



R-6/TN  
Dale A & Stacy D Smith  
6095 Newberry Washington Rd  
Convington, OH 45318  
D.B. 10801 Pg. 531

R-6/TN  
Louisville/Jefferson  
County Metro Go  
527 W Jefferson St  
Louisville, KY 40202  
D.B. 5580, Pg. 416

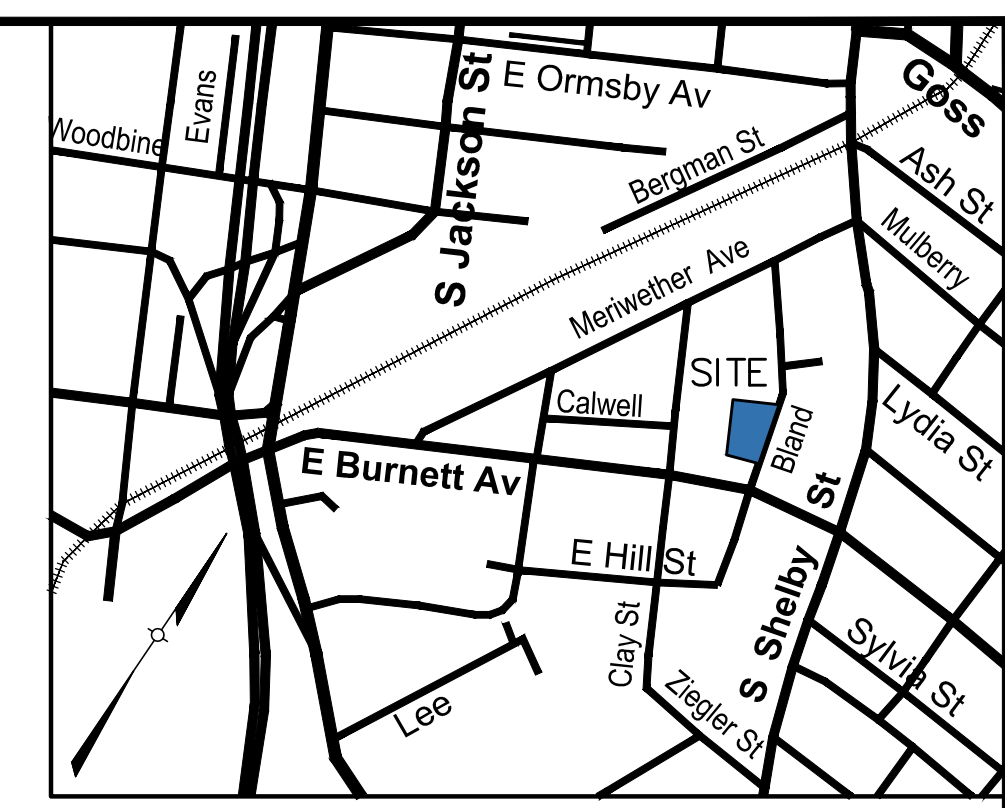
R-6/TN  
Louisville/Jefferson County Metro Go  
527 W Jefferson St  
Louisville, KY 40202  
D.B. 6363 Pg. 449

R-6/TN  
Edwards Harrison  
1421 S Clay St  
Louisville, KY 40217  
D.B. & Pg. N/A

R-6/TN  
Address Unknown  
City of Louisville Public Properties  
D.B. & Pg. N/A

**WAIVER REQUEST:**

1. A WAIVER IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 5.9.2.A.1.b.ii TO NOT PROVIDE A VEHICULAR OR PEDESTRIAN CONNECTION TO AN EXISTING ALLEY.



LOCATION MAP  
NOT TO SCALE

**PROJECT DATA**

SITE AREA = 1.3± AC. (56,260 SF)  
EX. ZONE = M-2  
FORM DISTRICT = TRADITIONAL NEIGHBORHOOD  
EXISTING USE = VACANT  
PROPOSED USE = OFFICE WAREHOUSE  
WAREHOUSE AREA = 25,226 SF  
OFFICE AREA = 2,300 SF  
TOTAL PROP. BLDG AREA = 27,526 SF  
F.A.R. = 0.49 (3.0 MAX. ALLOWED)  
PROPOSED BUILDING HEIGHT = 40' (45' HT. MAX. ALLOWED)

**PARKING REQUIRED**

|                               | MIN.                              | MAX.              |
|-------------------------------|-----------------------------------|-------------------|
| OFFICE                        |                                   |                   |
| 2,300/750 SF MIN.             | = 4 SP                            |                   |
| 2,300/150 SF MAX.             |                                   | = 16 SP           |
| WAREHOUSE                     |                                   |                   |
| 25,226/10,000 SF MIN.         | = 3 SP                            |                   |
| 25,226/500 SF MAX.            |                                   | = 51 SP           |
| <b>TOTAL PARKING REQUIRED</b> | <b>= 7 SP MIN.</b>                | <b>67 SP MAX.</b> |
| <b>TOTAL PARKING PROVIDED</b> | <b>= 9 SP (2 ADA SP INCLUDED)</b> |                   |
| BIKE PARKING REQUIRED         | = 3 SPACES                        |                   |
| BIKE PARKING PROVIDED         | = 3 SPACES                        |                   |

VEHICULAR USE AREA = 9,788 SF  
INTERIOR LANDSCAPE AREA REQ'D = 490 SF (5%)  
INTERIOR LANDSCAPE AREA PROV'D = 580 SF (6%)

EXISTING IMPERVIOUS = 3,843 SF  
PROPOSED IMPERVIOUS = 37,450 SF (874% INCREASE)

**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.
- State Highway encroachment permit will be required for the entrance.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs 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.
- Compatible utilities shall be placed in a common trench unless applicable agencies require otherwise.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or 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.
- Street trees to be provided in accordance with LDC Section 10.2.8.
- Existing sidewalk reconstruction and repairs shall be required as necessary to meet current ADA and Metro standards and shall be inspected prior to final bond release.

**MSD NOTES:**

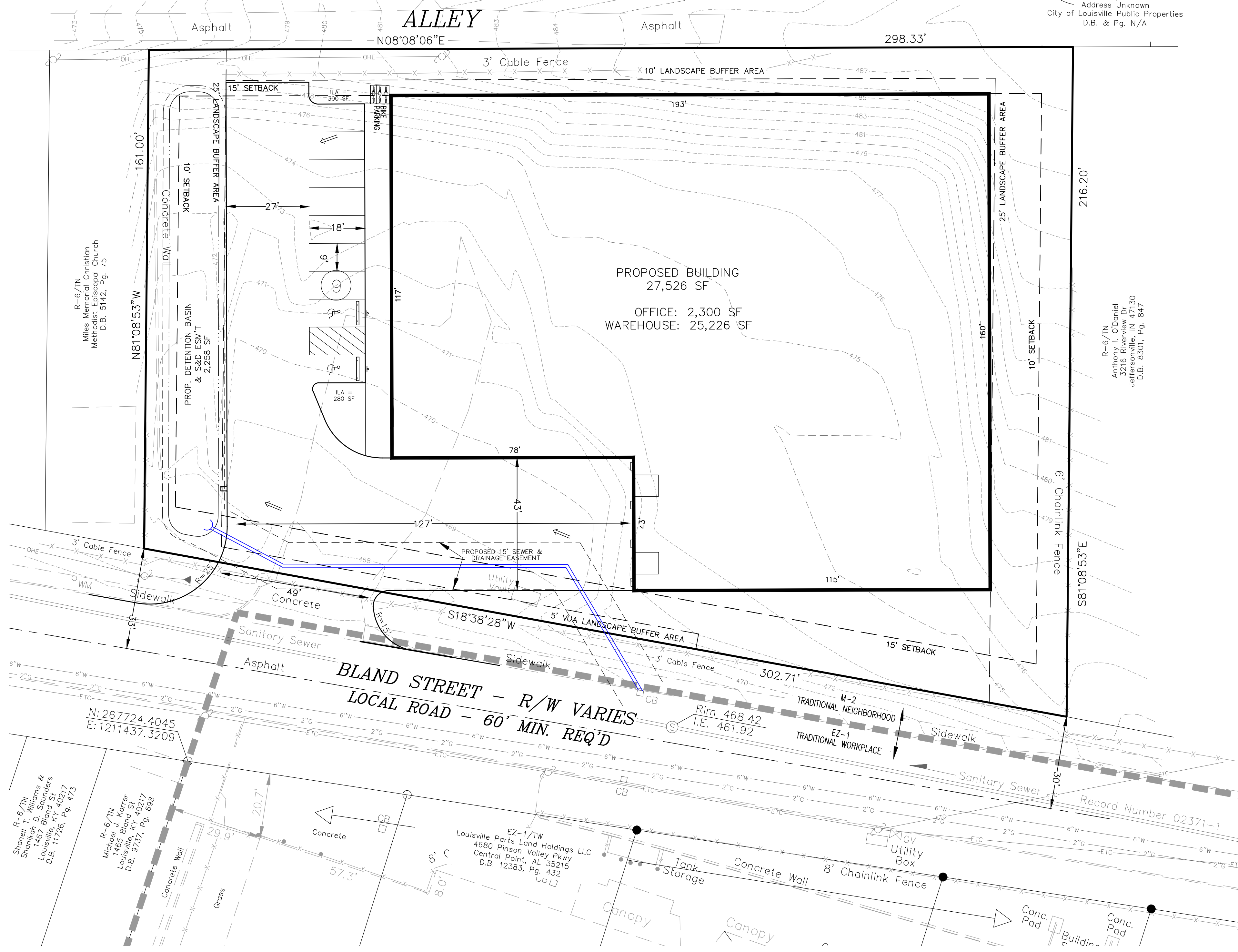
- Sanitary sewer service will be provided by existing connection and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0042 E dated February 26, 2021.
- Drainage pattern depicted by arrows (←) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements. Site discharges into the combined sanitary sewer system and shall limit the 100-year post-developed discharge to the 10-year pre-developed discharge per section 10.3.1.2 of the MSD design manual.
- 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 shown 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.
- MSD drainage bond required prior to construction plan approval.

SITE ADDRESS:  
1440 BLAND STREET  
LOUISVILLE, KY 40217  
PARCEL ID: 023J00950000

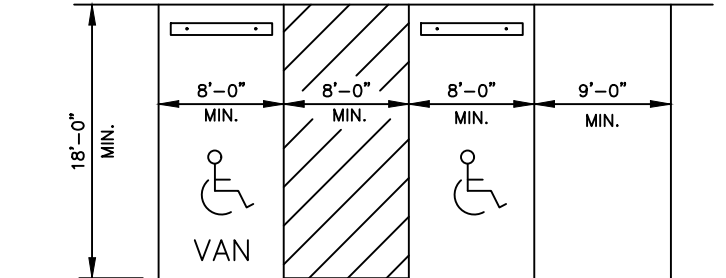
OWNER:  
LOUISVILLE PARTS AND HOLDINGS LLC  
4680 PINSON VALLEY PARKWAY  
CENTER POINT, AL 35215  
DB 12383 PG 432

RELATED CASE: 09-059-98  
COUNCIL DISTRICT - 6  
FIRE PROTECTION DISTRICT - LOUISVILLE #4  
MUNICIPALITY - LOUISVILLE

WATER# 12621



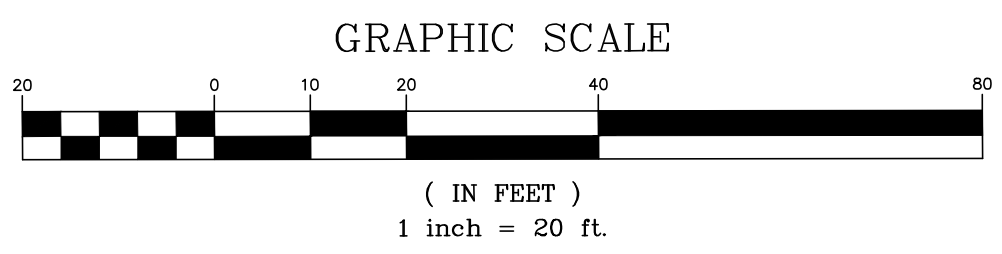
- LEGEND**
- = EXISTING BOLLARD
  - = EXISTING SIGN
  - = EXISTING UTILITY POLE
  - = EXISTING GUY ANCHOR
  - = EXISTING LIGHT POLE
  - = EXISTING GROUND LIGHT
  - = EXISTING WATER METER
  - = EXISTING IRRIGATION CONTROL VALVE
  - = EXISTING GAS METER
  - = EXISTING SANITARY SEWER MANHOLE
  - = EXISTING SANITARY SEWER CLEAN-OUT
  - = EXISTING WATER LINE
  - = EXISTING GAS LINE
  - = EXISTING OVERHEAD ELECTRIC
  - = EXISTING OVERHEAD ELECTRIC, TELEPHONE, & CABLE
  - = EXISTING SEWER AND MANHOLE
  - = EXISTING CONTOUR



TYPICAL PARKING SPACE LAYOUT  
NO SCALE

**DETENTION BASIN CALCULATIONS**

$X = \Delta CRA/12$   
 $\Delta C = 0.70 - 0.23 = 0.47$   
 $A = 1.3 \text{ ACRES}$   
 $R = 2.8 \text{ INCHES}$   
 $X = (0.47)(1.3)(2.8)/12 = 0.14 \text{ AC.-FT}$   
REQUIRED  $X = 6,210 \text{ CU.FT.}$   
PROVIDED BASIN = 2,258 SQ.FT.  
TOTAL = 2,258 SQ.FT. @ APPROX. 3 FT. DEPTH  
= 6,774 CU.FT. > 6,210 CU.FT.



| NO. | DATE    | DESCRIPTION             | BY |
|-----|---------|-------------------------|----|
| 1   | 7-21-23 | Rev per Agency Comments | TB |

PROJECT DATA  
FILE NAME: 22071 - RDDDP  
DATE: 6/7/2023  
SCALE: AS SHOWN  
CHECKED BY: TB  
DRAWN BY: TB

REVISIONS

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
909 HIGHWAY 208 • SUITE 100 • WOODLAND, MISSISSIPPI 39078  
PHONE: 601.444.9274  
FAX: 601.444.9275  
WEB SITE: WWW.LD-D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
**1440 BLAND STREET**  
OWNER/DEVELOPER  
**LOUISVILLE PARTS AND HOLDINGS**  
4680 PINSON VALLEY PKWY  
CENTER POINT AL, 35215

JOB NO. **22071**  
SHEET **1** OF **1**