

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 10.2.3 to not provide the 25 ft. Landscape Buffer Area required 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 maneuvering 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)

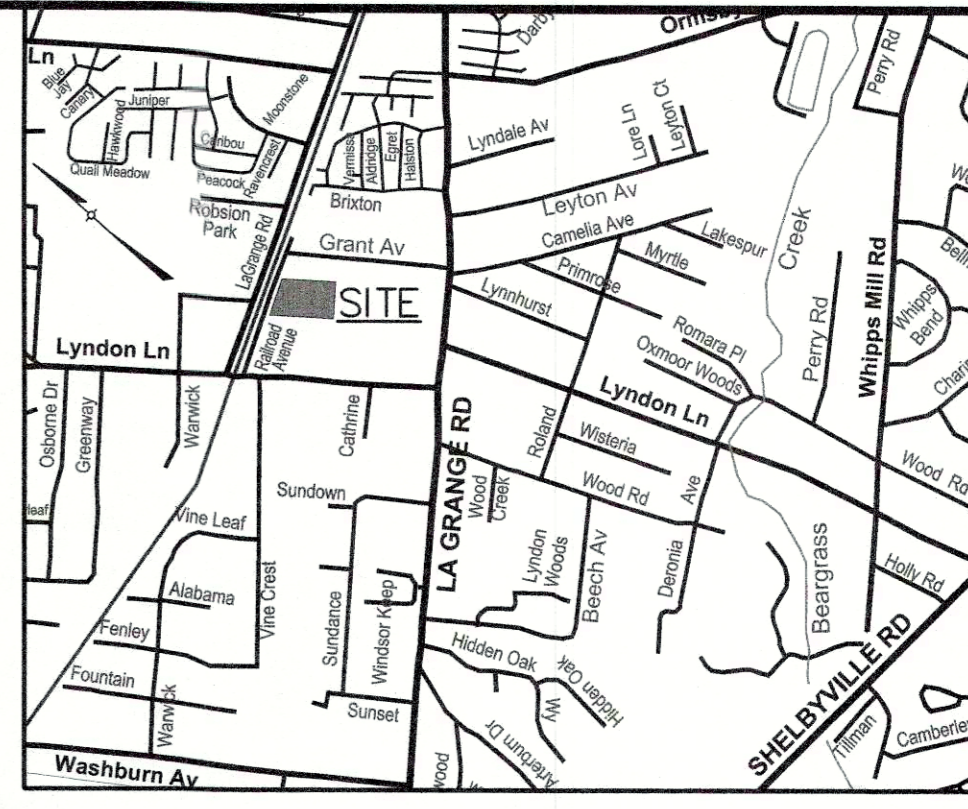
1. A Conditional Use Permit was granted per Section 4.2.52 of the Louisville Metro Land Development Code for a Storage Yard and Contractors Yard.

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 waive 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):

1. A Variance was granted from Table 5.3.2 of the Louisville Metro Land Development Code to allow storage area and maneuvering 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	= 2.7 Ac.
FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= C-2 (CUP)
EXISTING USE (TO REMAIN)	= CONTRACTOR'S SHOP & YARD FOR TREE CARE
PARKING REQUIRED	= NOT APPLICABLE
PROPOSED CONTRACTORS STORAGE YARD	= 101,740 SF
INTERIOR LANDSCAPE AREA	= NOT REQUIRED
EXIST. STORAGE BUILDING TO REMAIN	= 4,100 SF
F.A.R.	= 0.03 (5.0 MAX PERMITTED)

TRACT 2 SITE DATA:

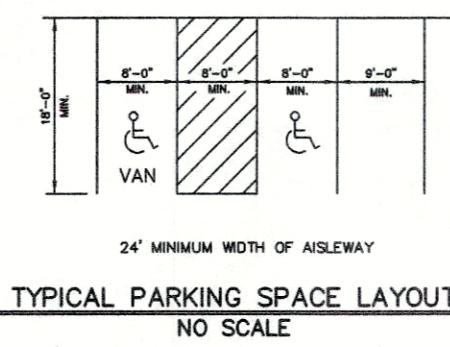
TOTAL SITE AREA	= 2.4 Ac.
FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= C-2 (CUP)
EXISTING USE	= CONTRACTOR'S SHOP & YARD FOR TREE CARE
EXIST. OFFICE/GARAGE BLDG. TO REMAIN	= 13,140 SF
EXIST. STORAGE BUILDINGS TO REMAIN	= 1,800 SF
PROPOSED STORAGE BUILDING	= 6,000 SF
TOTAL BUILDING AREA	= 20,940 SF (40% INCREASE)
PROPOSED BUILDING HEIGHT	= 25 FT (30 FT MAX PERMITTED)
F.A.R.	= 0.19 (5.0 MAX PERMITTED)
PARKING	
REQUIRED - OFFICE	MIN. 14 SP MAX. 25 SP
REQUIRED - GARAGE	MIN. 7 SP MAX. 10 SP
10/1.5 EMP MIN; 10(1) EMP. MAX	
TOTAL PARKING REQUIRED	21 SP 35 SP
PARKING PROVIDED	= 26 SPACES (INCLUDES 1 ADA SPACE)
VEHICULAR USE AREA	
LOADING & STORAGE AREA	= 74,654 SF
OFFICE PARKING AREA	= 7,689 SF
TOTAL VEHICULAR USE AREA	= 82,343 SF
ILA REQUIRED (5% OFFICE/PARKING VUA)	= 385 SF
ILA 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 a 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 dripline 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.
- 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.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0030 F dated February 26, 2021.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- 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.
- 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.
- 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.



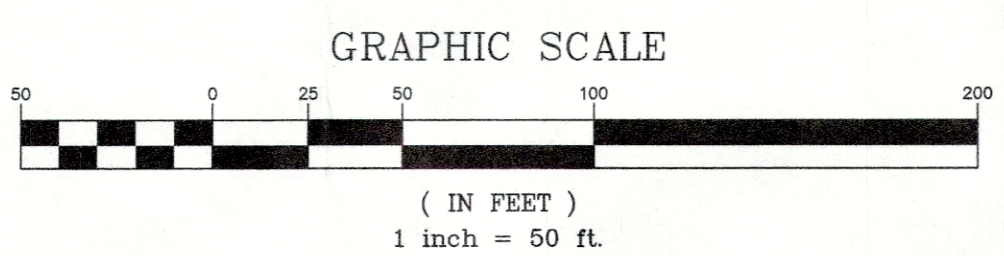
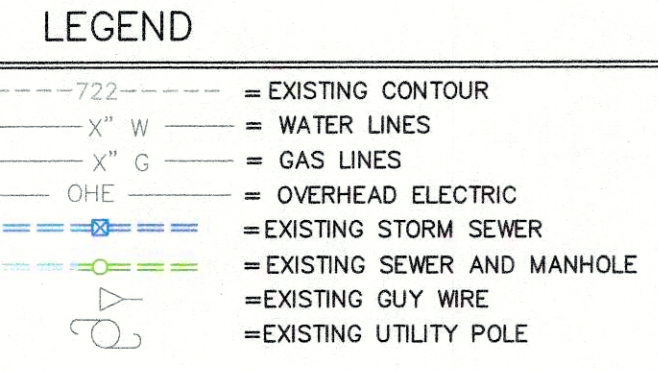
TREE CANOPY CALCULATIONS (CLASS C 0%-40%)

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 18LSCAPE1032)
EXISTING TREE CANOPY TO BE PRESERVED (TRACT 2)	= 20,880 SF (PER L-008-06)
TOTAL TREE CANOPY TO BE PRESERVED	= 47,652 SF (21.4% OVERALL SITE)

TRACT 1
 SITE ADDRESS:
 8120 RAILROAD AVENUE
 LOUISVILLE, KY 40222
 PARCEL ID#: 026800010008
 TAX BLOCK: 268 / LOT: 9 / SUBLLOT 8
 D.B. 11515, PG. 250

TRACT 2
 SITE ADDRESS:
 723 LYNDON LANE
 LOUISVILLE, KY 40222
 PARCEL ID: 026800010001
 TAX BLOCK: 268 / LOT: 1 / SUBLLOT 1
 D.B. 8932, PG. 886

CASES: 22-MCUP-0007 & 22-DDP-0106
 RELATED CASES: 15ZONE1037, 15STREETS1010
 9-40-CVW-2005
 COUNCIL DISTRICT - 18
 FIRE PROTECTION DISTRICT - LYNDON
 WM #9043



REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/22	PER AGENCY COMMENTS
2	10/31/22	PER PDS COMMENTS

BY: [Signature]
 BB: [Signature]
 AR: [Signature]

PROJECT DATA
 FILE NAME: 15051-RDDDP.dwg
 DATE: 9/15/22
 SCALE: AS SHOWN
 DRAWN BY: TF
 CHECKED BY: AER

ENGINEER'S SEAL
 SURVEYOR'S SEAL

LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND GRADING • LANDSCAPE ARCHITECTURE
 609 WASHINGTON AVENUE, SUITE 100, LOUISVILLE, KENTUCKY 40202
 TEL: 502-261-1234 FAX: 502-261-1234 WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN & MODIFIED CONDITIONAL USE PERMIT
BOB RAY CO.
 OWNER/DEVELOPER
723 LYNDON LANE
 BOB RAY CO INC
 723 LYNDON LANE
 LOUISVILLE, KY 40222
 OCT 31 2022
 PLANNING & DESIGN SERVICES

JOB NO. 15051
 SHEET 1 OF 1