

LOCATION MAP
NOT TO SCALE
PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:
BY: *Elpidio W. Stal*
DATE: 12/11/19
LOUISVILLE/JEFFERSON COUNTY
METROPOLITAN PLANNING WORKS

WAIVER REQUESTED
1. A WAIVER IS REQUESTED FROM THE LOUISVILLE LAND DEVELOPMENT CODE SECTION 10.2.7 & 10.2.10 TO WAIVE THE ENCROACHMENT OF THE EXISTING PAVEMENT INTO THE 10 FT & 15 FT LANDSCAPE BUFFER AREAS ADJACENT TO ALL PERIMETER PROPERTY LINES.

PROJECT DATA

TOTAL SITE AREA	= 25.57 ACRES (1,113,898 SF)
EXISTING ZONING	= C-1 & C-2
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
PROPOSED ZONING	= PEC
EXISTING USE	= VACANT
PROPOSED USE	= OFFICE/WAREHOUSE
EXISTING BUILDING AREA	= 217,082 SF
EXISTING BUILDING HEIGHT	= 22.7' (60' MAX. ALLOWED) ONE STORY
F.A.R.	= 0.2 (5.0 ALLOWED)
TOTAL PARKING REQUIRED	= REFER TO GENERAL NOTE 5
TOTAL PARKING PROVIDED	= 1,269 (48 ADA SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 613,432 SF
ILA REQUIRED	= 46,007 SF (7.5%)
ILA PROVIDED	= 105,471 SF
EXISTING IMPERVIOUS AREA	= 945,468 SF
PROPOSED IMPERVIOUS AREA	= 901,321 SF (4.67% DECREASE)

GENERAL NOTES:

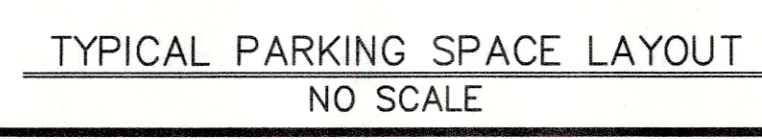
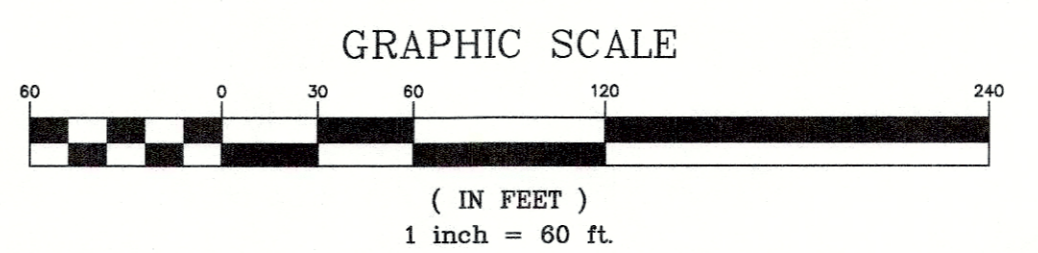
- Parking areas and drive lanes are existing asphalt pavement.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Compliance with parking min./max. and/or non-conformance to be determined at time of occupancy. Parking and loading area shall be confirmed with Planning and Design Services prior to occupancy. The plan and file shall be updated to reflect these requirements.
- Shared access agreement will be established with 1243 Durrett Lane prior to Certificate of Occupancy approval.

MSD NOTES:

- Sanitary sewer service is provided by an existing connection.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0075E & 21111C0058E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plan will be required prior to MSD granting construction plan approval.
- No site construction proposed with this zoning application.
- Any future site construction beyond what is shown on this development plan shall meet all MS4 water quality regulations established by MSD.

SITE ADDRESS:
1231 & 1241 DURRETT LANE
LOUISVILLE, KY 40213
TAX BLOCK 85K, LOT 186
TAX BLOCK 85K, LOT 185
D.B. 9756, PG. 278
COUNCIL DISTRICT - 21
FIRE PROTECTION DISTRICT - LOUISVILLE #3
MUNICIPALITY - LOUISVILLE

PRELIMINARY APPROVAL
Condition of Approval:
RECEIVED
DEU 6/3/20
Tommy Kelly 12-11-19
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT
CASE 19-ZONE-0080
RELATED: 19-ZONE PA0061,
09-039-84,
WM# 5375



LEGEND

- EX. BOLLARD
- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. LIGHT POLE
- EX. CATCH BASIN
- EX. DRAIN INLET
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. SANITARY SEWER CLEAN-OUT
- EX. UNDERGROUND GAS LINES
- EX. UNDERGROUND WATER LINES
- EX. OVERHEAD ELECTRIC LINES
- EX. FENCE
- EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- EXISTING SEWER AND MANHOLE
- EX. DITCH/SWALE
- EX. ZONING LINE

REVISIONS	BY	47
	DESCRIPTION	AGENCY COMMENTS
	DATE	12-9-19
NO.	1	1-7-20
	2	1-7-20
PROJECT DATA	FILE NAME: 18122 DDP1.dwg	SCALE: AS SHOWN
	DATE: 11-11-2019	CHECKED BY: SSS
		CRANK BY: SSS/ABR
DETAILED DISTRICT DEVELOPMENT PLAN	1231 + 1241 DURRETT LANE	DEVELOPER
		POE DURRETT, LLC
		1700 MARINAS EDGE WAY
		SUITE 715
		LOUISVILLE, KY 40208
JOB NO.	18122	SHEET
		1
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