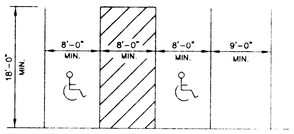
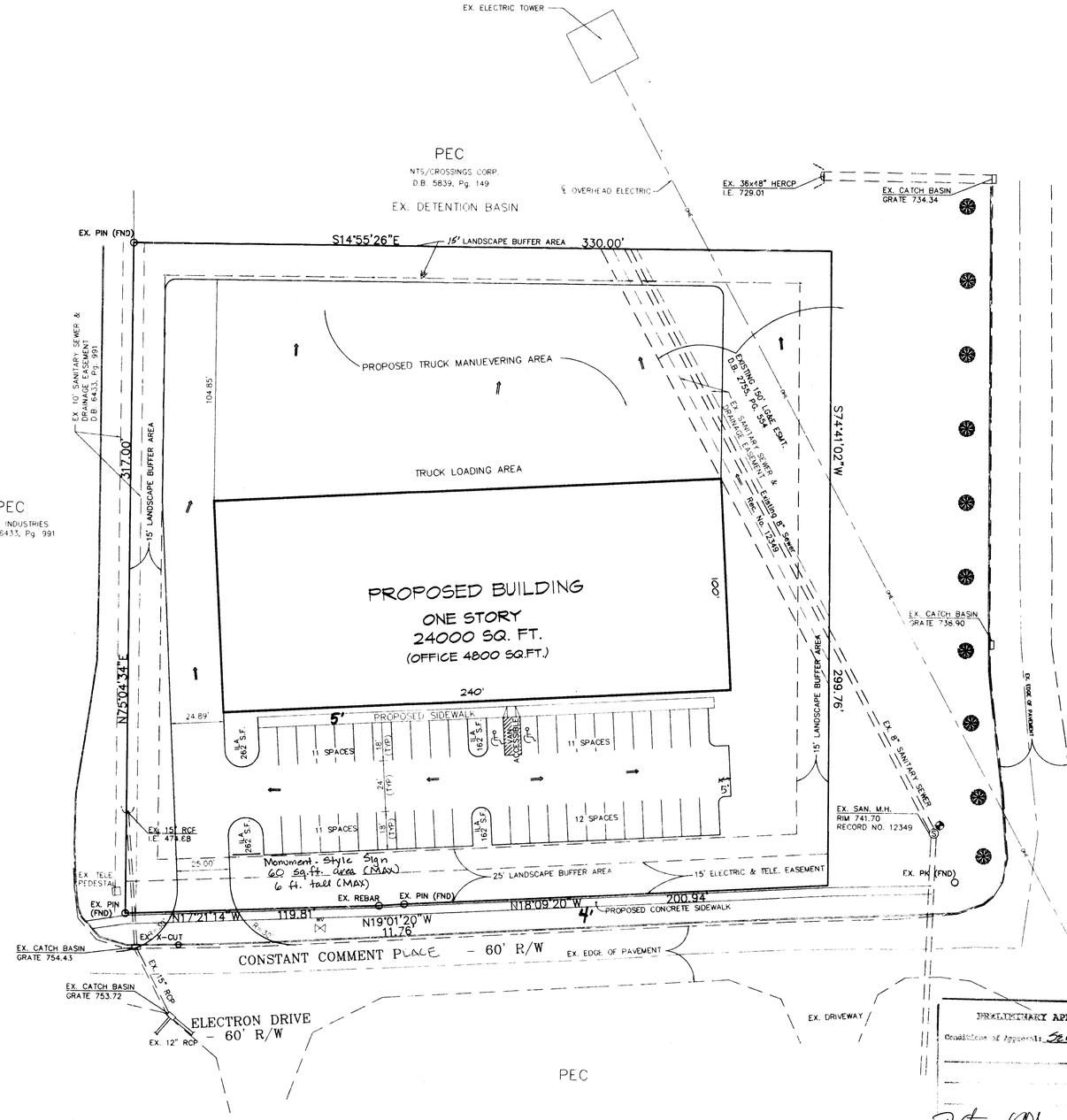


TYPICAL PARKING SPACE LAYOUT
NO SCALE

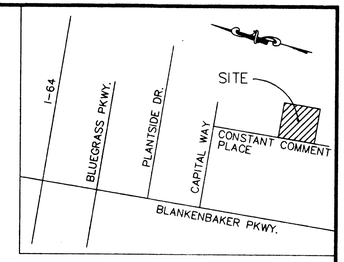


GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

BM: EXISTING RIM OF SANITARY MANHOLE.
ELEV. = 741.83



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. No Portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C0095 D dated February 2, 1994.
3. Drainage pattern depicted by arrows (⟹) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. Erosion & Silt Control: Prior to any construction activities on the site an Erosion & Silt Control Plan shall be provided to MSD for approval.
5. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
6. A Tree Preservation Plan will be submitted for approval to the Planning Commission for approval prior to beginning construction.
7. All dumpsters and service structures are to be screened per Article 12.
8. The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
9. Sanitary sewer service will be provided by connection by tieing into the existing 8" sanitary sewer Line "A" Blankenbaker Crossings Section 12-2S Sanitary Sewers Record No. 12349 -MSD Atlas pg. B0340. Site will be subject to MSD Capacity Fee.
10. Detention provided by existing detention basin.
11. This site is subject to the Binding Elements in Docket No. 9-68-93 of record in the Office of the Louisville & Jefferson Co. Planning Commission.
12. Lighting facilities shall be required for all employee parking areas. All lighting on the site shall be directed down and away from adjacent residential uses.

SITE DATA

1). TOTAL SITE AREA	=	2.35 ACRES
2). EXISTING ZONING	=	PEC
3). EXISTING USE	=	VACANT
4). PROPOSED USE	=	OFFICE/WAREHOUSE
5). TOTAL BUILDING AREA	=	24,000 SQFT.
6). FAR	=	.023
7). REQUIRED PARKING		
(1 SPACE/400 SQFT. OFFICE AREA)	=	12 SPACES
(1 SPACE/1.5 EMPLOYEES WAREHOUSE AREA)	=	10 SPACES
TOTAL	=	22 SPACES REQUIRED
8). PROVIDED PARKING	=	45 SPACES PROVIDED
9). VEHICULAR USE AREA	=	13,192 SQFT.
10). INTERIOR LANDSCAPE AREA		
A. REQUIRED	=	659 SQFT.
B. PROVIDED	=	848 SQFT.

NOTICE

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

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-68-93
APPROVAL DATE June 10, 1999
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION
COMMISSION

PRELIMINARY APPROVAL
Conditions of Approval: SEE NOTES
B. Storm 5/26/99 Date
Date
JEFFERSON COUNTY DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
SHALL COMPLY WITH ORDINANCE #28
CONDITIONS:
BY:
DATE: 5/26/99
JEFFERSON COUNTY
DEPT. OF PUBLIC WORKS

RECEIVED
MAY 27 1999
PLANNING & DEVELOPMENT SERVICES

LEGEND

- BENCHMARK
- —o&e— ℄ OVERHEAD ELECTRIC
- W.V. EXISTING WATER VALVE
- S EXISTING SANITARY MANHOLE
- ● EXISTING 3" ORNAMENTAL TREES

OWNER

ROBERT P. ELSBY
738 HIGHLANDER POINT DRIVE
FLOYDS KNOBS, IN. 47119

PROPERTY OF RECORD IN:

D.B. 6746, PG. 499
TAX BLOCK 39, LOT 1014

9-68-93

W.M. # 6770

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 9965.DWG
DATE: 4/27/99
SCALE: 1"=30'
CHECKED BY: JAS
DRAWN BY: MCH

L D&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
4350 BRECKENRIDGE LANE LOUISVILLE, KENTUCKY 40220
PHONE: 502/499-5000 FAX: 502/499-5007

DETAILED DISTRICT DEVELOPMENT PLAN

ELSBY SPEC BUILDING
SITE ADDRESS
2701 CONSTANT COMMENT PLACE
LOUISVILLE, KY. 40299

JOB NO. 9965

SHEET 1 OF 1