

BOB RAY CO.

723 LYNDON LANE

DRC

November 16, 2022

BOZA

December 5, 2022

Case #22-MCUP-0007 & 22-DDP-0106

Developer:

Bob Ray Co. Inc.

Prepared By:



LAND DESIGN & DEVELOPMENT INC

503 Washburn Avenue, Suite 101, Louisville, KY 40222 | p: (502) 426-9374

BUILDING ADDITION



CONDITIONAL USE PERMIT GRANTED TRACT 2 (9-40-CVW 06/01/2005)

1. A Conditional Use Permit was granted per Chapter 4, Part 2.48 to allow a storage and contractor's yard.

WAIVERS GRANTED TRACT 2 (9-40-CVW 09/01/2005)

1. Waivers were granted from Chapter 10, Part 2, Section 10.2.4, Table 10.2.4 to not provide the 25 ft. Landscape Buffer Area "adjacent" to the north R-4 property line / railroad tracks and to allow the existing garage to encroach into the 25 ft. Landscape Buffer Area provided on the Louise B. Ray property.

VARIANCE GRANTED TRACT 2 (9-40-CVW 09/01/2005)

1. A variance was granted from Chapter 5, Part 3, Table 5.3.2 to allow encroachment to the required 50' setback adjacent to the north and east R-4 property lines.

CONDITIONAL USE PERMIT GRANTED TRACT 1 (15ZONE1037 12/17/2015)

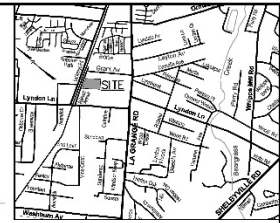
1. A Conditional Use Permit was granted per Section 4.3.52 of the Louisville Metro Land Development Code for a Storage Yard and Contractor's Yard.

WAIVER GRANTED TRACT 1 (15ZONE1037 12/17/2015)

1. A Waiver was granted from Section 10.2.4 of the Louisville Metro Land Development Code to allow storage area and motorway within the required 25' setback along the north property line adjacent to the railroad.

VARIANCE GRANTED TRACT 1 (15ZONE1037 12/17/2015)

1. A Variance was granted from Table 5.3.2 of the Louisville Metro Land Development Code to allow storage area and motorway within the required 25' setback along the north property line adjacent to the railroad.



SITE IS LOCATED IN THE CITY OF LYNDON

TRACT 1 SITE DATA:	
TOTAL SITE AREA	= 27.60 AC
TOWN DISTRICT	= RESIDENTIAL
EXISTING ZONING	= C-2 (LUP)
EXISTING USE (TO REMAIN)	= CONTRACTOR'S SHOP & YARD FOR TREE CARE
PARKING REQUIRED	= NOT APPLICABLE
PROPOSED CONTRACTORS STORAGE YARD	= 10,740 SF
INTERIOR LANDSCAPE AREA	= NOT REQUIRED
EXIST. STORAGE BUILDING TO REMAIN	= 4,000 SF
F.A.R.	= DAT (5.0 MAX PERMITTED)

TRACT 2 SITE DATA:	
TOTAL SITE AREA	= 24.40 AC
TOWN DISTRICT	= RESIDENTIAL
EXISTING ZONING	= C-2 (LUP)
EXISTING USE	= CONTRACTOR'S SHOP & YARD FOR TREE CARE
EXIST. OFFICE/GARAGE BLDG. TO REMAIN	= 13,140 SF
EXIST. STORAGE BUILDING TO REMAIN	= 1,800 SF
PROPOSED STORAGE BUILDING	= 6,000 SF
TOTAL BUILDING AREA	= 20,940 SF (FOR INCREASE)
PROPOSED BLDG. HEIGHT	= 35 FT (30 FT MAX PERMITTED)
PARKING	= 28 SPACES (INCLUDES 1 ADA SPACE)
REQUIRED OFFICE	= 500/250 MIN./500/200 MAX.
REQUIRED GARAGE	= 10/30 MIN./10/30 MAX.
TOTAL PARKING REQUIRED	= 21 SPACES
PARKING PROVIDED	= 28 SPACES (INCLUDES 1 ADA SPACE)
VEHICULAR USE AREA	= 74,854 SF
LOADING & STORAGE AREA	= 2,886 SF
TOTAL VEHICULAR USE AREA	= 82,434 SF
LA REQUIRED (SEE OFFICE/PARKING PLAN)	= 345 SF
LA PROVIDED	= 1,048 SF
EX. IMPERVIOUS AREA	= 91,142 SF
PROP. IMPERVIOUS AREA	= 91,142 SF

GENERAL NOTES:

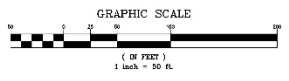
- Parking areas and drive lanes to be hard and durable surface.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area between the dipline of the tree canopy and shall remain in place. No parking, motor vehicle operation, 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.
- Trash containers are stored inside the garage.

MSD NOTES:

- 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.
- Sanitary sewer service is existing and no additional flow is proposed.
- A portion of the site is within the 100 year flood plain per 112M Map No. 21111C0300 dated February 26, 2022.
- Drainage pattern depicted by arrows (==>) is for conceptual purposes.
- If the site has thru drainage an assessment plan will be required prior to MSD granting consent for the plan approved.
- All drainage, EPC 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 MSD and MSD Design Manual requirements.
- The final design of this project must meet all MSD water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of clear base mgmt. practices.
- Down stream capacity request has been approved by MSD (date: 9/29/2022).
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

LEGEND

	EXISTING CONTOUR
	WATER LINES
	GAS LINES
	OVERHEAD ELECTRIC
	EXISTING STORM SEWER
	EXISTING SEWER AND MANHOLE
	EXISTING UTILITY POLE



TREE CANOPY CALCULATIONS (CLASS C 0% - 40%)

TOTAL SITE AREA	= 222,511 SF.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (44,502 SF.)
EXISTING TREE CANOPY TO BE PRESERVED (TRACT 1)	= 28,772 SF (PER 18LSPCA1032)
EXISTING TREE CANOPY TO BE PRESERVED (TRACT 2)	= 20,800 SF (PER 14-028-06)
TOTAL TREE CANOPY TO BE PRESERVED	= 47,572 SF (21.4% OVERALL SITE)



TRACT 1
SITE ADDRESS:
8120 RAILROAD AVENUE
LOUISVILLE, KY 40226
PARCEL ID#: 02680001008
TAX BLOCK: 288 / LOT: 9 / SUBLOT 8
D.B. 11615, P.C. 260

TRACT 2
SITE ADDRESS:
723 LYNDON LANE
LYNDONVILLE, KY 40228
PARCEL ID#: 02680001001
TAX BLOCK: 288 / LOT: 1 / SUBLOT 1
D.B. 8932, P.C. 186

CASES: 22-MCUP-0007 & 22-DDP-0108
RELATED CASES: 15ZONE1037, 15STRPETS1010
9-40-CVW-2005
COUNCIL DISTRICT - 18
FIRR PROTECTION DISTRICT - LYNDON
WM #9043

REV	DATE	DESCRIPTION
1	10/30/23	PTR PERM COMMENTS
2	10/31/23	PTR PERM COMMENTS

REVISIONS
ENGINEER'S SEAL
SURVEYOR'S SEAL

FILE NAME	DATE	SCALE	CREATED BY
10001.DWG	10/30/23	AS SHOWN	BOB RAY

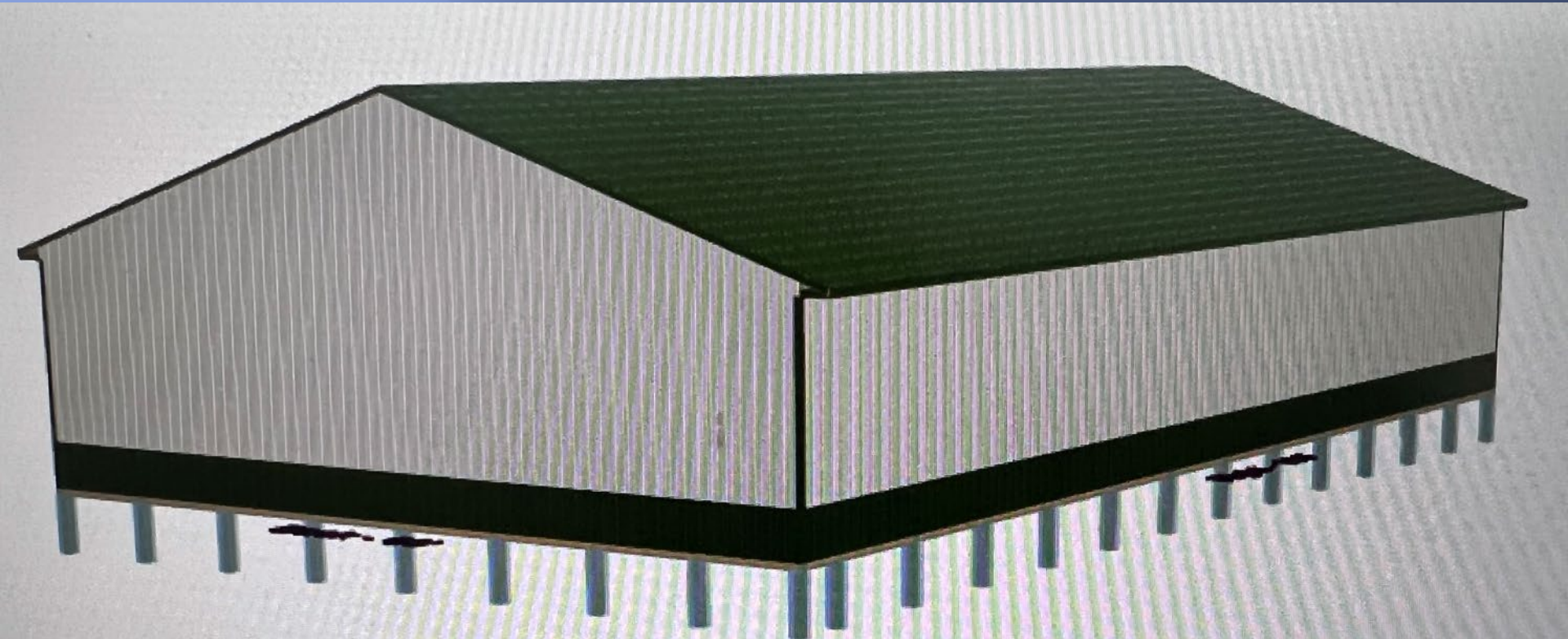
LD&D
LAND DESIGN & DEVELOPMENT, INC.
10001 LYNDON LANE, SUITE 100
LYNDONVILLE, KY 40228
PH: 502-835-1000
WWW.LDAND.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN & MODIFIED CONDITIONAL USE PERMIT
BOB RAY CO.
723 LYNDON LANE
LYNDONVILLE, KY 40228
BOB RAY CO. INC.
10001 LYNDON LANE
LYNDONVILLE, KY 40228
LOUISVILLE, KY 40222
SHEET 1 OF 1

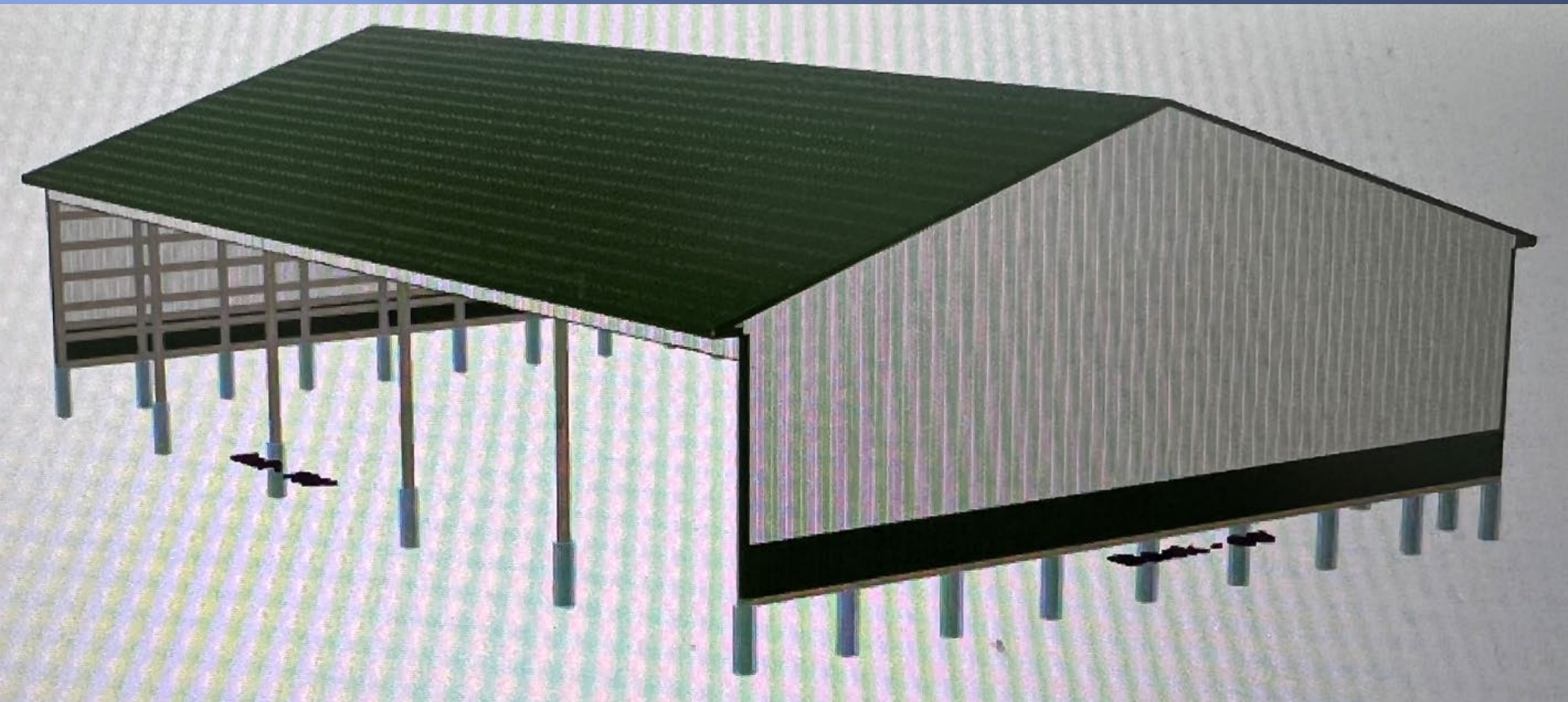
FRONT OF BUILDING



REAR OF BUILDING



SIDE OF BUILDING





CONDITIONAL USE PERMIT GRANTED TRACT 2
 (9-40-CVW 09/01/2005)

1. A Conditional Use Permit was granted per Chapter 4, Part 2.48 to allow a storage and contractor's yard.

WAIVERS GRANTED TRACT 2 (9-40-CVW 09/01/2005)

1. Waivers were granted from Chapter 10, Part 2, Section 10.2.4, Table 10.2.4 to not provide the 25 ft. Landscape Buffer Area "adjacent" to the north R-4 property line / railroad tracks and to allow the existing garage to encroach into the 25 ft. Landscape Buffer Area provided on the Louisa B. Ray property.

VARIANCE GRANTED TRACT 2 (9-40-CVW 09/01/2005)

1. A variance was granted from Chapter 5, Part 3, Table 5.3.2 to allow manufacturing in the required 50' setback adjacent to the north and east R-4 property lines.

CONDITIONAL USE PERMIT GRANTED TRACT 1
 (15ZONE1037 12/17/2015)

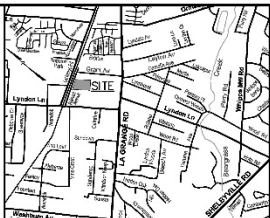
1. A Conditional Use Permit was granted per Section 4.3.5.2 of the Louisville Metro Land Development Code for a Storage Yard and Contractor's Yard.

WAIVER GRANTED TRACT 1 (15ZONE1037 12/17/2015):

A Waiver was granted from Section 10.2.4 of the Louisville Metro Land Development Code to allow the 25 ft. Landscape Buffer Area and required landscaping adjacent to the R-4 CSX Railroad Company Right of Way.

VARIANCE GRANTED TRACT 1 (15ZONE1037 12/17/2015):

A Variance was granted from Table 5.3.2 of the Louisville Metro Land Development Code to allow storage area and manufacturing within the required 20' setback along the north property line adjacent to the rail-road.



LOCATION MAP
 NOT TO SCALE

SITE IS LOCATED IN THE CITY OF LYNDON

TRACT 1 SITE DATA:

TOTAL SITE AREA	= 27 AC
TOWN DISTRICT	= MIDBROOKWOOD
EXISTING ZONING	= C-2 (OUP)
EXISTING USE (TO REMAIN)	= CONTRACTOR'S SHOP & YARD FOR TREE CARE
PARKING REQUIRED	= NOT APPL. CABLE
PROPOSED CONTRACTOR'S STORAGE YARD	= NOT REQUIRED
INTERIOR LANDSCAPE AREA	= 4,000 SF
EXIST. STORAGE BUILDING TO REMAIN	= 0 SF
F.A.R.	= 0.01 (5.0 MAX PERMITTED)

TRACT 2 SITE DATA:

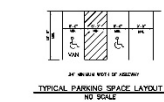
TOTAL SITE AREA	= 24 AC
TOWN DISTRICT	= MIDBROOKWOOD
EXISTING ZONING	= C-2 (OUP)
EXISTING USE	= CONTRACTOR'S SHOP & YARD FOR TREE CARE
EXIST. OFFICE/GARAGE BLDG. TO REMAIN	= 13,140 SF
EXIST. STORAGE BUILDING TO REMAIN	= 1,800 SF
PROPOSED STORAGE BUILDING	= 6,000 SF
TOTAL BUILDING AREA	= 20,940 SF (40% INCREASE)
PROPOSED BUILDING HEIGHT	= 25 FT (30 FT MAX PERMITTED)
F.A.R.	= 0.19 (5.0 MAX PERMITTED)
PARKING REQUIRED	= 21 SP
REQUIRED OFFICE	= 14 SP
REQUIRED GARAGE	= 7 SP
REQUIRED MIN. 500/200 MAX.	= 35 SP
REQUIRED - GARAGE	= 10.5 SP (MIN. 100) EMP. MAX
TOTAL PARKING REQUIRED	= 21 SP
PARKING PROVIDED	= 28 SPACES (INCLUDES 1 ADA SPACE)
VEHICULAR USE AREA	= 74,854 SF
LOADING & STORAGE AREA	= 2,086 SF
TOTAL VEHICULAR USE AREA	= 82,940 SF
LA PROVIDED (SEE OFFICE/PARKING PLAN)	= 345 SF
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GENERAL NOTES:

- Parking areas and drive lanes to be hard and durable surface.
- 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, storage, materials, or construction activities shall be permitted within the fenced area.
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- Drainage pattern depicted by arrows (====) is for conceptual purposes.
- All drainage, EPC 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 MS2 Design Manual requirements.
- The final design of this project must all MS4 and MS2 regulatory requirements established by MSD. Site layouts may change at the design phase due to proper siting of clear base mgmt. practices.
- Down stream capacity request has been approved by MSD (date: 9/29/2022).
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.



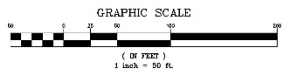
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 SITE ADDRESS:
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 LOUISVILLE, KY 40226
 PARCEL ID: 02680001008
 TAX BLOCK: 288 / LOT: 9 / SUBLOT 8
 D.B. 11615, P.C. 260

TRACT 2
 SITE ADDRESS:
 723 LYNDON LANE
 LOUISVILLE, KY 40228
 PARCEL ID: 02680001001
 TAX BLOCK: 288 / LOT: 1 / SUBLOT 1
 D.B. 8582, P.C. 266

CASES: 22-MCUP-0007 & 22-DDP-0106
 RELATED CASES: 15ZONE1037, 15STREETS1010
 9-40-CVW-8205
 COUNCIL DISTRICT - 18
 FIRE PROTECTION DISTRICT - LYNDON
 WM #9043

LEGEND

---	EXISTING CONTOUR
---	WATER MAINS
---	GAS LINES
---	OVERHEAD ELECTRIC
---	EXISTING STORM SEWER
---	EXISTING OTHER AIR MAIN/LOOSE
---	EXISTING CITY WIDE
---	EXISTING UTILITY POLE



TREE CANOPY CALCULATIONS (CLASS C 0%-40%)

TOTAL SITE AREA	= 222,511 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (44,502 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED (TRACT 1)	= 26,772 SF (PER 16LSCAP0132)
EXISTING TREE CANOPY TO BE PRESERVED (TRACT 2)	= 20,800 SF (PER 16LS-028-08)
TOTAL TREE CANOPY TO BE PRESERVED	= 47,572 SF (21.4% OVERALL SITE)

REVISIONS

NO.	DATE	DESCRIPTION
1	10/01/22	PTR ANNOTY COMMENTS
2	10/27/22	PTR PDC COMMENTS

PROJECT DATA

FILE NAME	15STREETS1010
DATE PLOTTED	04/18/2024
CHECKED BY	AM
DATE PLOTTED	04/18/2024

ENGINEER'S SEAL

PROJECT DATA

FILE NAME	15STREETS1010
DATE PLOTTED	04/18/2024
CHECKED BY	AM
DATE PLOTTED	04/18/2024

LD&D
 LAND DEVELOPMENT & SURVEILLANCE, INC.
 400 W. MARKET ST., SUITE 200
 LOUISVILLE, KY 40202
 TEL: 502-261-1111
 FAX: 502-261-1112

REVISED DETAILED DISTRICT DEVELOPMENT PLAN & MODIFIED CONDITIONAL USE PERMIT

BOB RAY CO.
 723 LYNDON LANE
 LOUISVILLE, KY 40228

SHEET 1 OF 1