

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

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DESIGN SERVICES

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REVISED DISTRICT
DEVELOPMENT PLAN
C1.01



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

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

REVISION FOR:

1 C1.01 REVISED DISTRICT DEVELOPMENT PLAN

SCALE: 1" = 20'-0"

2 C1.01 SITE LOCATION MAP

NO SCALE