

PROJECT DATA

TOTAL SITE AREA	= 2.19 ± ACRES
EXISTING ZONING	= C-M
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= MINI-WAREHOUSE & OFFICE
BUILDING AREA	= 41,915 SF (MINI-WAREHOUSE)
	= 1,500 SF (OFFICE)
BUILDING HEIGHT	= 15'
PARKING DATA	MIN MAX
REQUIRED (3 EMPLOYEES/1.5 SP)	2 SPACES 3 SPACES
PROVIDED	= 4 SPACES (INCLUDING 2 HC SPACES)
TOTAL VEHICULAR USE AREA	= 32,000 S.F. (ALL-ENCLOSED)
INTERIOR LANDSCAPE AREA REQUIRED	= 0 S.F. (PER 10.2.12 - ENCLOSED STORAGE AREA)

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 ADJUTING 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.

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 plot must be recorded prior to construction approval by Public Works or shall be recorded as part of the required record plot. 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.

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 a 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.

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

RECEIVED
MAR 21 2022
PLANNING & DESIGN SERVICES

COUNCIL DISTRICT - 14
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK

11905 DIXIE HWY
PO BOX 991064
LOUISVILLE, KY 40269

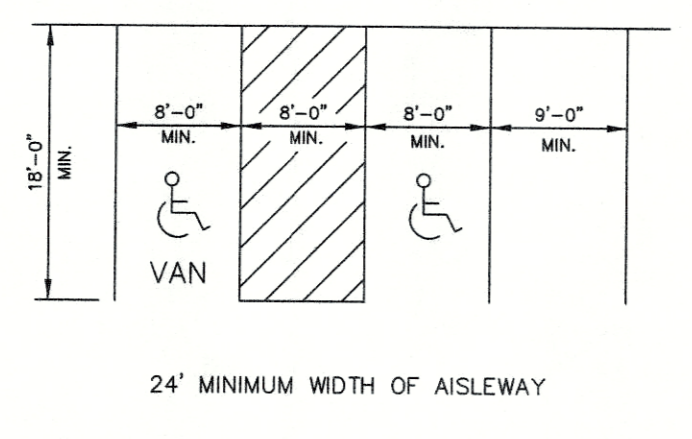
11905
SHEET 1 OF 1

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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 calendar days after the activity has ceased.
7. 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.
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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 95,722 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (19,144 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (19,440 S.F.)
27 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH)	= 19,440 S.F.
TOTAL TREE CANOPY PROVIDED	= 20% (19,440 S.F.)



PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:

BY: *Gravel West*
DATE: *3/16/22*
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

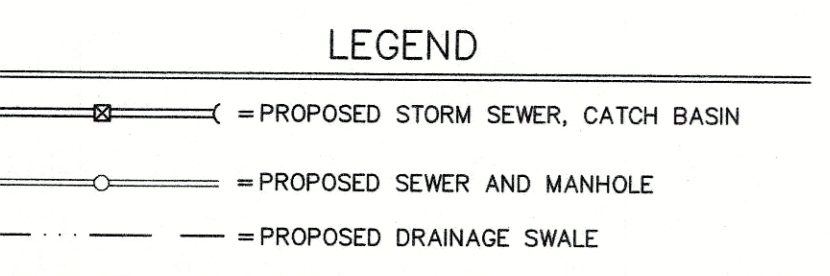
PRELIMINARY APPROVAL
Condition of Approval:

Melt for TK 3/30/22
Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

EX. IMPERVIOUS SURFACE	= 19,950 SF
PROP. IMPERVIOUS SURFACE	= 76,936 SF
INCREASE IN IMPERVIOUS	= 56,986 SF

MSD STANDARD EROSION CONTROLS

	INLET PROTECTION
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE



REVISIONS

NO.	DATE	DESCRIPTION	BY	DT	TF
1	8-13-18	PER AGENCY COMMENTS			
2	1-14-22	PER AGENCY COMMENTS			

PROJECT DATA

FILE NAME: 11905-RODDP
DATE: 7-16-18
CHECKED BY: DT
SCALE: AS SHOWN
DRAWN BY: DT

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND DESIGN - LANDSCAPE ARCHITECTURE
607 WATKINS AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: 502.464.9974
FAX: 502.464.9974
WEB SITE: WWW.LDD-INC.COM

ORELL MINI-WAREHOUSE

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

11905
SHEET 1 OF 1

BINDING ELEMENTS
CASE NO. 22-DDP-0009

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - e. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
5. Prior to any site disturbance permit being issued and prior to any clearing, grading or issuance of a site disturbance permit, a site inspection shall be conducted by PDS staff to ensure proper placement of required tree protection fencing in accordance with the approved Tree Preservation Plan.
6. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
7. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
8. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
9. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the November 2, 2017 and May 12, 2022 Planning Commission hearings.
10. The subject property shall only be used for those uses allowed in the C-N zoning district that are otherwise allowed in the C-2 zoning district and for "Warehouse, storage" but for no other use permitted in the M-1 zoning district. Any amendment to this binding element shall require approval from the Louisville Metro Planning Commission and from the Louisville Metro Council.
11. There shall be no storage of coal ash/ly ash on the premises.
12. The sidewalks along E. Oreil Rd. shall be extended to the Oreil Rd. intersection.
13. Any change of use or change to the approved development plan shall require Metro Council review and approval.



PREPARED BY: J. J. ...
 DATE: ...
 CHECKED BY: ...
 DATE: ...
 TITLE: ...
 PROJECT: ...
 SHEET: ...
 TOTAL SHEETS: ...

PRELIMINARY APPROVAL
 Condition of Approval
 Development Review
 LOUISVILLE METROPOLITAN SEWER DISTRICT

