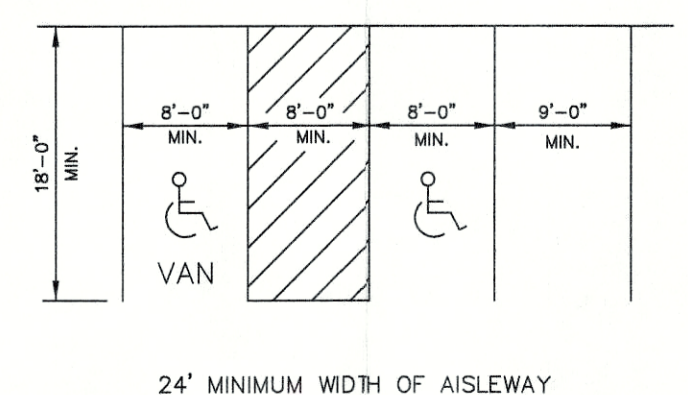


**NOTICE**  
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

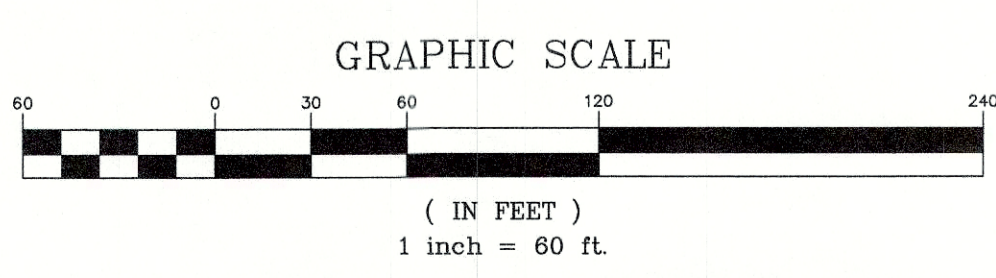
**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 17Z01019  
 APPROVAL DATE 11/21/17  
 EXPIRATION DATE 12/31/19  
 SIGNATURE OF PLANNING COMMISSION  
 KIM L. HAYES

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
 CONDITIONS:  
 BY: [Signature]  
 DATE: 01/10/18  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**PRELIMINARY APPROVAL**  
 Condition of Approval:  
 [Signature]  
 Date: 1-10-18  
 LOUISVILLE/JEFFERSON COUNTY METRO PLANNING SEWER DISTRICT



MSD STANDARD EROSION CONTROLS	
	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE



- VARIANCE REQUESTS**
- 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'.
  - 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**
- 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.



**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-1M
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	
OFFICE	= 21 SPACES
WAREHOUSE (100 EMPLOYEES)	= 37 SPACES
1/1.5 EMPLOYEE	= 67 SPACES
TOTAL PARKING REQUIRED	= 88 SPACES
TOTAL PARKING PROVIDED	= 116 SPACES
	(7 ADA SPACES & 5 CARPOOL SPACES INCLUDED)
BICYCLE PARKING REQUIRED	= 2 SHORT TERM/2 LONG TERM (LONG-TERM INSIDE BUILDING)
	= 0.36 (5.0 MAXIMUM ALLOWED)
FAR	
TOTAL VEHICULAR USE AREA	= 110,336 S.F.
TOTAL LOADING/UNLOADING AREA	= 6,349 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 17,251 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	= 17,251 S.F.

- GENERAL NOTES:**
- 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 landscaping in the Right of Way without an encroachment permit.
  - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
  - 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.
  - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
  - Construction plans, bond and permit are required by Metro Public Works prior to construction approval.
  - All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
  - Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
  - West Orell Rd shall be improved along the property frontage to provide 12' from centerline pavement widening and 6'-8" unposted shoulder per Metro Public Works Standards.
  - 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:**
- Sanitary sewer service will be provided by connection and subject to applicable fees.
  - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0121E dated December 5, 2006.
  - 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.
  - Site will be subject to MSD Regional Facilities Fee.
  - If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
  - A Downstream Facilities Capacity Request will be submitted to MSD.
  - 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.
  - Erosion & Silt Control 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.
  - 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.
  - A sanitary sewer capacity request was submitted to MSD on September 8, 2017.

- EROSION PREVENTION AND SEDIMENT CONTROL NOTES**
- The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
  - 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.
  - 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.
  - 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.
  - 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.
  - All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
  - 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.
  - 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.
  - 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 dripline 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	= 113,040 S.F.
(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. 10673, PG. 727  
 COUNCIL DISTRICT - 14  
 FIRE PROTECTION DISTRICT - PRP

CASE# 17Z01019  
 WM#11637

**REVISIONS**

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

**RECEIVED**  
 JAN 08 2018  
 DESIGN SERVICES

PROFESSIONAL'S SEAL

**PROJECT DATA**

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

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 LANDSCAPE ARCHITECTURE  
 505 WASHINGTON ST. SUITE 200  
 LOUISVILLE, KY 40202  
 TEL: 502.446.4278 FAX: 502.446.4279  
 WWW.LD&D-KY.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

**Binding Elements 17Zone1019**

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. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. 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.
4. 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 Codes and Regulations Construction Permits and Transportation Planning Review and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways for any work within the state right-of-way.
  - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. No overnight idling or idling of trucks while loading or unloading equipment shall be permitted on-site.
7. The applicant shall submit a Detailed District Development Plan to be approved by Planning Commission prior to construction plan approval that addresses the following elements:  
building design use, access to W. Orell Rd. specifically pertaining to truck traffic, landscaping adjacent to the single family residences to the south and landscaping along the private access easement and the 6 foot berm. Notification of the meeting shall include anyone who spoke at the Planning Commission public hearing for Case No. 17ZONE1019.
8. Any change of use or change to the approved development plan shall require Metro Council review and approval.
9. There shall be no coal ash/fly ash on the premises.



PLANNING COMMISSION

17-1019

17-1019-1

17-1019-1

17-1019-1

