

RECEIVED  
OCT 26 2020  
PLANNING &  
DESIGN SERVICES

INTERSTATE HIGHWAY 264 - R/W VARIES

WAIVER REQUESTED

1. A Waiver is requested from Section 10.2.12 of the Louisville Metro Land Development Code to waive the Interior Landscape Islands in the Van Storage Area.
2. A Waiver is requested from Section 10.2.4.B.8 of the Louisville Metro Land Development Code to waive the locating the 15' PEC LBA on the REC site of the onsite zoning line and to provide on the C-2 zoned portion of site.

DETENTION BASIN CALCULATIONS

$$X = \Delta \text{CRA} / 12$$

$$\Delta C = 0.55 \quad \text{EX. } C = 0.30 \quad \text{PROP. } C = 0.85$$

$$A = 23.9 \text{ ACRES (EXCLUDE 2.1 AC DRAINAGE TO WATTERSON)}$$

$$R = 2.8 \text{ INCHES}$$

$$X = (C)(A)(R) / 12 = \text{AC.-FT.}$$

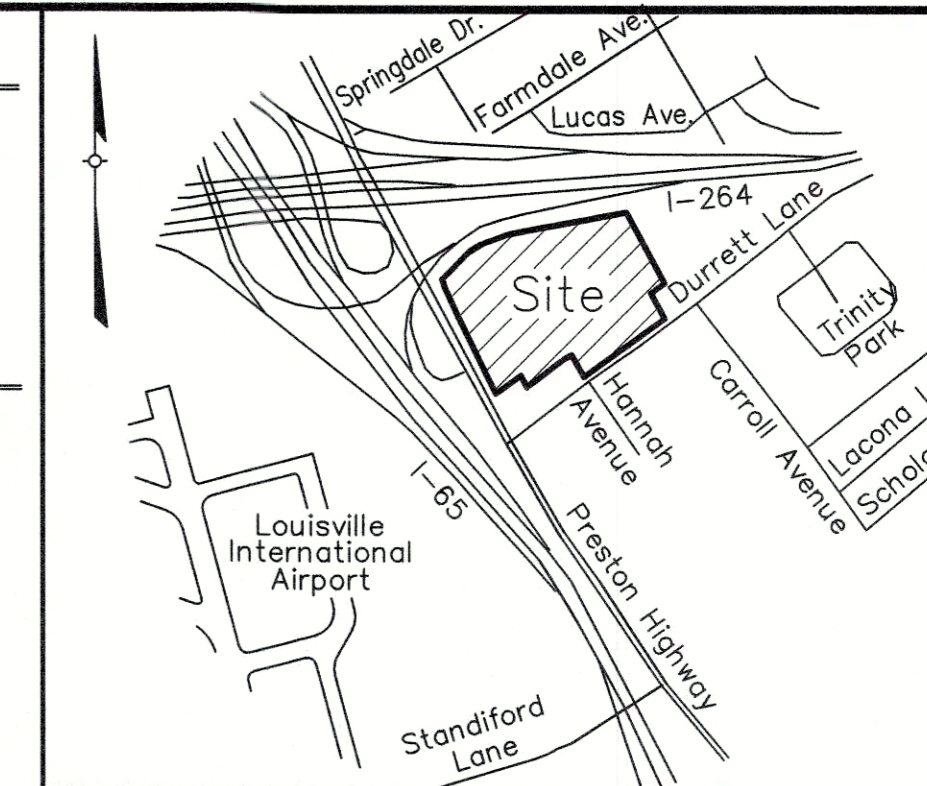
$$X = (0.55)(23.9)(2.8) / 12 = 3.06 \text{ AC.-FT.}$$

REQUIRED X = 3.06 AC.-FT. (133,294 CUFT)

PROVIDED BASIN = 44,000 SQ.FT.

$$\text{TOTAL} = 44,000 \text{ SQ.FT.} \times \text{APPROX. } 3.1 \text{ FT. DEPTH} = 136,400 \text{ CUFT}$$

$$= 136,400 \text{ CU.FT.} > 133,294 \text{ CU.FT.}$$



LOCATION MAP  
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 26.0± Ac. (1,133,403 SF)
EXISTING ZONING	= PEC/C-2
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= VACANT
PROPOSED USE	= OFFICE / WAREHOUSE
BUILDING HEIGHT	= 45 FT (60 FT. MAX. ALLOWED)
OFFICE	= 15,800 SF
WAREHOUSE	= 126,638 SF
TOTAL BUILDING AREA	= 142,438 SF
F.A.R. (142,438 / 1,133,403)	= 0.13 (1.0 MAX. ALLOWED)
OUTDOOR AMENITY AREA REQUIRED	= 1,550 SF (10% OF OFFICE AREA)
OUTDOOR AMENITY AREA PROVIDED	= 1,600 SF

PARKING REQUIRED	MIN.	MAX.
OFFICE		
15,800 SF/400 SF MIN.	= 40 SP	
15,800 SF/200 SF MAX.		= 79 SP
WAREHOUSE (INDUSTRIAL)		
126,638 SF/2,000 MIN.	= 63 SP	
126,638 SF/500 MAX.		= 253 SP
-10% TARC CREDIT	= -10	
TOTAL PARKING REQUIRED	= 93 SP	332 SP

TOTAL PARKING PROVIDED = 314 SPACES  
(9 HC SP INCLUDED)

BIKE PARKING REQ'D & PROVD = 2 LONG-TERM SPACES INSIDE BUILDING

VEHICULAR USE AREA

EMPLOYEE/CUSTOMER PARKING	= 134,342 SF
VAN STORAGE	= 380,840 SF
LOADING/UNLOADING (INCLUDE AREA UNDER THE CANOPY AND VAN STAGING)	= 219,400 SF
TOTAL VUA AREA	= 734,582 SF

INTERIOR LANDSCAPE AREA REQUIRED (7.5% OF VUA)

EMPLOYEE/CUSTOMER PARKING ILA REQ.	= 10,076 SF
VAN STORAGE ILA REQ.	= 28,563 SF
LOADING/UNLOADING	= 16,455 SF
TOTAL ILA REQUIRED	= 55,094 SF

INTERIOR LANDSCAPE AREA PROVIDED = 62,837 SF

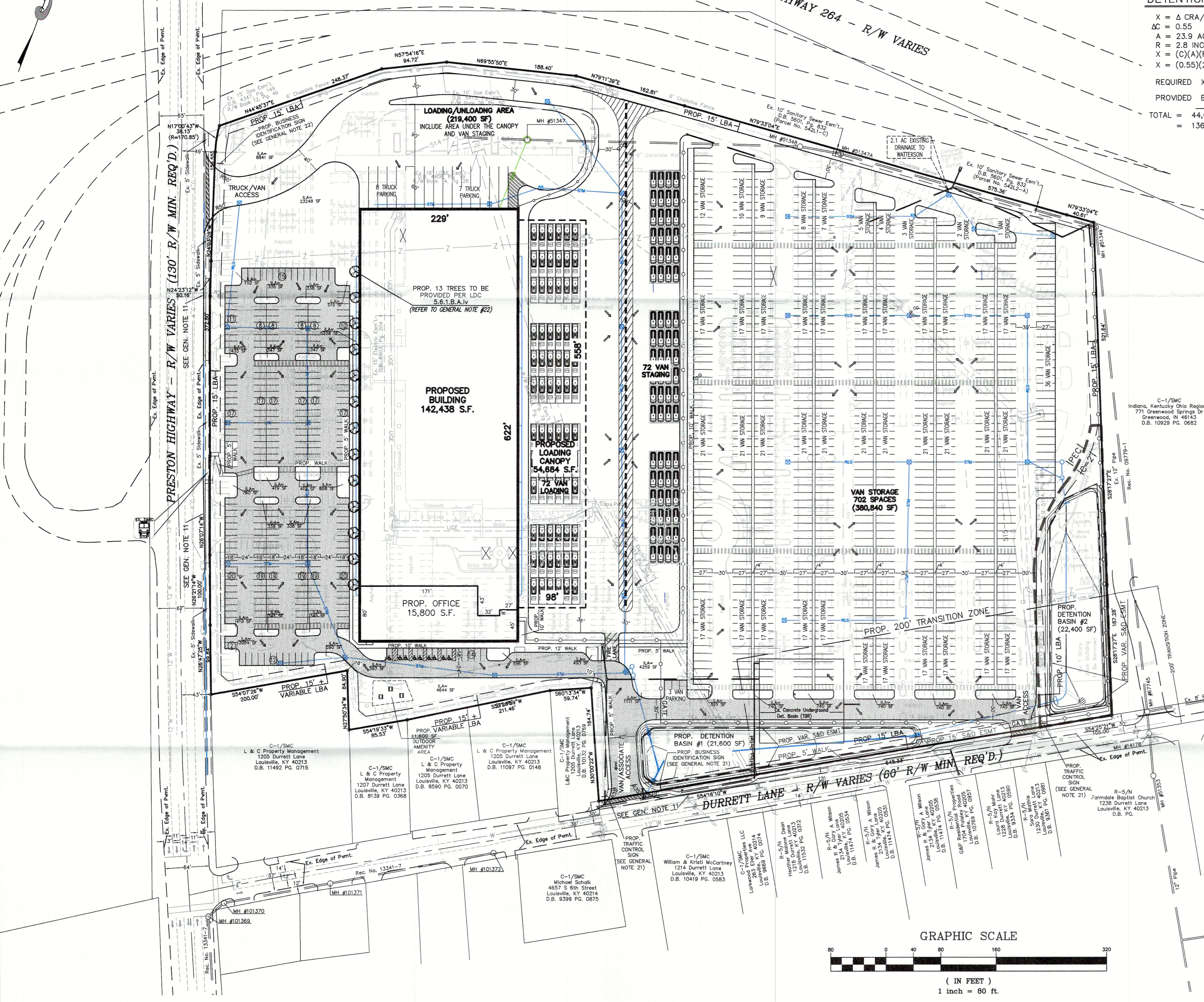
EXISTING IMPERVIOUS = 965,306 SF  
PROPOSED IMPERVIOUS = 882,921 SF (8.5% DECREASE)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An Metro Public Works permit and bond will be required for all work done in the right-of-way.
3. State Highway encroachment permit will be required for any work in the state right-of-way.
4. No increase in drainage run off to state roadways.
5. There shall be no commercial signs in the right-of-way.
6. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
7. 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.
8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
9. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
10. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks and public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
11. Existing curb cuts to be removed and restored to walk and verge per Metro Public Works (Durrett Lane) and KYTC (Preston Highway) standard specifications.
12. A Plat or Deed of Consolidation will be recorded prior to the issuance of a building permit.
13. Off-street loading and refuse collection areas shall be located and screened so as not to be visible from adjacent public streets and residential uses. Screening may be accomplished through use of a fence with landscaping that at maturity will equal the height of the fence, or a wall constructed of the same building material as the principal structure.
14. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current Metro Public Works standards and shall be inspected prior to final bond release.
15. All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
16. There should be no commercial signs on the right of way.
17. There should be no landscaping in the right of way without an encroachment permit. Tree species planted in the right of way must conform with District 5 list of approved trees.
18. All drainage structures within state right of way shall be state design.
19. There shall be no parking nor any portion of any parking lot on state right of way.
20. The developer shall install traffic control signs on-site at the Durrett Lane curb cuts per Binding Element 10 Case No. 19ZONE0080. Binding Element 10: "Heavy truck traffic shall be prohibited on Durrett Lane east of the development site. Developer/Owner shall install traffic control signs directing outbound truck traffic to Preston Hwy, and inbound truck traffic to the development site."
21. The proposed business identification signs shall comply with Chapter 8 of The Louisville Metro Land Development Code.
22. 1. Trees shall be planted 15' from the building at intervals of no greater than 100' linear feet along the facade facing Preston Highway.
23. Security gates to the van storage area will be open during hours of operation.

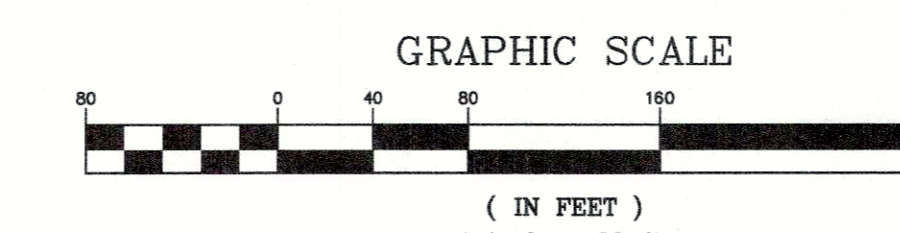
MSD NOTES:

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. Sanitary sewer service will be provided by existing connection and subject to applicable fees. A Downstream Facilities Capacity request will be approved by letter dated 6/12/2020 by MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0058 & 0075 D dated December 5, 2006.
4. Drainage pattern depicted by arrows (=>) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms.
7. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
8. 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 Mgmt. Practices.



LEGEND

•	= BOLLARD	⊗	= WATER MANHOLE	▨	= VUA AREA (EMPLOYEE/CUSTOMER PARKING)
—	= SIGN	⊕	= WATER VALVE	⊗	
—	= DOUBLE SIDED SIGN	⊖	= WATER METER	⊗	
⊙	= UTILITY POLE	⊕	= FIRE HYDRANT	⊗	
⊙	= GUY ANCHOR	⊖	= GAS VALVE	⊗	
⊙	= LIGHT POLE	⊕	= TELECOMM. MANHOLE	⊗	
⊙	= BOLLARD WITH LIGHT	⊖	= ELECTRIC MANHOLE	⊗	
⊙	= GROUND LIGHT	⊕	= MISCELLANEOUS MANHOLE	⊗	
⊙	= CLEAN-OUT	⊖	= OVERHEAD UTILITY LINES	⊗	
⊙	= CATCH BASIN	⊕	= PROPOSED STORM SEWER, CATCH BASIN	⊗	
⊙	= STORM DRAINAGE MANHOLE	⊖	= PROPOSED SEWER AND MANHOLE	⊗	



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 1,133,403 SF
TOTAL TREE CANOPY AREA REQUIRED	= 25% (283,351 SF)*
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 25% (283,351 SF)

\*30% INDUSTRIAL PER LDC TABLE 10.1.1 AND 5% REDUCTION APPLIED DUE TO HEAT ISLAND GREEN TECHNOLOGY IS BEEN USED

SITE ADDRESS:  
1231, 1239, 1241 & 1243 DURRETT LANE  
TAX BLOCK 085K, LOT 0185, 0186 & 0191  
D.B. 11503, PG. 0738  
D.B. 11598 PG. 0936

COUNCIL DISTRICT - 21  
FIRE PROTECTION DISTRICT - LOUISVILLE #3  
MUNICIPALITY - LOUISVILLE

RELATED CASES: 19-ZONE-0080  
09-039-84  
WM #5375

CASE: 20-DDP-0033

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

**DURRETT LANE OFFICE/WAREHOUSE**  
OWNER/DEVELOPER  
DURRETT, LLC  
1700 MARINAS EDGE WAY APT 715  
LOUISVILLE, KY 40206

LD&D  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
609 HENNINGTON ST. SUITE 100, LOUISVILLE, KY 40202  
PHONE: 502.442.9774 FAX: 502.442.9774  
WEB SITE: WWW.LD&D.COM

REVISIONS

NO.	DATE	DESCRIPTION	BY	BB
1	10/12/20	PER AGENCY REVIEW COMMENTS	BB	BB
2	10/23/20	PER AGENCY REVIEW COMMENTS	BB	BB
3	10/26/20	PER AGENCY REVIEW COMMENTS	BB	BB

PROJECT DATA  
FILE NAME: 19122-DDP  
DATE: 9/29/2020  
CHECKED BY: KY

SCALE AS SHOWN  
DRAWN BY: BB

PROJECT DATA

PROJECT NO. 181.22

SHEET 1 OF 1