

PROJECT DATA

TOTAL SITE AREA	= 2.04 Ac. (88,708 S.F.)
EXISTING ZONING	= M-2 & C-1
PROPOSED ZONING	= M-2
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= TRUCKING / TRANSPORTING
PROPOSED USE	= TRUCKING / TRANSPORTING
EXISTING BUILDING AREA	= 10,756 SF
F.A.R.	= 0.12
VUA	= 8,160 SF

PARKING REQUIRED	MIN.	MAX.
1/1.5 EMPLOYEES (9 EMPLOYEES)	= 6 SP	
1/1.0 EMPLOYEES (9 EMPLOYEES)		= 9 SP
TOTAL PARKING REQUIRED	= 6 SP	9 SP
TOTAL PARKING PROVIDED	= 8 SP	

BICYCLE PARKING	
LONG-TERM SPACES REQUIRED	= 2 SP
LONG-TERM SPACES PROVIDED	= 2 SP (PROVIDED INSIDE)
SHORT-TERM SPACES REQUIRED	= 2 SP
SHORT-TERM SPACES PROVIDED	= 2 SP

- GENERAL NOTES:**
- The purpose of this plan submittal is to demonstrate compliance with binding elements #1, 2 & 3 from docket no. 9-78-78 related to screening of adjacent residential properties, site drainage and outdoor storage of materials. No new construction is proposed.
 - Parking areas and drive lanes to be a hard and durable surface.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - There shall be no commercial signs in the right-of-way.
 - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - 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.
 - All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
- MSD NOTES:**
- Sanitary sewer service is existing with no proposed changes.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0076 E dated December 5, 2006.
 - Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
 - If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
 - No site construction proposed.
- WAIVER REQUESTED:**
- A waiver is requested from Section 10.2.4.A (Table 10.2.1) to not provide the required landscape buffers and plantings along the south and east property lines. The screening requirement along these property lines will be met with proposed privacy fencing.

REVISIONS

NO.	DATE	DESCRIPTION
1	3-8-19	AGENCY COMMENTS
2	3-26-19	AGENCY COMMENTS

PROJECT DATA
 FILE NAME: 18138-RDDDP.dwg
 DATE: 2/7/2019
 CHECKED BY: MH
 DRAWN BY: ARH/AB

LD&D
LAND DESIGN & DEVELOPMENT, INC.
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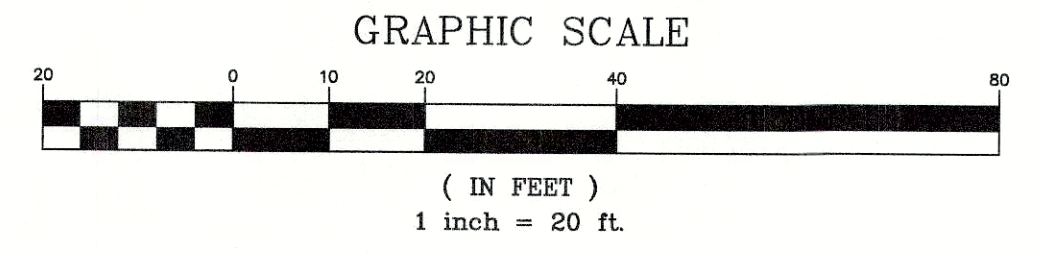
REVISED DETAILED DISTRICT DEVELOPMENT PLAN
1330 + 1332 TILE FACTORY LANE
 OWNER/DEVELOPER
ROARK REALTY LLC
 2305 PRESTON STREET
 LOUISVILLE, KY 40217

RECEIVED
 MAR 26 2019
 PLANNING & DESIGN SERVICES

JOB NO. **18138**
 SHEET **1** OF **1**

LEGEND

	= EXISTING STORM SEWER, CATCH BASIN
	= EXISTING SEWER AND MANHOLE
	= EXISTING CONTOUR
	= EXISTING TREELINE
	= EXISTING FENCE
	= PROPOSED FENCE
	= PROPOSED PRIVACY FENCE
	= EXISTING LOADING AREA
	= PROPOSED CONCRETE



SITE ADDRESS:
 1330 & 1332
 TILE FACTORY LANE
 TAX BLOCK 740, LOT 74 & 65
 D.B. 6874 , PG. 0600
 D.B. 6874 , PG. 623

CASE: 18ZON1087
 RELATED CASE: 9-78-78
 WM#11844

COUNCIL DISTRICT - 21
 FIRE PROTECTION DISTRICT - CAMP TAYLOR
 MUNICIPALITY - LOUISVILLE