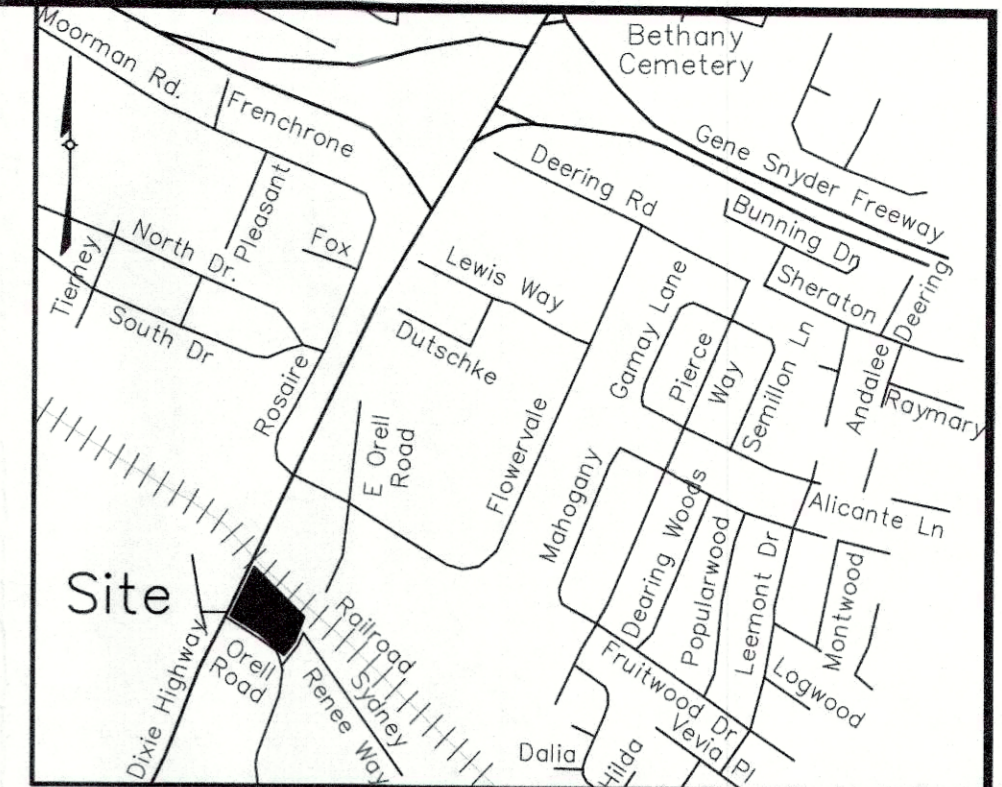


**WAIVERS GRANTED: 17ZONE1022 11/02/17 PLANNING COMMISSION**

1. A WAIVER WAS GRANTED FROM SECTION 10.2.4 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE C-M TO R-4 35' LANDSCAPE BUFFER AREA.
2. A WAIVER WAS GRANTED FROM SECTION 10.2.10 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE VEHICULAR USE AREA LANDSCAPE BUFFER AREA ADJACENT TO THE UNIMPROVED RIGHT-OF-WAY ALONG THE EAST PROPERTY LINE.
3. A WAIVER WAS GRANTED FROM SECTION 5.9.2 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE A CROSSOVER ACCESS TO ADJACENT COMMERCIAL PROPERTY.
4. A WAIVER WAS GRANTED FROM SECTION 6.2.3 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE A SIDEWALK WITHIN THE ABUTTING UNIMPROVED ORELL RD RIGHT-OF-WAY.

**VARIANCE GRANTED: 17ZONE1022 11/02/17 PLANNING COMMISSION**

1. A VARIANCE WAS GRANTED FROM SECTION TABLE 5.3.2, SECTION 5.3.1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW A 0' SETBACK ALONG THE NORTHERN PROPERTY LINE.



**PROJECT DATA**

TOTAL SITE AREA	= 2.19 ± ACRES
EXISTING ZONING	= C-M
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= OFFICE/WAREHOUSE & OUTDOOR STORAGE
PROPOSED USE	= OUTDOOR STORAGE/SALES & DISPLAY (TRAILERS)
OFFICE/WAREHOUSE	= 17,700 SF
OFFICE	= 400 SF
OUTDOOR STORAGE AREA	= 28,807 SF
BUILDING HEIGHT	= 15'
PARKING REQUIRED	MIN MAX
OFFICE (400 SF)	1 SP / 400 SF MIN. = 1 SP
	1 SP / 150 SF MAX. = 3 SP
OFFICE/WAREHOUSE (17,700 SF)	1 SP / 10,000 SF MIN. = 2 SP
	1 SP / 500 SF MAX. = 35 SP
TOTAL PARKING REQUIRED	= 3 SP 38 SP
TOTAL PARKING PROVIDED	= 11 SPACES (INCLUDING 2 HC SPACES)
TOTAL VEHICULAR USE AREA	= 58,061 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 4,354 SF (7.5% VUA)
INTERIOR LANDSCAPE AREA PROVIDED	= 6,338 SF
EXISTING IMPERVIOUS AREA	= 19,950 SF
PROPOSED IMPERVIOUS AREA	= 76,936 SF (285% INCREASE)

**GENERAL NOTES:**

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. KYTC approval required prior to construction plan approval.
4. No increase in drainage run off to state roadways.
5. There shall be no commercial signs in the Right of Way.
6. There shall be no landscaping in the Right of Way without an encroachment permit.
7. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
8. 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.
9. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
10. Right-of-way dedication by deed and minor plat must be recorded prior to construction approval by Public Works or shall be recorded as part of the construction approval. This will be determined by MPW at the time of construction approval.
11. Construction plans, bond, and KTC permit are required by Metro Public Works prior to construction approval and issuance of MPW encroachment permit.
12. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
13. All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
14. Outdoor storage and sales of trailers on site are limited to medium and light duty only. No storage or sales of heavy equipment permitted on this site.

**MSD NOTES:**

1. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0121 E dated December 5, 2006.
2. 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.
3. Site will be subject to MSD Regional Facilities Fee.
4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
5. 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.
6. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
7. Prior to any construction activities on the site an Erosion & Silt Control Plan shall be provided to MSD for approval.
8. Sanitary capacity request was submitted on September 11, 2017
9. KYTC, railroad and ACOE approval required prior to MSD construction plan approval.
10. Approval from MSD for construction in any portion of a jurisdictional wetland or wetland buffer shall not be granted until the Army Corps of Engineers has given approval and issued permits allowing the wetland to be modified or a determination has been made by the Army Corps of Engineers that the area in question is a non-jurisdictional wetland.
11. Prior to construction plan approval of Phase 1, an outlet shall be designed to provide positive drainage from the jurisdictional wetlands.

**RECEIVED**

NOV 30 2022

**PLANNING & DESIGN SERVICES**

CASE# 22-DDP-0078

SITE ADDRESS:  
11905 DIXIE HWY  
LOUISVILLE, KY 40272  
T.B. 1052 LOT 58, 747, 233-2  
D.B. 9782 , PG. 0067

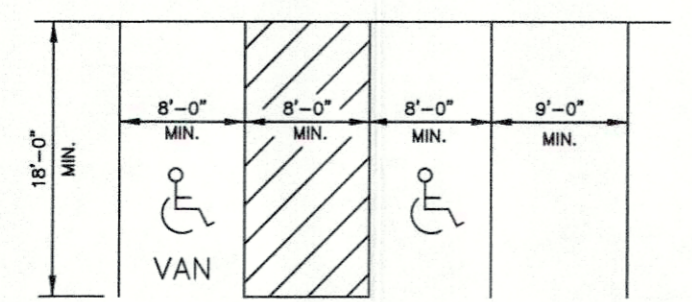
RELATED CASES # 18DEVPLAN123; 17ZONE1022

COUNCIL DISTRICT - 14  
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK

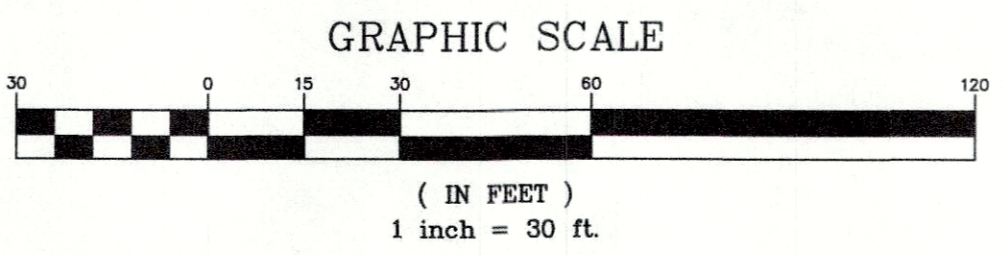
WM# 11645

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 95,722 SF
EXISTING TREE CANOPY	= 0
EXISTING TREE CANOPY TO BE PRESERVED	= 0
REQUIRED NEW TREE CANOPY TO BE PROVIDED	= 33,503 SF (35% SITE)



TYPICAL PARKING SPACE LAYOUT NO SCALE



**LEGEND**

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE

REVISIONS	
NO.	DESCRIPTION
1	PER AGENCY COMMENTS
2	PER AGENCY COMMENTS
3	PER AGENCY COMMENTS
4	PER AGENCY COMMENTS

NO.	DATE	BY	DESCRIPTION
1	8-13-18	DT	PER AGENCY COMMENTS
2	1-14-22	TF	PER AGENCY COMMENTS
3	9-8-22	BB	PER AGENCY COMMENTS
4	10-17-22	DT	PER AGENCY COMMENTS

PROJECT DATA
FILE NAME: 11095-RDDP
SCALE: AS SHOWN
DATE: 7-16-18
CHECKED BY: DT
DRAWN BY: DT

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERS • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
507 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202  
PHONE: 502.251.6624 FAX: 502.251.6624 WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

**ORELL STORAGE**

OWNER/DEVELOPER  
11905 DIXIE, LLC  
PO BOX 991064  
LOUISVILLE, KY 40269

JOB NO. 11095

SHEET 1 OF 1

22-DDP-0078