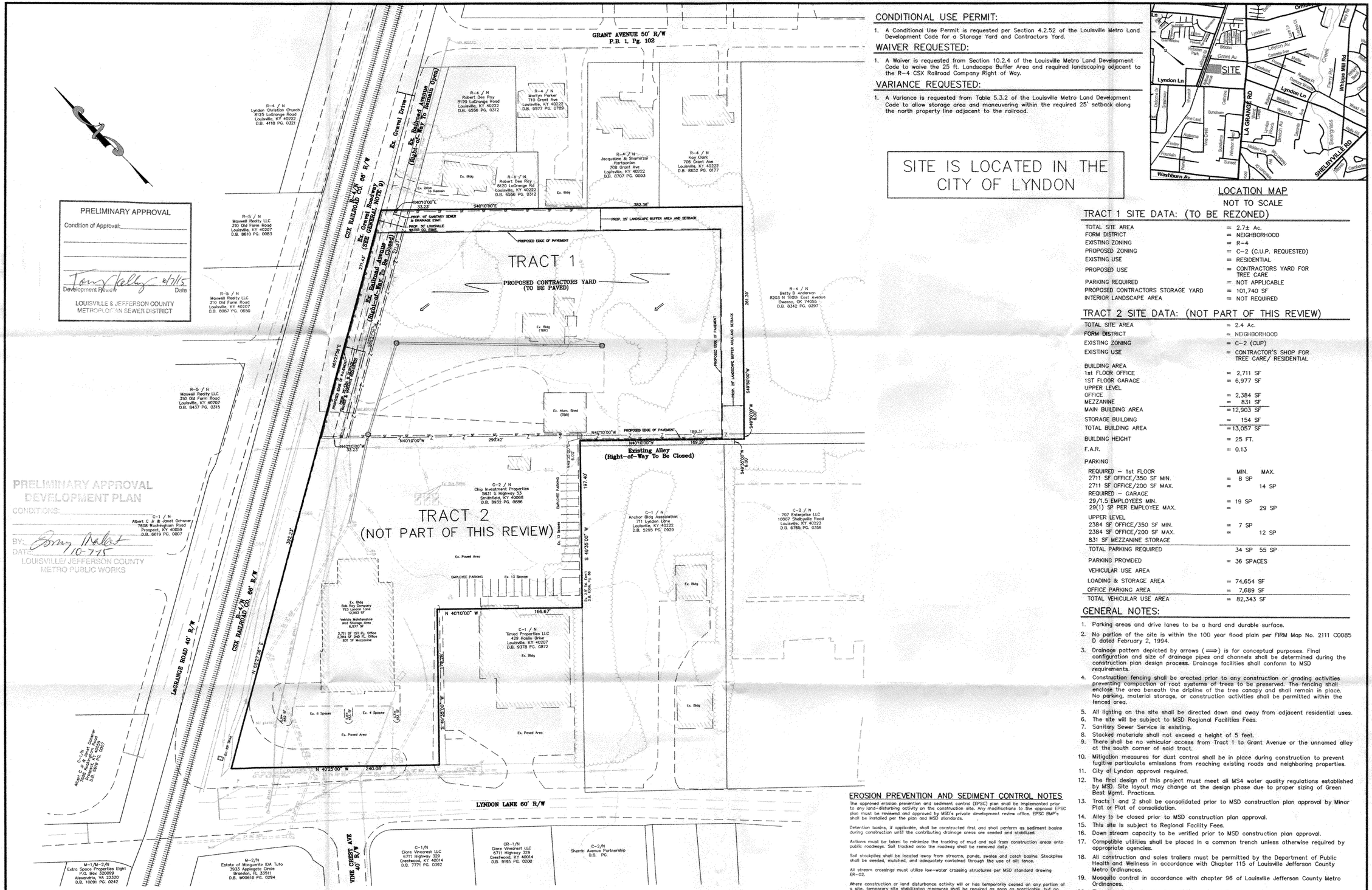

PRELIMINARY APPROVAL

Condition of Approval: _____

Development Review — Date 10/7/15

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: _____
BY: Tony Kelly
DATE 10-7-15
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

SITE IS LOCATED IN THE CITY OF LYNDON

CONDITIONAL USE PERMIT:

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

WAIVER REQUESTED:

1. A Waiver is requested 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 REQUESTED:

1. A Variance is requested 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.

LOCATION MAP
NOT TO SCALE

TRACT 1 SITE DATA: (TO BE REZONED)

TOTAL SITE AREA	= 2.7± Ac.
FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-2 (C.U.P. REQUESTED)
EXISTING USE	= RESIDENTIAL
PROPOSED USE	= CONTRACTORS YARD FOR TREE CARE
PARKING REQUIRED	= NOT APPLICABLE
PROPOSED CONTRACTORS STORAGE YARD	= 101,740 SF
INTERIOR LANDSCAPE AREA	= NOT REQUIRED

TRACT 2 SITE DATA: (NOT PART OF THIS REVIEW)

TOTAL SITE AREA	= 2.4 Ac.
FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= C-2 (CUP)
EXISTING USE	= CONTRACTOR'S SHOP FOR TREE CARE/ RESIDENTIAL
BUILDING AREA	
1st FLOOR OFFICE	= 2,711 SF
1ST FLOOR GARAGE	= 6,977 SF
UPPER LEVEL	
OFFICE	= 2,384 SF
MEZZANINE	= 831 SF
MAIN BUILDING AREA	= 12,903 SF
STORAGE BUILDING	= 154 SF
TOTAL BUILDING AREA	= 13,057 SF
BUILDING HEIGHT	= 25 FT.
F.A.R.	= 0.13

PARKING

	MIN.	MAX.
REQUIRED – 1st FLOOR		
2711 SF OFFICE/350 SF MIN.	= 8 SP	
2711 SF OFFICE/200 SF MAX.	=	14 SP
REQUIRED – GARAGE		
29/1.5 EMPLOYEES MIN.	= 19 SP	
29(1) SP PER EMPLOYEE MAX.	=	29 SP
UPPER LEVEL		
2384 SF OFFICE/350 SF MIN.	= 7 SP	
2384 SF OFFICE/200 SF MAX.	=	12 SP
831 SF MEZZANINE STORAGE		
TOTAL PARKING REQUIRED	34 SP	55 SP
PARKING PROVIDED	= 36 SPACES	
VEHICULAR USE AREA		
LOADING & STORAGE AREA	= 74,654 SF	
OFFICE PARKING AREA	= 7,689 SF	
TOTAL VEHICULAR USE AREA	= 82,343 SF	

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 2111 C0085 D dated February 2, 1994.
3. 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.
4. 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.
5. All lighting on the site shall be directed down and away from adjacent residential uses.
6. The site will be subject to MSD Regional Facilities Fees.
7. Sanitary Sewer Service is existing.
8. Stacked materials shall not exceed a height of 5 feet.
9. There shall be no vehicular access from Tract 1 to Grant Avenue or the unnamed alley at the south corner of said tract.
10. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
11. City of Lyndon approval required.
12. 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.
13. Tracts 1 and 2 shall be consolidated prior to MSD construction plan approval by Minor Plat or Plat of consolidation.
14. Alley to be closed prior to MSD construction plan approval.
15. This site is subject to Regional Facility Fees.
16. Down stream capacity to be verified prior to MSD construction plan approval.
17. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
18. All construction and sales trailers must be permitted by the Department of Public Health and Wellness in accordance with Chapter 115 of Louisville Jefferson County Metro Ordinances.
19. Mosquito control in accordance with chapter 96 of Louisville Jefferson County Metro Ordinances.
20. The site will be documented at the National Register level as requested by Louisville Metro Historic Preservation staff. All documentation materials will be submitted to the Historic Preservationist staff prior to ground disturbance.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site. Any modifications to the approval EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.

Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.

Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily.

Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.

All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.

Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calender days after the activity has ceased.

Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin.

All storm drainage shall conform to MSD standard specifications.

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.

LEGEND

- = ROAD AND ALLEY CLOSURE AREAS
- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED STONE BAG INLET PROTECTION
- = PROPOSED SILT FENCE

TYPICAL PARKING SPACE LAYOUT
NO SCALE

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	=	0% (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	20% (44,640 S.F.)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SITE ADDRESS:
8120 RAILROAD AVENUE
LOUISVILLE, KY 40222
TAX BLOCK 0268, LOT 0009 SUBLOT 0008
D.B. 10190, PG. 0782

CURRENT CASE #15ZONE1037
RELATED CASE #15STREETS1010

COUNCIL DISTRICT – 18
FIRE PROTECTION DISTRICT – LYNDON

WM #9043

REVISIONS

NO.	DATE	DESCRIPTION	BY

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 15051-DDDP.dwg
DATE: 10/5/15
SCALE: AS SHOWN
CHECKED BY: AER
DRAWN BY: JH

L&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING · LAND SURVEYING · LANDSCAPE ARCHITECTURE
503 W. Ormsby Avenue · Louisville, Kentucky 40203
PHONE: 502.416.9914
FAX: 502.416.9915
WEB SITE: WWW.LDDINC.COM

DETAILED DISTRICT DEVELOPMENT PLAN

BOB RAY CO.
8120 RAILROAD AVENUE
OWNER/DEVELOPER
BOB RAY CO INC
723 LYNDON LANE
LOUISVILLE, KY 40222

RECEIVED
OCT 05 2015
PLANNING & DESIGN SERVICES

JOB NO. 15051
LDD RELATED CASE 05063

SHEET 1 OF 1

15ZONE1037

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