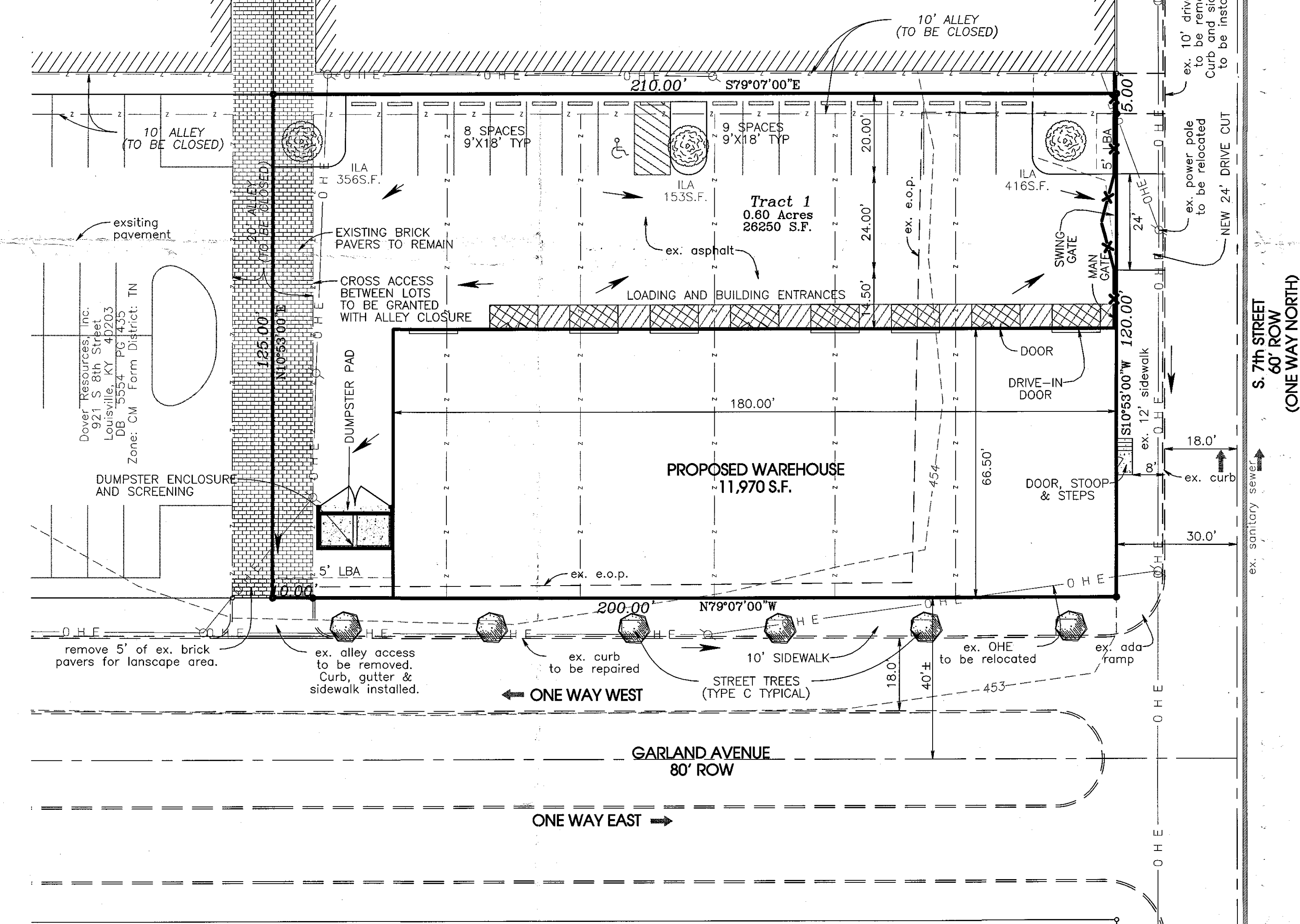


Hollingsworth Properties, LLC  
724 W. Breckinridge Street  
Louisville, KY 40203  
DB 9075 PG 151  
Zone: C-M Form District: TN

900 7th Street LLC  
900 S 7th Street  
Louisville, KY 40203  
DB 9163 PG 901  
Zone: C-M Form District: TN



Madison Company  
902 S. 7th Street  
Louisville, KY 40207  
DB 7398 PG 002  
Zone: PD Form District: Downtown

**Site Development Data**

Location: 701 Garland Avenue  
703, 705, 709, 711 & 713 Garland Ave.  
Inst. No. 5554x466, 5554x468, 5554x470, 5554x463, 5554x430, 5554x461  
Tax Block, Lot, Sublot: Block 029E - Lots 20, 106, 19, 105, 103, 104  
Area: 26,250.00  
Existing Zoning: OR-2  
Proposed Zoning: C-M  
Form District: Traditional Neighborhood  
Form District Transit Zone: N  
Enterprise Zone: N  
Existing Use: Vacant  
Proposed Use: Office Warehouse

**Density and Floor Area Ratio**

Building Footprint Total: 11,970 S.F.  
Gross Floor Area Total: 11,970 S.F.  
F.A.R.: 0.46  
Max Allowed F.A.R.: 5.0  
Building Height: 24' 1 story

**Dimensional Standards**

Building Setbacks	Min	Perimeter Buffering
Front:	0'	5' LBA when parking adjacent to ROW
Side:	0'	
Street Side:	0'	
Rear:	0'	
Max. Height of Building:	45'	

**Parking Summary**

Space Requirement	Minimum Requirement	Maximum Allowed
1 space for each 1.5 employees based on combined employment count of the main shift plus the second shift.	18 Employees	1 space for each employee based on combined employment count of the main shift plus the second shift.

Employees: Minimum Required 18, Maximum Allowed 18

Spaces Provided	Minimum Required	Maximum Allowed
1 to 24 spaces requires 1 ADA handicap space	16 regular spaces	1 ADA spaces
	17 Total	

2 Bicycle parking spaces to be provided inside the building.

**Tree Canopy**

Class A Tree Canopy Category	
Gross Site Area	26,250 S.F.
Existing Tree Canopy	0 S.F.
Ex. Tree Canopy %	0.0 %
Preserved Tree Canopy Coverage Area	0 S.F.**
Preserved Tree Canopy Coverage %	0.0 %
New Tree Canopy Area Required	2625.0 S.F.
New Tree Canopy Coverage % Required	10.0 %
Total Tree Canopy Coverage Area Required	2625.0 S.F.
Total Tree Canopy Coverage % Required	10.0 %
F.A.R.	0.46
Tree canopy reduction (10.1.4.b.2.a)	33 %
Total Tree Canopy Coverage % Required	6.7 %
Total Tree Canopy Coverage Area Required	1758.8 S.F.
Tree Canopy Provided	2,796 S.F.
% Tree Canopy Provided	10.7 %
New Tree Canopy Breakdown	
ILA TREES	
3 Type A Trees @ 1" > 1-3/4" cal.	720 s.f.ea. 2,160 S.F.
STREET TREES	
6 Type C Trees @ 1" > 1-3/4" cal.	106 s.f.ea. 636 S.F.
TOTAL	2,796 S.F.



**VICINITY MAP**

**Owner**

Dover Resources, Inc.  
P.O. Box 1038  
Louisville, Kentucky 40201-1038

**Developer**

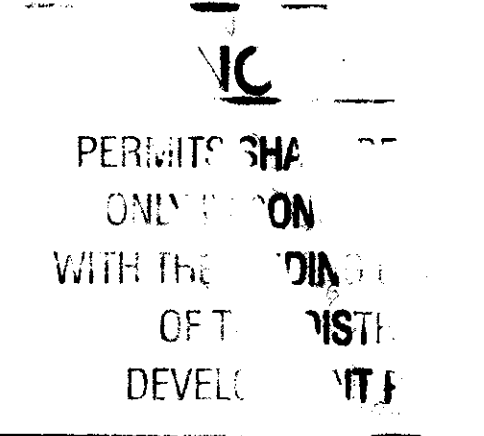
Lichtefeld Development Trust  
908 S. 8th Street, Suite 102  
Louisville, Kentucky 40203

**ILA Requirements**

Vehicle Use Area:	12,862 S.F.
ILA Required: (2.5%)	322 S.F.
ILA Provided: (7.2%)	924 S.F.
ILA Trees Required: (1/4000 S.F.)	3 trees
ILA Trees Provided:	3 trees

**Impervious Areas**

Total Site Area	26,250 S.F.
Existing Conditions	
Pervious	6,450 S.F.
Impervious	19,800 S.F.
Proposed Conditions	
Pervious	1,214 S.F.
Impervious	18,586 S.F.



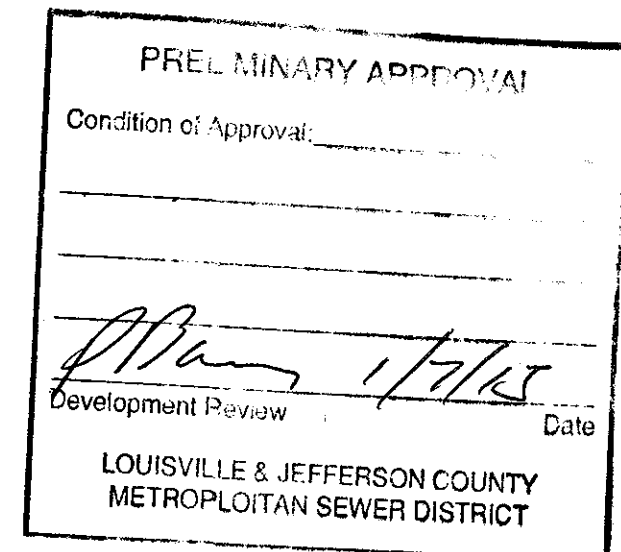
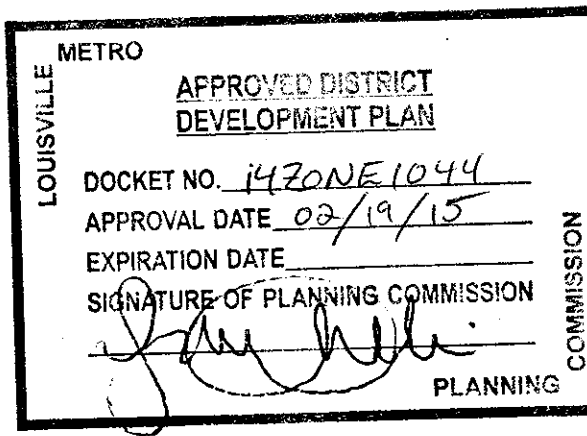
**NOTICE**  
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

**DEVELOPMENT NOTES**

- EXISTING SITE AND BOUNDARY INFORMATION SHOWN HEREIN, TAKEN FROM RECORD DRAWING INFORMATION AND LOGIC MAPPING.
- SANITARY SEWER FLOW FROM THIS PROJECT WILL BE TREATED AT THE MORRIS FORMAN WATER QUALITY TREATMENT CENTER. SANITARY SEWER TO CONNECT (6" MINIMUM) TO EXISTING SEWER MAIN WITHIN S. 7th STREET.
- ELECTRIC SERVICE TO BE PROVIDED BY LOUISVILLE GAS AND ELECTRIC CO.
- WATER SERVICE TO BE PROVIDED BY LOUISVILLE WATER CO.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED FOR WORK IN THE RIGHT-OF-WAY PRIOR TO CONSTRUCTION APPROVAL.
- SUBJECT PROPERTY IS IN LOUISVILLE FIRE DISTRICT #2. FIRE DISTRICT APPROVAL REQUIRED PRIOR TO METRO PUBLIC WORKS CONSTRUCTION APPROVAL.
- DEVELOPMENT IS PRE-PLAN CERTAIN AND IS SUBJECT TO A CATEGORY 3 REVIEW PROCESS.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS GENERATOR PADS TO BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
- ALL SIDEWALKS, PEDESTRIAN RAMPS, LANDINGS, AND CROSSWALKS, ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE AMERICAN DISABILITIES ACT (A.D.A.).
- ALLEY CLOSURE AND LOT CONSOLIDATION AND CROSSOVER AGREEMENT TO BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVALS.
- THERE SHALL BE NO DIRECT ACCESS TO GARLAND AVENUE.

**LEGEND**

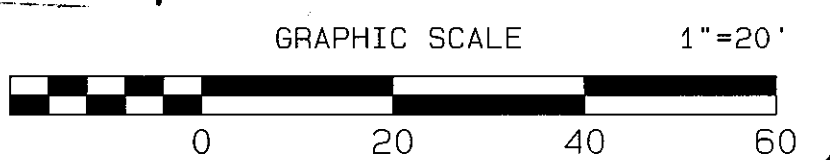
- Property Line
- Existing Fence
- Existing Sewerline
- Proposed Sewerline
- Existing Manhole
- Proposed Manhole
- Wood/Vinyl Fence
- Tree Canopy Protection Fence
- Ditch Line
- Flow Arrow
- Existing Storm Line
- Proposed Storm Line



**RECEIVED**

DEC 3 1 2014  
PLANNING & DESIGN SERVICES

WM# 10886



ACCOUNT: 2014-452  
DESIGNED BY: AAR  
DRAWN BY: AAR  
CHECKED BY: AAR  
APPROVED BY: AAR

DATE: 12/23/14

REVISION

1 ADD EXTERIOR DOOR

2

3

4

5

**ALEX ROSENBERG P.E.**  
Civil Engineering & Land Development Services  
502 817-4444 Cell  
(502) 254-2245 Off

**Lichtefeld Inc.**  
908 So. 8th Street  
Louisville, KY 40203

**Life Safety Warehouse**  
7th Street  
Louisville, Kentucky 40203

**REZONE PLAN & DEVELOPMENT PLAN**

DRAWING

1

SHEET

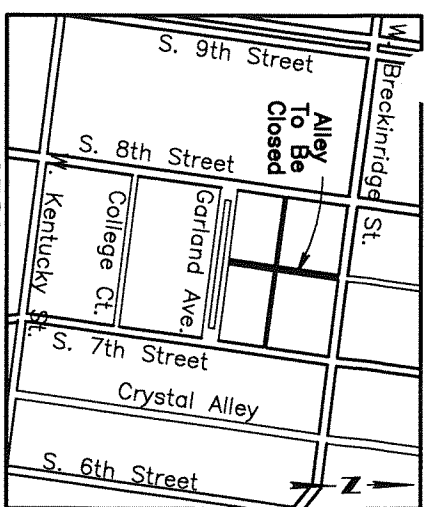
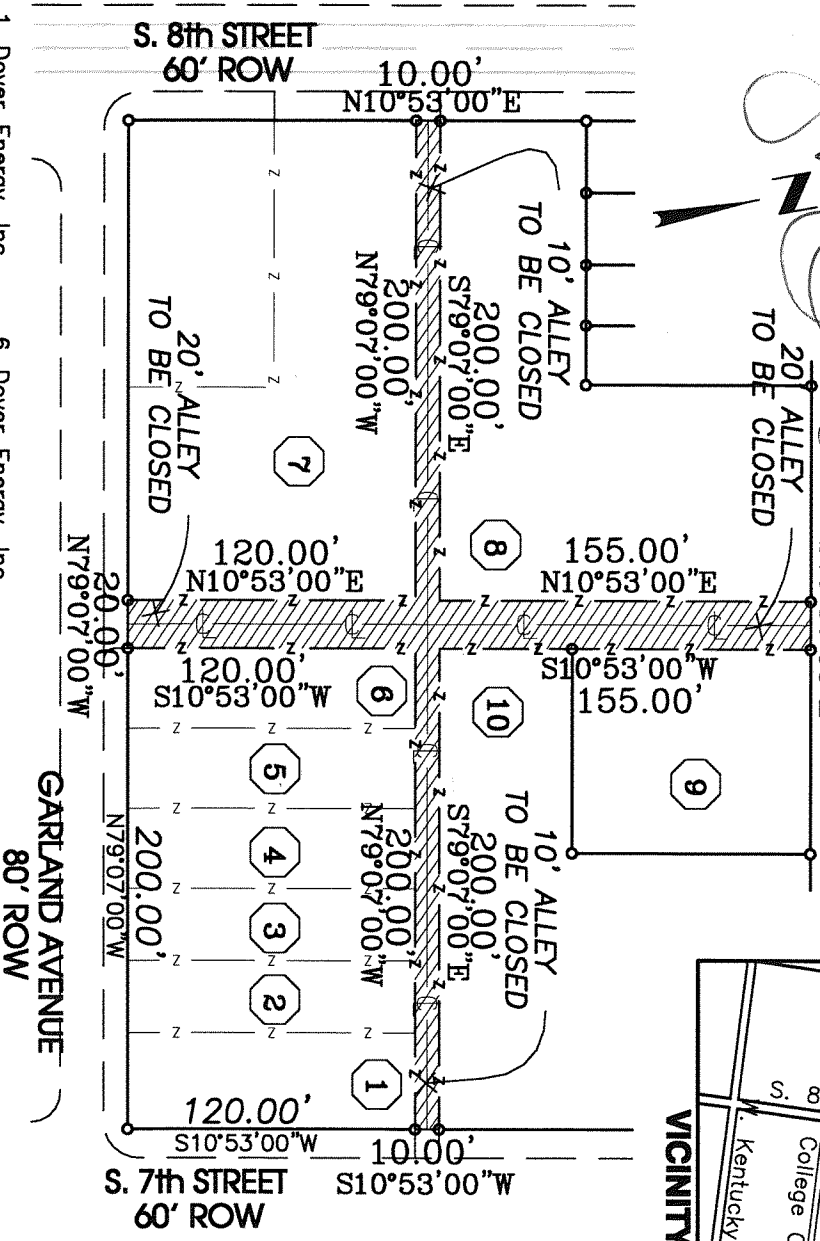
OF

14ZONE1044

C:\A\Engineering\Projects\2014-452 Life Safety 921 S 8th\452 7th Master F11c.dwg 12/23/2014 8:50:09AM AAR

**APPROVED:**  
LOUISVILLE METRO PLANNING  
COMMISSION

DATE 10/29/14 BY Joseph W. Scannell  
W. BRECKINRIDGE STREET  
60' ROW  
20.00'  
S79°07'00"E



- 1 Dover Energy, Inc  
P.O. Box 1038  
Louisville, KY 40201  
DB 5554 PG 466
- 2 Dover Energy, Inc  
P.O. Box 1038  
Louisville, KY 40201  
DB 5554 PG 468
- 3 Dover Energy, Inc  
P.O. Box 1038  
Louisville, KY 40201  
DB 5554 PG 470
- 4 Dover Energy, Inc  
P.O. Box 1038  
Louisville, KY 40201  
DB 5554 PG 463
- 5 Dover Energy, Inc  
P.O. Box 1038  
Louisville, KY 40201  
DB 5554 PG 430
- 6 Dover Energy, Inc  
P.O. Box 1038  
Louisville, KY 40201  
DB 5554 PG 461
- 7 Dover Energy, Inc.  
P.O. Box 1038  
Louisville, KY 40201  
DB 5554 PG 445
- 8 Hollingsworth Properties Inc.  
P.O. Box 1731  
Louisville, KY 40201 -1731  
DB 9075 PG 151
- 9 900 7th Street, LLC  
1016 West Hollywood Avenue  
Apt. 102  
Chicago, IL 60660-4501  
DB 9163 PG 901
- 10 900 7th Street, LLC  
1016 West Hollywood Avenue,  
Apt. 102  
Chicago, IL 60660-4501  
DB 9163 PG 901

Plat Prepared by:  
**MPSL Group LLC**  
2802 Heather Green  
LaGrange, KY 40031  
(502) 931-3446



JOSEPH W. SCANNELL P.L.S. #3441 Date

**Site Address:**  
701-713 Garland Avenue  
**Applicant:**  
Lichtefeld Development Trust  
908 S. 8th Street, Suite 102  
Louisville, KY 40203

**ALLEY CLOSURE**  
For  
Lichtefeld Development Trust

Acct: 2014-452

Date: Nov. 03, 2014

Reference: DB 5554 PG 466

Tax Block, Lot, Sublot: 029E 0020 0000

Page 1 of 80' Scale: 1" = 80'

**ALEX ROSENBERG P.E.**  
Civil Engineering &  
Land Development Services  
2518 Hermitage Way  
Louisville, Kentucky 40242  
(502) 817-4444 Cell  
(502) 254-2245 Off.

**ALLEY CLOSURE PLAT**

The purpose of this plat is to close a 10' Alley from W Breckinridge St. south to Garland Ave. & a 20' Alley from S. 7th St. west to S 8th St.



**CERTIFICATE**

I hereby certify that this plat was made under my supervision and that the angular and linear measurements shown thereon are correct to the best of my knowledge and belief. This plat meets or exceeds the minimum standards of governing authorities.

**NOTES**

The subject property is being re-zoned from OR2 to CM, and is in the Traditional Neighborhood Form District.

10' Alley, closure being 155' south of West Breckinridge St. from 7th Street continuing west to 8th Street.

20' Alley, closure being 200' east of 7th Street from W. Breckinridge St. continuing south to Garland Ave.

R.O.W. being closed to shall be conveyed to the adjoining property owners.

All lots abutting the R.O.W. being closed, shall be consolidated with respective portions of this street closure.

Properties 1, 2, 3, 4, 5, & 6 to be consolidated with respective portions of this street closure.

Related Cases:  
14Z0NE1044

LAND SURVEYOR'S

**Case No. 14ZONE1044 & 14STREETS1024 Development Plan Binding Elements**

**RESOLVED**, the Louisville Metro Planning Commission does hereby **APPROVE** the requested District Development plan, **SUBJECT** to the following binding elements:

1. The development shall be in accordance with the approved district 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 any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 11,970 square feet of gross floor area.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
  - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
  - c. An alley closure approval for the alleys between 7<sup>th</sup> and 8<sup>th</sup> Streets and Garland Ave. and Breckinridge Street shall be approved prior to obtaining a building permit.
6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
7. The security gate to the site shall be open during business hours to prevent queuing in the public right-of-way.
8. Brick within the closed alley abutting the development site shall remain in place and preserved by the owners. If bricks are removed in the future, owners shall take care in removing and preserving them, and all materials shall be stockpiled and palletted by the owner for pickup by Public Works and Assets."