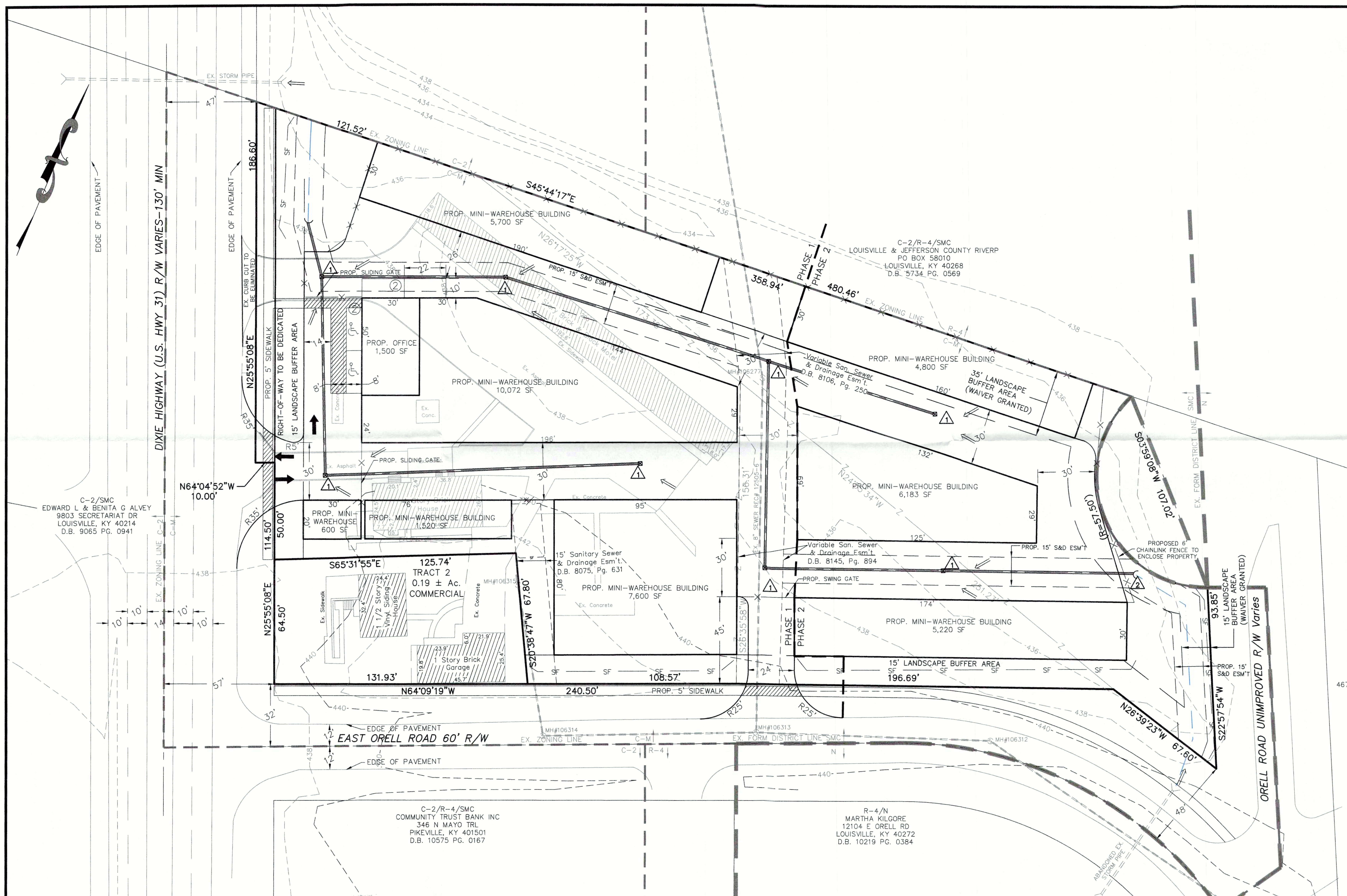
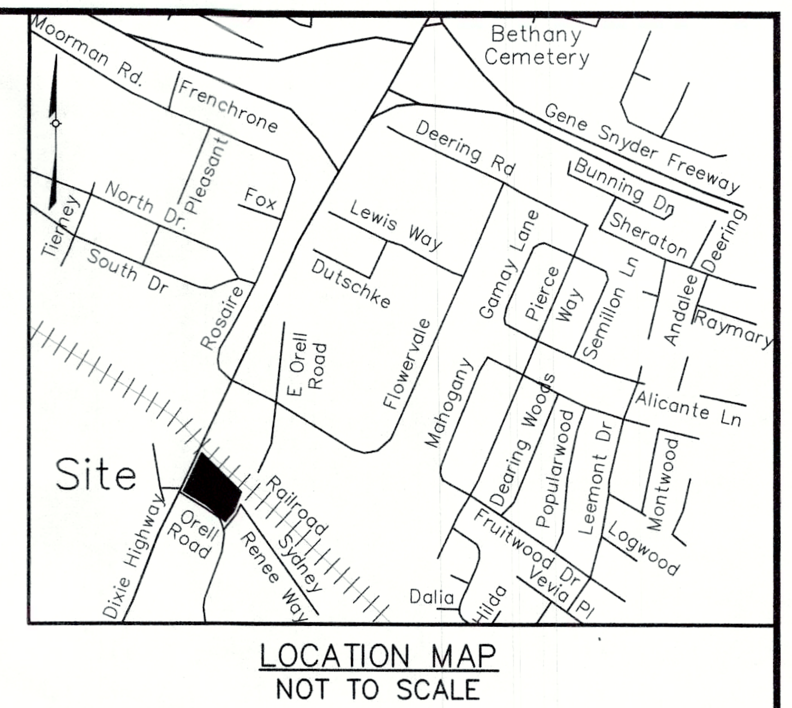




LOCATION MAP
NOT TO SCALE

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 GRANTEDFROM 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.

R–6/N
V STATION LLC
467 ERLANGER RD STE 200
ERLANGER, KY 41018
D.B. 9939 PG. 0384

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 required record plat. 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.

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 stabilizaton measures shall be required as soon as practicable, but no later than 14 calender 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.

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: [signature]
DATE: 3/30/22
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval:
[signature] 3-30-22
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPLOITAN SEWER DISTRICT

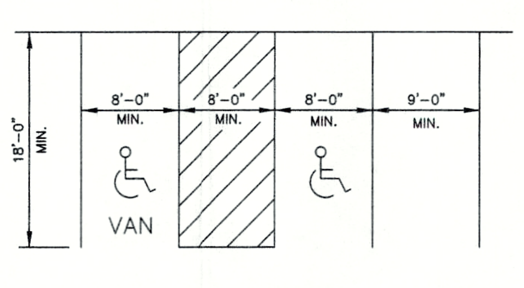
EX. IMPERVIOUS SURFACE	=19,950 SF
PROP. IMPERVIOUS SURFACE	=76,936 SF
INCREASE IN IMPERVIOUS	=56,986 SF

MSD STANDARD EROSION CONTROLS

⚠1	INLET PROTECTION
⚠2	WINGED HEADWALL INLET PROTECTION
— SF —	SILT FENCE

LEGEND

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



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

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.)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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

COUNCIL DISTRICT – 14
FIRE PROTECTION DISTRICT – PLEASURE RIDGE PARK

RECEIVED
MAR 2 1 2022
PLANNING & DESIGN SERVICES

CASE#
18DEVPLAN1123
RELATED CASE#
17ZONE1022
WM# 11645

REVISIONS

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

SURVEYOR'S SEAL

ENGINEER'S SEAL

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

LD&D
LAND DESIGN & DEVELOPMENT, INC.

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
ORELL MINI-WAREHOUSE

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

JOB NO. 11095
SHEET 1 OF 1

22-DDP-0009