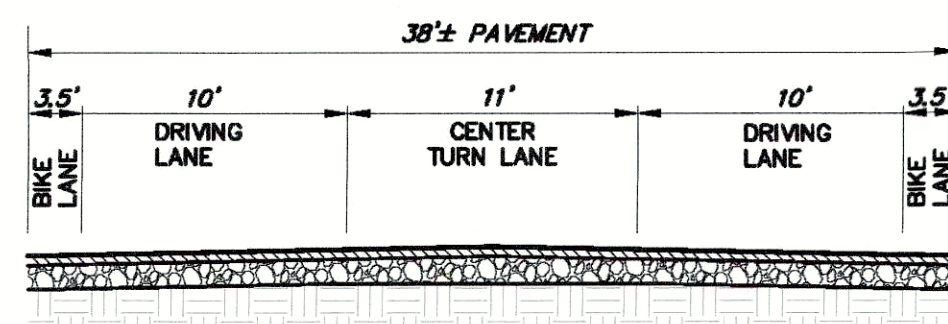
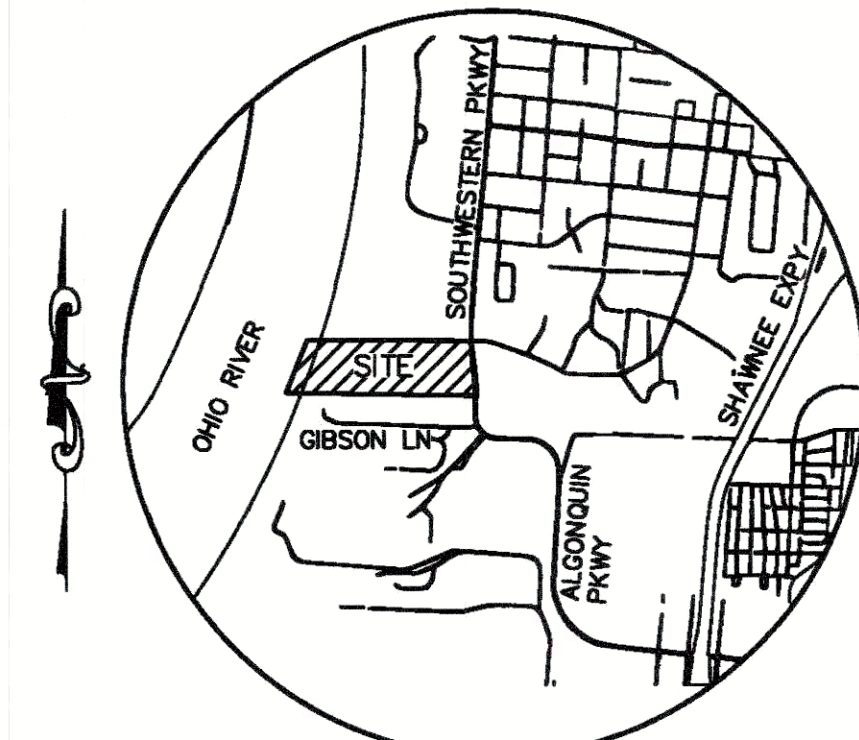


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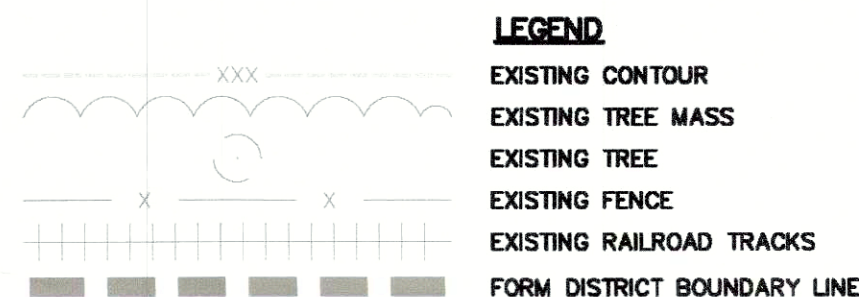


SOUTHWESTERN PARKWAY EXISTING TRAVEL LANES

NO SCALE



LOCATION MAP
NO SCALE



SITE DATA:	
EXISTING FORM DISTRICT	SWD & NFD
EXISTING ZONING	EZ-1
EXISTING LAND USE	WAREHOUSE
PROPOSED LAND USE	SOLID WASTE RECYCLING
TOTAL LAND AREA	21.4± AC.
BUILDING AREA	
OFFICE	30,000 ± S.F.
WAREHOUSE	288,145 ± S.F.
TOTAL	328,145 ± S.F.
BUILDING HEIGHT	40'
(MAX. ALLOWED 50', 45' IN TRANSITION ZONE)	
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.35
PARKING REQUIRED	
31 WAREHOUSE EMPLOYEES	
MINIMUM (1 SPACE/1.5 EMPLOYEES)	21 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEE)	31 SPACES
PARKING PROVIDED	
CAR PARKING	30 SPACES
(INCLUDES 2 ACCESSIBLE SPACES)	
TRACTOR TRAILER PARKING	17 SPACES
BICYCLE PARKING REQUIRED/PROPOSED:	
LONG TERM (PROVIDED IN BUILDING)	2 SPACES

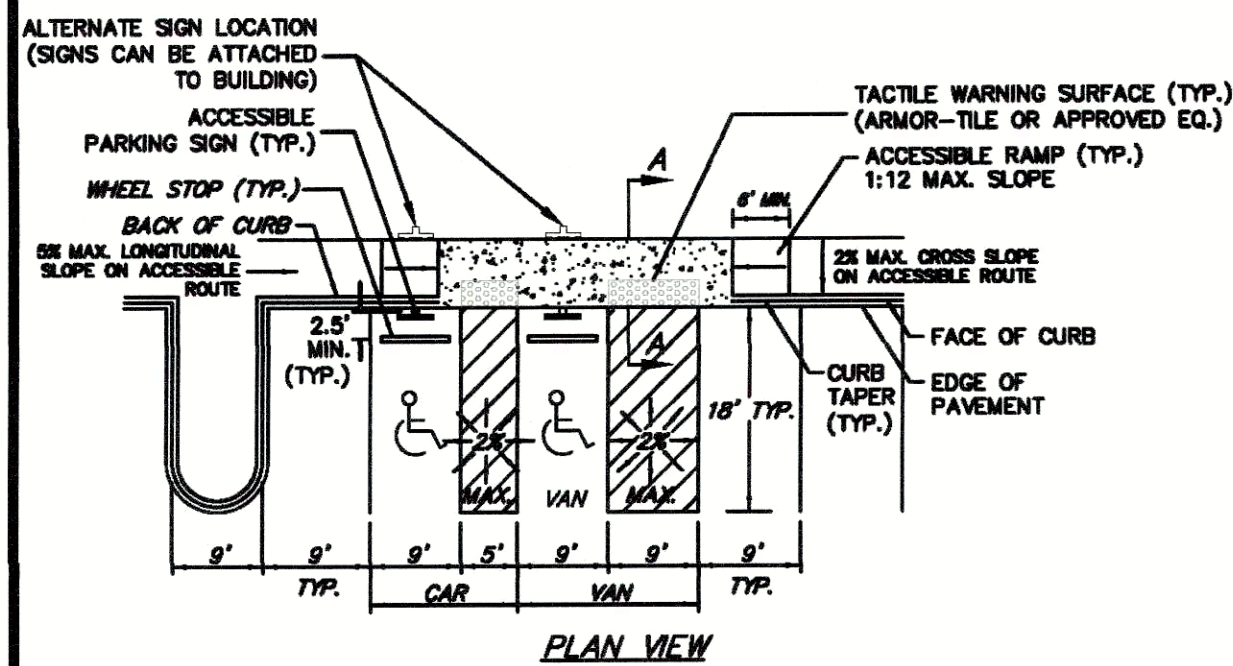
IMPERVIOUS AREA:	
EXISTING IMPERVIOUS AREA	566,723± S.F.
PROPOSED IMPERVIOUS AREA	0± S.F.
IMPERVIOUS AREA TO BE REMOVED	2,208± S.F.
NET IMPERVIOUS AREA	564,515± S.F.

PRELIMINARY APPROVAL

Condition of Approval: Subject to the Terms and Conditions of the pending easement/agreement between MSD and the Owner/Developer

Mike J. Scott 8-3-20
Development Review Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



PLAN VIEW

TYPICAL ACCESSIBLE PARKING SPACES

NO SCALE

GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY. ANY NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE LOUISVILLE #1 FIRE DISTRICT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (E.G. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL REMAIN.
- THERE ARE NO RESIDENTIAL ZONING DISTRICTS WITHIN 200' OF THE SITE.

PUBLIC WORKS NOTES:

- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- DEVELOPER AGREES TO REMOVE/RELOCATE ANY EXISTING SIGNAGE FOR THIS DEVELOPMENT OUT OF THE RIGHT OF WAY OF SOUTHWESTERN PARKWAY.
- AT CONSTRUCTION DEVELOPER SHALL COORDINATE WITH METRO PUBLIC WORKS, WHO WILL COORDINATE WITH LOPC AND METRO PARKS IN REGARDS TO THE APPROPRIATE LOCATION OF THE 5' SIDEWALK REQUIRED ALONG THE SITES FRONTAGE AND MAY AS AN ALTERNATIVE ALLOW CONTRIBUTION TO THE 10' MULTI-USE PATH (LOUISVILLE LOOP) PROPOSED ON THE EAST SIDE OF SOUTHWESTERN PARKWAY.
- ALL OFF-STREET PARKING AREAS SHALL BE OF A HARD AND DURABLE SURFACE AS REQUIRED BY 9.1.12 OF THE LDC.

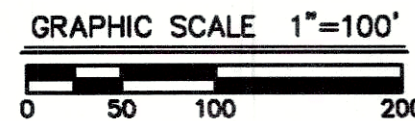
MSD NOTES:

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- SEWERAGE: SANITARY SEWER CONNECTS TO THE DEREK R. GURTHIE WASTEWATER TREATMENT PLANT BY EXISTING CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION: DETENTION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. 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.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0 39C).
- NO SITE WORK OTHER THAN REVISIONS TO NORTH ENTRANCE PROPOSED.
- THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUM IS EQUAL TO OR GREATER THAN 1 ACRE DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 2,208± S.F.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

Mike J. Scott 8/3/2020
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



CASE #20-CUP-0087
RELATED CASE #20-CUPPA-0080
MSD WM #10613

CONDITIONAL USE PERMIT PLAN
REPAK RECYCLING
1400 SOUTHWESTERN PARKWAY
LOUISVILLE, KY 40211
TAX BLOCK 47E, LOT 2
DEED BOOK 9057, PAGE 234

OWNER
**LOUISVILLE CARTAGE
WAREHOUSE LLC**
P.O. BOX 16219
LOUISVILLE, KY 40256

DEVELOPER
REPAK RECYCLING
P.O. BOX 19695
LOUISVILLE, KY 40259

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502-485-1508 > MindelScott.com