

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

NOTE: THIS IS FOR A WAIVER TO ALLOW 10 PARKING SPACES ENCROACH 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.
FORM DISTRICT	SUBURBAN WORKPLACE
FACILITY USE=	MANUFACTURING (SPECIALTY PRINTER)
EXISTING FLOOR AREA=	21,800 S.F.
PROPOSED ADDITION	190 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=	1861 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:
 - THE DEVELOPMENT MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE CITY OF JEFFERSONTOWN (10416 WATTERSON 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

JAN 11 2019
DESIGN SERVICES

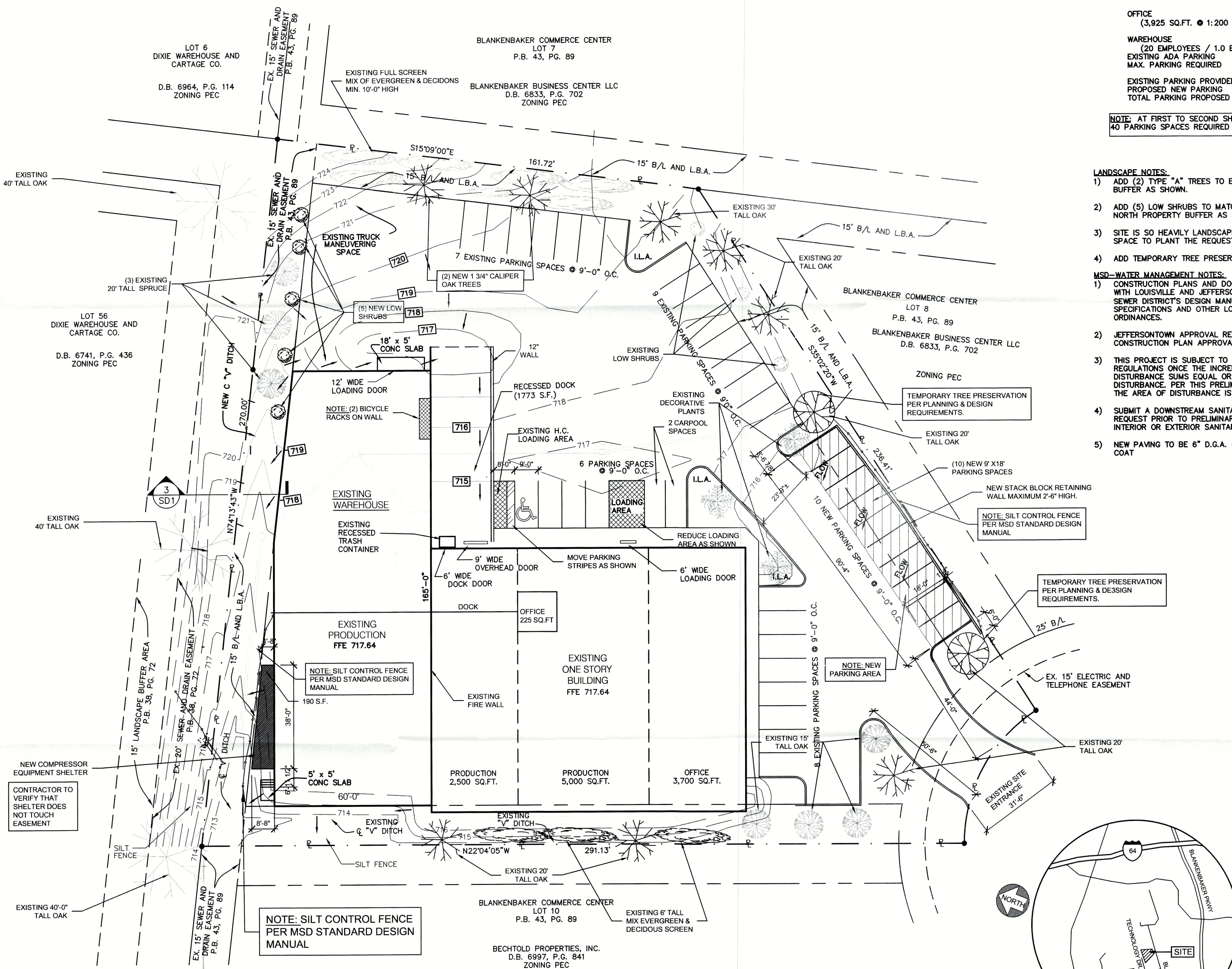
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REVISED DISTRICT
DEVELOPMENT PLAN
C1.01



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

REVISION FOR:
LS DEVELOPMENT LLC
LOT #9 BLANKENBAKER COMMERCE CENTER
LOUISVILLE, KY 40299



1 C1.01 REVISED DISTRICT DEVELOPMENT PLAN

SCALE: 1" = 20'-0"

2 C1.01 SITE LOCATION MAP

NO SCALE