAL EXISTING BUILDING (EXCLUDING NEW LOADING ADDITION) *NOTE TENANT PARTIALLY OCCUPIES EXISTING BUILDING

NOTES

1. COMPATIBLE LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH
2. WHEEL STOPS AND PROTECTIVE CURBING. 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.

GENERATORS INFORMATION

1. COMPATIBLE LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH
2. WHEEL STOPS AND PROTECTIVE CURBING. 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.

PROPERTY INFORMATION

OWNER: LIBERTY, BUSINESS CENTER, LLC, 9418 NORTON COMMONS BLVD, STE 300, PROSPECT, KY 40059-7654
DEED: DB 6696, PG 585
PB 34, PG 39 (LOTS 25 & 26)
PVA #2239-0026-0000

ADDRESS : 11509 COMMONWEALTH DRIVE, LOUISVILLE, KY 40299
STREET CLASSIFICATION : LOCAL ROADS
JURISDICTION : CITY OF JEFFERSONTOWN, KY
GROSS SITE ACREAGE : 1.96530 ACRES
NET SITE ACREAGE (SANS FRONT SETBACK, LBA'S) : 1.53294 ACRES
ZONING : PEC - PLANNED EMPLOYMENT CENTER DISTRICT
FORM DISTRICT: SUBURBAN WORKPLACE
CURRENT SUBDIVISION: COMMONWEALTH BLUEGRASS INDUSTRIAL PARK SECTION 1
AUTHORIZED LAND USE : M-2 INDUSTRIAL, C-1 COMMERCIAL, OFFICE BUILDINGS

NO FREESTANDING SIGNS ON PROPERTY

EXISTING EASEMENTS ON SITE NOTED ON PLANS

VEHICULAR USE AREA: 35,844 SF

INTERIOR LANDSCAPE AREA: 2,688SF REQUIRED (7.5% VUA) / 7,661SF PROVIDED

LOADING BAYS - **4 TOTAL**
- (1) AT TENANT SPACE IN NEW ENCLOSED LOADING DOCK, REPLACES 3 EXISTING BAYS
- (3) AT ADJACENT TENANT, NOT IN SCOPE

BICYCLE PARKING SPACES - NONE PROVIDED IN NEW SCOPE OR EXISTING

MSD SITE DISTURBANCE PERMIT REQUIRED
TOTAL AREA OF DISTURBANCE = +/- 18,250 SF
EXISTING IMPERVIOUS AREA = +/- 15,273 SF
PROPOSED IMPERVIOUS AREA = +/- 15, 709 SF
NET CHANGE IN IMPERVIOUS AREA = +/- 436 SF

FLOOR AREA RATIO (FAR) : .29
(25,401SF BUILDING GROSS/ 85,609SF SITE GROSS)

USE

EXISTING USE: TELECOMMUNICATION CENTER, OFFICE
PROPOSED USE: TELECOMMUNICATION CENTER, OFFICE (NO CHANGE)

PARKING

EXISTING PARKING = 31 STALLS INCUDING 2 ADA STALLS (26 AT FRONT + 5 AT BACK)

PARKING REQUIRED = 26 TOTAL PARKING STALLS REQUIRED BASED ON LDC TABLE 9.1.2C (BY USE AT EACH SPACE PER CALL WITH CITY) INCLUDING 1 VAN ACCISSIBLE AND 1 ACCESSIBLE PARKING SPACE (PER ADA 2010 STANDARDS 208.2)

3 REQUIRED FOR OWNER SPACE
BASED ON INDUSTRIAL, MANUFACTURING, WAREHOUSES, STORAGE - 1 SPACE FOR EACH 1.5 EMPLOYEES BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE SECOND SHIFT

+ 23 STALLS IF ADJACENT TENANT IS CLASSIFIED AS 'OFFICE' - BASED ON *OFFICE GENERAL : 1 SPACE FOR EACH 350 SQ. FT. OF GROSS FLOOR AREA IN SUBURBAN FORM DISTRICTS FOR A TOTAL BUILDING REQUIREMENT OF*

PROJECT NO:	2023-00840-03
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CHECKED BY:	
DATE:	

REVISION DATES

ISSUE	DESCRIPTION	DATE
1	Issue for Bid	10/10/25
2	Addendum #1	10/30/25

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Cover

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Received MAR 25 2026
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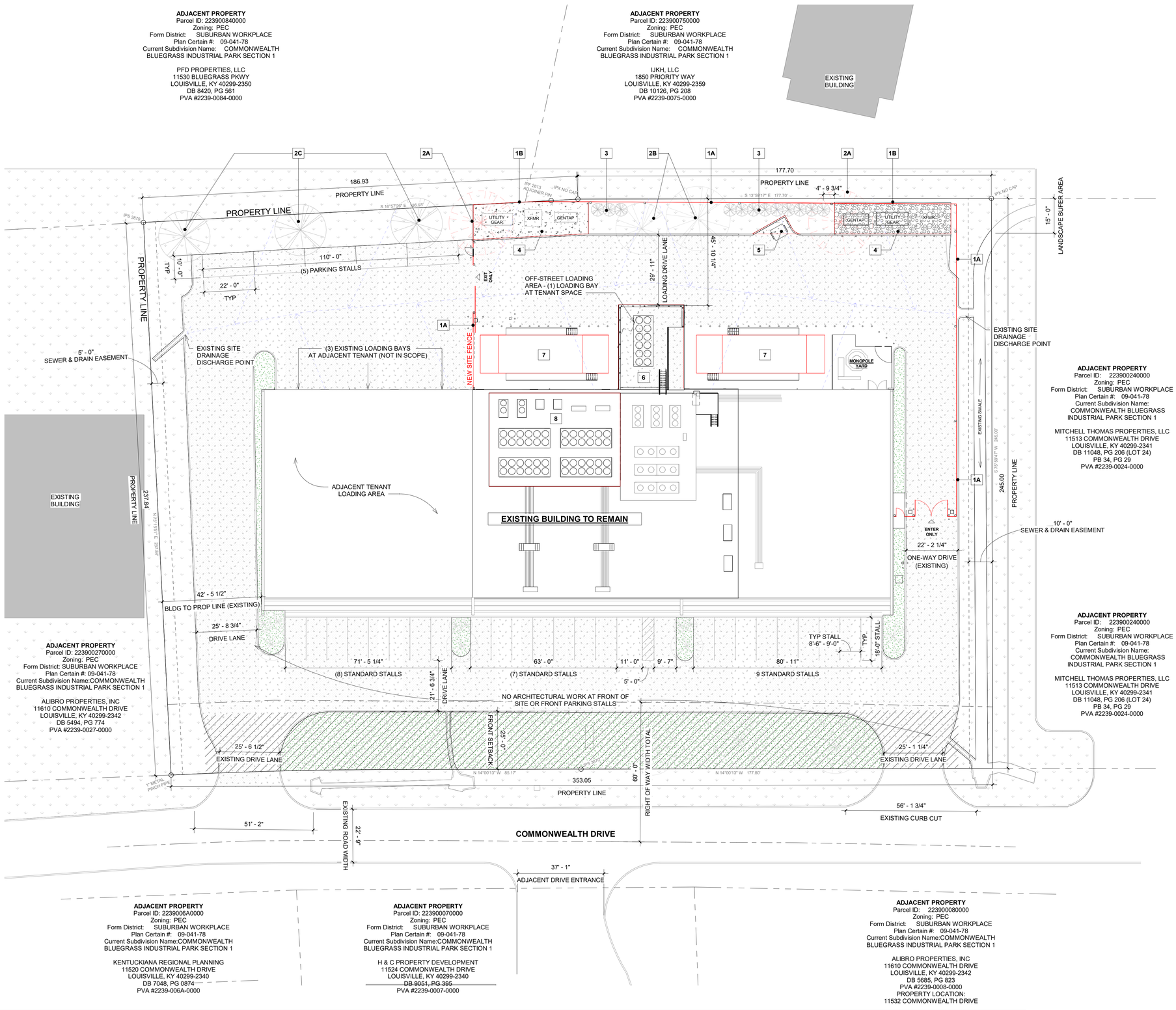
WM #8077



MSD REQUIREMENT NOTES:

1. AREA OF DISTURBANCE IS GREATER THAN 2,000 SF TOTAL. MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS

TOTAL AREA OF DISTURBANCE = +/- 18,250 SF
EXISTING IMPERVIOUS AREA = +/- 15,273 SF
PROPOSED IMPERVIOUS AREA = +/- 15, 709 SF
NET CHANGE IN IMPERVIOUS AREA = +/- 436 SF

*THIS IS CLASSIFIED BY MSD AS A "SMALL SITE DISTURBANCE PERMIT" CURRENT MSD FILE NUMBER: WM#8077

2. 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

KEY NOTES:

1A **NEW SITE FENCE AND GATES (OPEN PICKET)** 8'-0' TALL, BLACK VERTICAL STEEL PALE WITH CURVED TOP PRODUCT: AMERISTAR IMPASSE II, GAUNTLET, ANTISCALE

1B **NEW SITE FENCE (SCREENING)** 8'-0' TALL, BLACK VERTICAL STEEL PALE WITH CURVED TOP AND SOLID METAL PANEL SCREEN PRODUCT: AMERISTAR IMPASSE II, GAUNTLET, ANTISCALE W/ PRIVACY SCREEN

2A **REMOVE SITE TREE** - (2) TOTAL REMOVED

2B **MAINTAIN EXISTING SITE TREE** - (2) TOTAL

2C **PLANT NEW SITE TREE** - (3) TOTAL
**TOTAL OF 5 SITE TREES AT NORTH PROPERTY LINE PER COORDINATION WITH CITY OF JEFFERSONTOWN, TREES TO BE MEDIUM-LARGE SIZE PER LDC CH.10*

3. **PLANT NEW VEGETATIVE SCREEN** BETWEEN TREES AND UTILITY AREAS

4. **ELECTRICAL EQUIPMENT AREA IN LBA** 1,405 TOTAL SF - (2) LOCATIONS @ 685SF + 727SF GRAVEL W/ CONCRETE PADS FOR ELECTRICAL EQUIPMENT PLACEMENT, RETAINING WALL AT NORTH SIDE DUE TO SITE SLOPE. FAUX GREEN LEAF SCREENING TRELLIS INSTALLED AT NEW SITE ALONG PLAN NORTH WALL PROVIDED AT EQUIPMENT LOCATIONS ONLY

5. **NEW TRASH AREA IN LBA** 74 SF, CONCRETE PAD FOR DUMPSTER, NORTH RETAINING WALL (DUE TO SITE SLOPE) EXTENDS UP 6'-0" TO SCREEN, CMU BLOCK TO MATCH EXISTING BUILDING.

6. **NEW BUILDING ADDITION** 945SF BUILDING AT EXISTING ASPHALT EXTERIOR LOADING AREA, ONE-STORY ENCLOSED DOCK W/ ROOF ACCESS STAIR PENTHOUSE AT ROOF LEVEL

7. **NEW 3MW GENERATOR** WITH ABOVE GRADE UL LISTED FUEL TANK

8. **NEW ROOFTOP MECHANICAL PLATFORM** WITH SCREEN WALLS TO EXTEND EXISTING

LEGEND

- NEW SCOPE IN RED
- SITE DRAINAGE, ARROW IN DIRECTION OF WATER FLOW
- VEHICULAR USE AREA (VUA) = 35,844sf
- INTERIOR LANDSCAPE AREAS (ILA) = 7,661sf

Proposed Site Plan
1" = 20'-0"

1

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REVISION DATES

ISSUE	DESCRIPTION	DATE

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Site Plan

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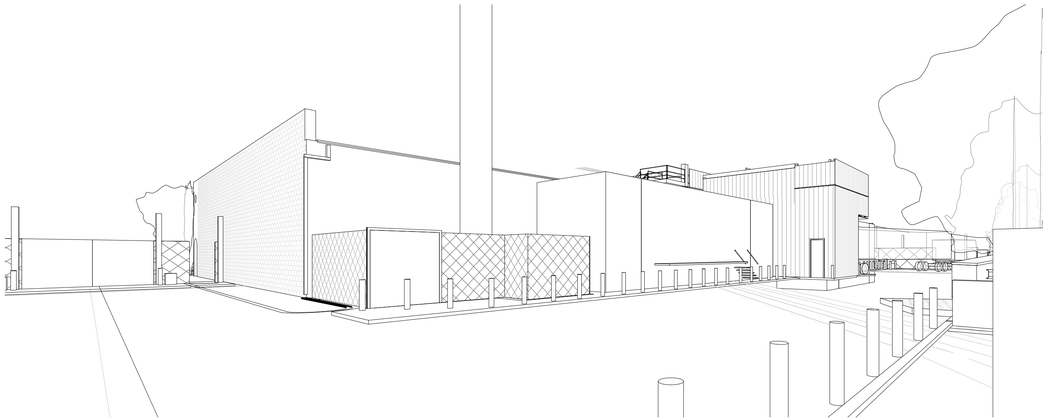
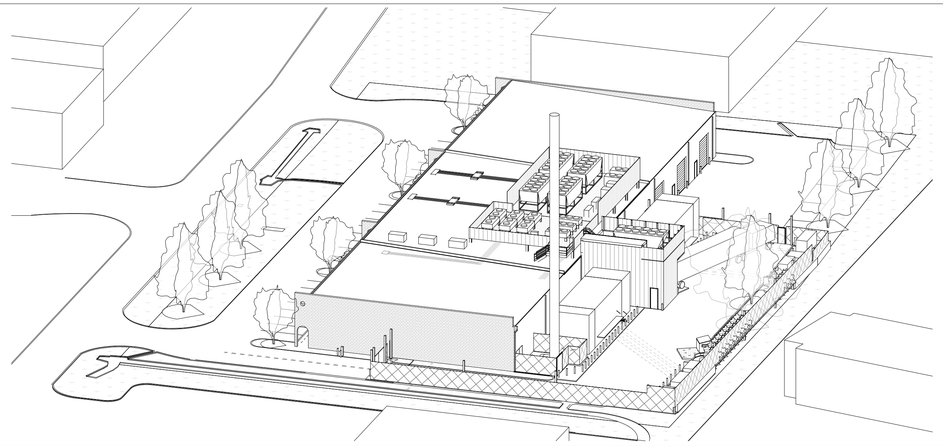
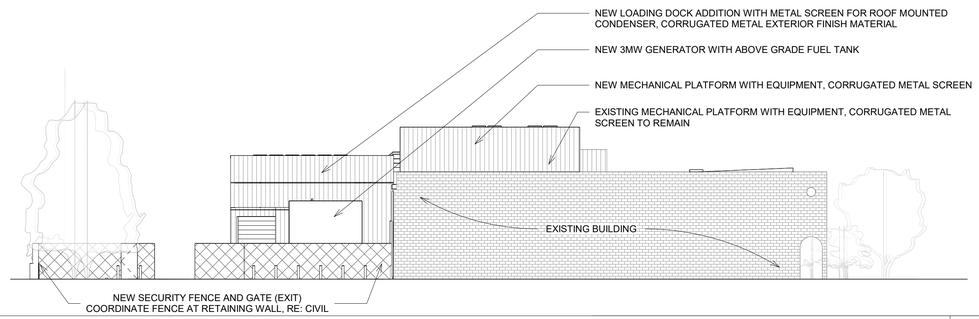


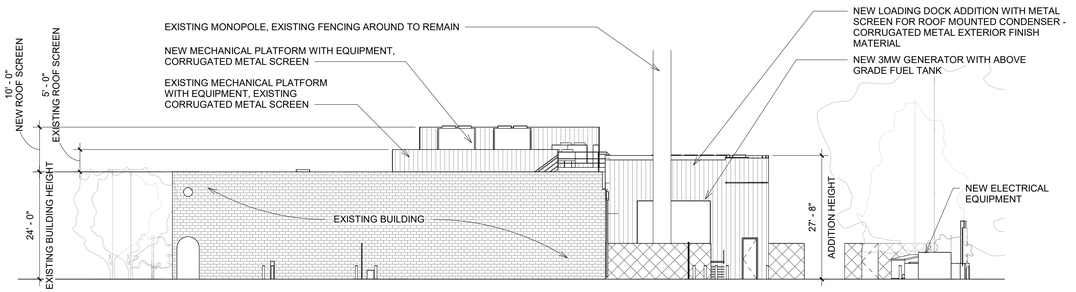
3D View 06



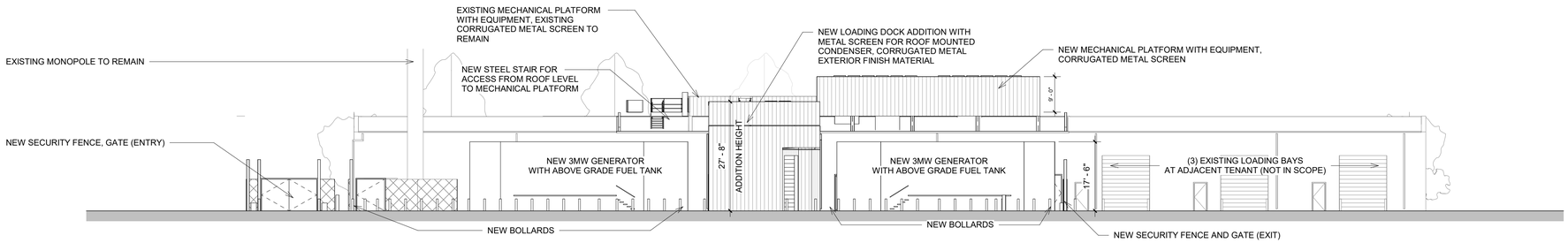
Aerial View 05



Proposed West Elevation
1/16" = 1'-0" 04



Proposed East Elevation
1/16" = 1'-0" 03



Proposed North Elevation
1/16" = 1'-0" 02

Proposed South Elevation
1/16" = 1'-0" 01

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Elevations

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