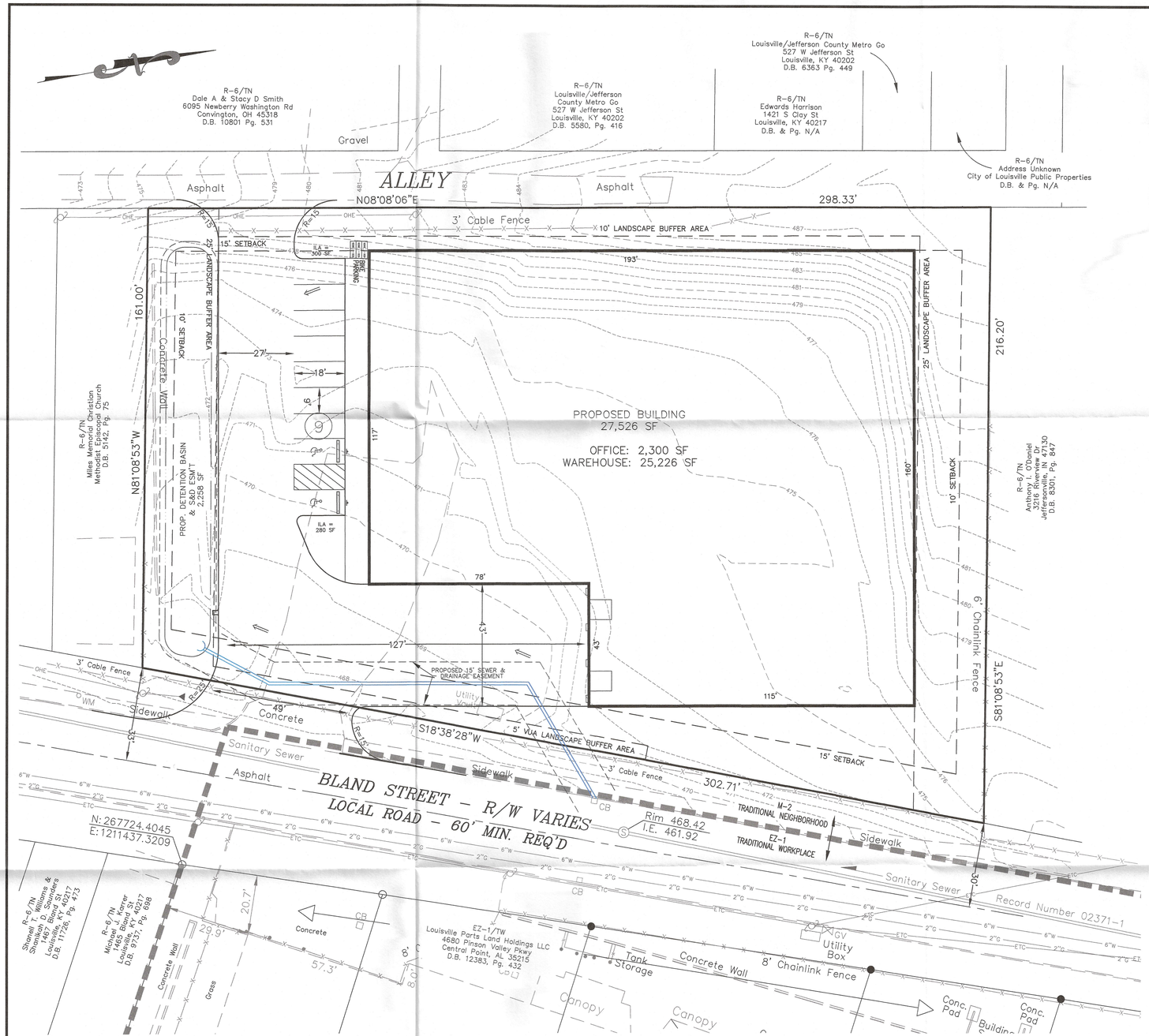
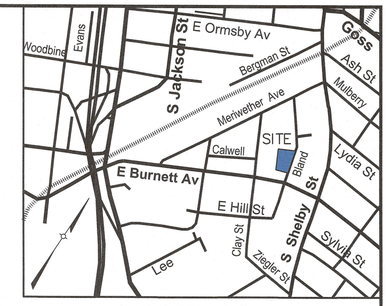




LOCATION MAP
NOT TO SCALE

PROJECT DATA

SITE AREA	= 1.3± AC. (56,260 SF)
EX. ZONE	= M-2
FORM DISTRICT	= TRADITIONAL NEIGHBORHOOD
EXISTING USE	= VACANT
PROPOSED USE	= OFFICE WAREHOUSE
WAREHOUSE AREA	= 25,226 SF
OFFICE AREA	= 2,300 SF
TOTAL PROP. BLDG AREA	= 27,526 SF
F.A.R.	= 0.49 (3.0 MAX. ALLOWED)
PROPOSED BUILDING HEIGHT	= 40' (45' HT. MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
OFFICE		
2,300/750 SF MIN.	= 4 SP	
2,300/150 SF MAX.		= 16 SP
WAREHOUSE		
25,226/10,000 SF MIN.	= 3 SP	
25,226/500 SF MAX.		= 51 SP
TOTAL PARKING REQUIRED	= 7 SP MIN.	67 SP MAX.
TOTAL PARKING PROVIDED	= 9 SP (2 ADA SP INCLUDED)	
BIKE PARKING REQUIRED	= 3 SPACES	
BIKE PARKING PROVIDED	= 3 SPACES	
VEHICULAR USE AREA	= 9,788 SF	
INTERIOR LANDSCAPE AREA REQ'D	= 490 SF (5%)	
INTERIOR LANDSCAPE AREA PROV'D	= 580 SF (6%)	
EXISTING IMPERVIOUS	= 3,843 SF	
PROPOSED IMPERVIOUS	= 37,450 SF (874% INCREASE)	

GENERAL NOTES:

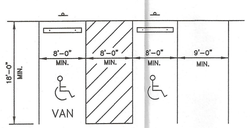
1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. State Highway encroachment permit will be required for the entrance.
4. No increase in drainage run off to state roadways.
5. There shall be no commercial signs in the Right of Way.
6. There shall be no landscaping in the Right of Way without an encroachment permit.
7. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
8. 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 drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
9. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
10. Compatible utilities shall be placed in a common trench unless applicable agencies require otherwise.
11. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
13. Street trees to be provided in accordance with LDC Section 10.2.8.
14. Existing sidewalk reconstruction and repairs shall be required as necessary to meet current ADA and Metro standards and shall be inspected prior to final bond release.

MSD NOTES:

1. Sanitary sewer service will be provided by existing connection and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0042 E dated February 26, 2021.
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. Site discharges into the combined sanitary sewer system and shall limit the 100-year post-developed discharge to the 10-year pre-developed discharge per section 10.3.1.2 of the MSD design manual.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. A Downstream Facilities Capacity Request will be submitted to MSD.
7. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
8. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
9. MSD drainage bond required prior to construction plan approval.

LEGEND

- = EXISTING BOLLARD
- = EXISTING SIGN
- = EXISITING UTILITY POLE
- = EXISTING GUY ANCHOR
- = EXISTING LIGHT POLE
- = EXISTING GROUND LIGHT
- WM = EXISTING WATER METER
- ICV = EXISTING IRRIGATION CONTROL VALVE
- GM = EXISTING GAS METER
- (S) = EXISTING SANITARY SEWER MANHOLE
- CO = EXISTING SANITARY SEWER CLEAN-OUT
- 16"W = EXISTING WATER LINE
- 6"G = EXISTING GAS LINE
- OHE = EXISTING OVERHEAD ELECTRIC
- ETC = EXISTING OVERHEAD ELECTRIC, TELEPHONE, & CABLE
- = EXISTING SEWER AND MANHOLE
- 722 = EXISTING CONTOUR



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.70-0.23=0.47
A = 1.3 ACRES
R = 2.8 INCHES
X = (0.47)(1.3)(2.8)/12 = 0.14 AC.-FT
REQUIRED X = 6,210 CU.FT.

PROVIDED BASIN = 2,258 SQ.FT.

TOTAL = 2,258 SQ.FT. @ APPROX. 3 FT. DEPTH
= 6,774 CU.FT. > 6,210 CU.FT.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SITE ADDRESS:
1440 BLAND STREET
LOUISVILLE, KY 40217
PARCEL ID: 023J00950000

OWNER:
LOUISVILLE PARTS AND HOLDINGS LLC
4680 PINSON VALLEY PARKWAY
CENTER POINT, AL 35215
DB 12383 PG 432

RELATED CASE: 09-059-98

COUNCIL DISTRICT - 6
FIRE PROTECTION DISTRICT - LOUISVILLE #4
MUNICIPALITY - LOUISVILLE

RECEIVED
SEP 11 2023
PLANNING & DESIGN SERVICES

WATER# 12621

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	7-21-23	Rev per Agency Comments	TB

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 22071 - ROODP
DATE: 6/7/2023
SCALE: AS SHOWN
DRAWN BY: TB
CHECKED BY: TB

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
529 WASHBURN AVENUE, SUITE 101 • LOUISVILLE, KENTUCKY 40222
PHONE: (502) 893-0220 • FAX: (502) 893-0714
WEB SITE: WWW.LDD-INC.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

1440 BLAND STREET

OWNER/DEVELOPER
LOUISVILLE PARTS AND HOLDINGS
4680 PINSON VALLEY PKWY
CENTER POINT AL, 35215

JOB NO. 22071

SHEET 1 OF 1

23-DDP-0052