

C-1 / SMC  
EDWARD L & BENITA ALVEY  
3500 GATEWAY PL  
LOUISVILLE, KY 40272  
D.B. 6595 PG. 0671

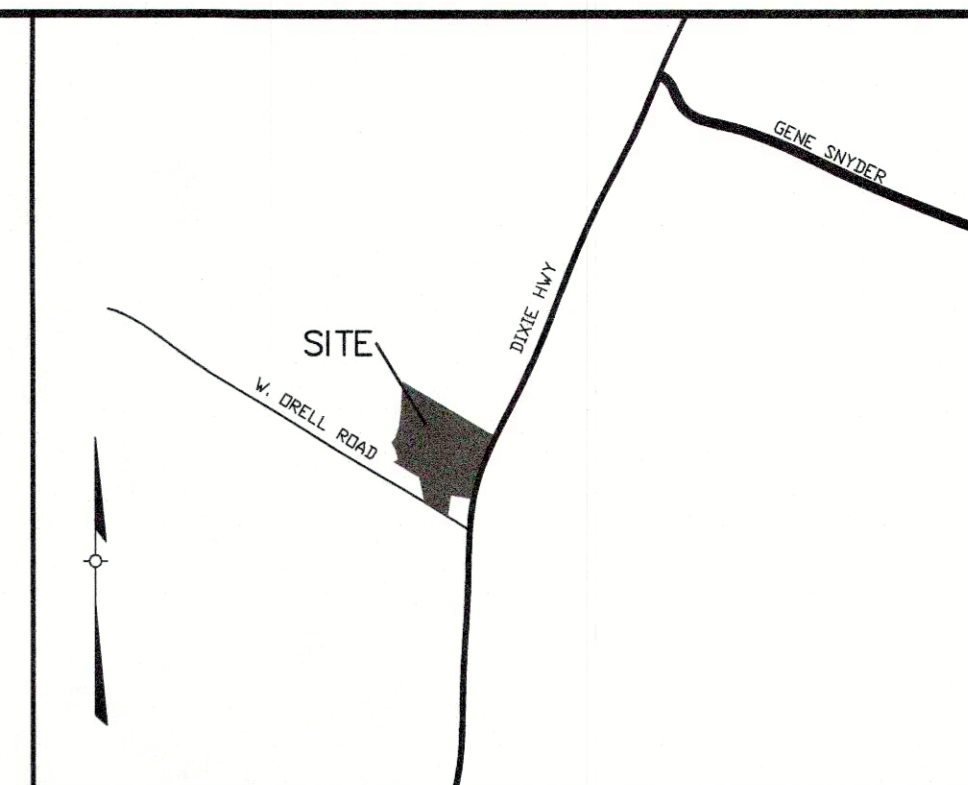
C-2 / SMC  
EDWARD L & BENITA ALVEY  
12010 DIXIE HIGHWAY  
LOUISVILLE, KY 40272  
D.B. 7775 PG. 0350

**VARIANCE REQUESTS**

1. A VARIANCE IS REQUESTED FROM LDC SECTION 5.3.1/TABLE 5.3.2 DIMENSIONAL STANDARDS; NON-RESIDENTIAL USES, TO EXCEED THE MAXIMUM FRONT SETBACK OF 150'.
2. A VARIANCE IS REQUESTED FROM LDC SECTION 5.3.1/TABLE 5.3.2 TO ENCRoACH INTO THE NON-RESIDENTIAL TO RESIDENTIAL SETBACK ALONG THE WESTERN PROPERTY LINE SHARED WITH THE JEFFERSON COUNTY KENTUCKY PROPERTY.

**WAIVER REQUEST**

1. A WAIVER IS REQUESTED FROM SECTIONS 5.7.1.B.3.b OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW THE BUILDING FACADE FACING ADJACENT RESIDENTIAL PROPERTIES TO NOT MEET PRIMARY FACADE DESIGN STANDARDS.



LOCATION MAP  
NOT TO SCALE

**PROJECT DATA**

TOTAL SITE AREA	= 12.9± ACRES (561,924 S.F.)
EXISTING ZONING	= R-4
EX. FORM DISTRICT	= NEIGHBORHOOD
PROP. FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
PROPOSED ZONING	= C-M
EXISTING USE	= VACANT
PROPOSED USE	
OFFICE	= 7,225 S.F.
WAREHOUSE	= 153,275 S.F.
TOTAL BUILDING AREA	= 160,500 S.F.
PROPOSED BUILDING HEIGHT	= (35' MAXIMUM)
PARKING REQUIRED	MIN. MAX.
OFFICE	7,225 S.F./350 = 21 SPACES
WAREHOUSE (100 EMPLOYEES)	153,275 S.F./200 = 37 SPACES
1/1.5 EMPLOYEE	160,500 S.F. / 1.5 = 107,000 SPACES
TOTAL PARKING REQUIRED	= 88 SPACES 137 SPACES
TOTAL PARKING PROVIDED	= 116 SPACES
BICYCLE PARKING REQUIRED	= 2 SHORT TERM/2 LONG TERM (LONG-TERM INSIDE BUILDING)
FAIR	= 0.36 (5.0 MAXIMUM ALLOWED)
TOTAL VEHICULAR USE AREA	= 84,657 S.F. (NON-LOADING/UNLOADING VUA)
TOTAL LOADING/UNLOADING AREA	= 110,336 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 6,349 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	= 17,553 S.F.

**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. There shall be no landscaping in the Right of Way without an encroachment permit.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
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 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.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. Construction plans, bond and permit are required by Metro Public Works prior to construction approval.
8. All roadway and entrance intersections shall meet the requirements for loading areas as set by Metro Public Works.
9. Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
10. West Orell Rd shall be improved along the property frontage to provide 12' from centerline pavement widening and 6'-8" unpaired shoulder per Metro Public Works Standards.
11. Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.

**MSD NOTES:**

1. Sanitary sewer service will be provided by connection and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0121E dated December 5, 2006.
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 will be subject to MSD Regional Facilities Fee.
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.
9. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
10. No increase of surface run off onto any of the adjacent properties along Dixie Hwy or the adjacent single family residential properties along W. Orell Rd.
11. A sanitary sewer capacity request was submitted to MSD on September 8, 2017.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
3. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
4. Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily.
5. Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
6. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
7. Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.
8. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
9. 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.

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 561,924± S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (112,385 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	
(157) 1 1/2" CAL TYPE "A" TREES @ 720 S.F. EACH	= 113,040 S.F.
TOTAL TREE CANOPY PROVIDED	= 107,255 S.F. (19%)

SITE ADDRESS:  
6605 WEST ORELL ROAD  
LOUISVILLE, KY 40272  
TAX BLOCK 1052, LOT 822  
D.B. 10873, PG. 727  
COUNCIL DISTRICT - 14  
FIRE PROTECTION DISTRICT - PRP

OCT 16 2017  
PLANNING & DESIGN SERVICES

CASE# 177ZONE1019  
WM#11637

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

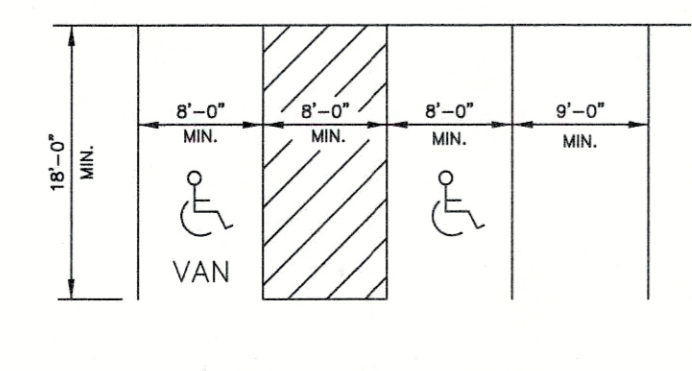
CONDITIONS:  
BY: [Signature]  
DATE: 10/20/17  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL  
Condition of Approval:  
[Signature] 10-18-17  
Date  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**LEGEND**

- - - PROPOSED STORM SEWER, CATCH BASIN
- - - PROPOSED SEWER AND MANHOLE
- - - PROPOSED DRAINAGE SWALE

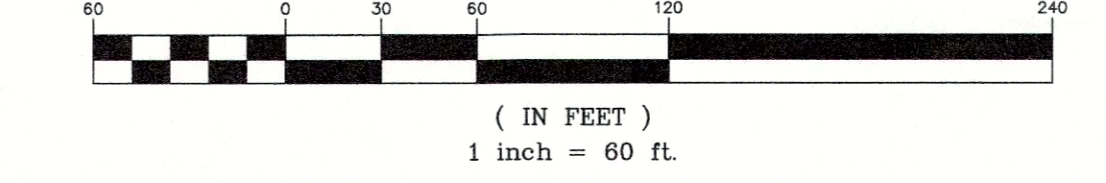
TYPICAL PARKING SPACE LAYOUT  
NO SCALE



**MSD STANDARD EROSION CONTROLS**

▲	STONE BAG CHECK DAM IN CONCRETE FLUMES
▲	WINGED HEADWALL INLET PROTECTION
- SF -	SILT FENCE

**GRAPHIC SCALE**



REVISIONS

BY	DATE	DESCRIPTION
DT	9-11-17	PER AGENCY COMMENTS
DT	10-16-17	ADD WAIVER AND FD CHANGE
NO.	1	
NO.	2	

PROFESSIONAL'S SEAL

PROJECT DATA  
FILE NAME: 01171-DDDP.dwg  
DATE: 4-3-17  
SCALE: AS SHOWN  
DRAWN BY: SRS  
CHECKED BY: JS

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
509 WARDEN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202  
TEL: 502-261-4224  
FAX: 502-261-4224  
WEB SITE: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN  
**ORELL WAREHOUSE**  
OWNER/DEVELOPER:  
CAT PB, LLC.  
P.O. BOX 991064  
LOUISVILLE, KENTUCKY 40299-1064

JOB NO. 01171  
SHEET 1 OF 1

RECEIVED

1720WE1019