

**PROJECT DATA**

TOTAL SITE AREA	= 2.19 ± ACRES
EXISTING ZONING	= R-4/ C-2
FORM DISTRICT	= NEIGHBORHOOD/SUBURBAN MARKETPLACE CORRIDOR
PROPOSED ZONING	= C-M
PROPOSED FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= MOTEL
PROPOSED USE	= MINI-WAREHOUSE & OFFICE
PROPOSED BUILDING AREA	= 39,185 SF (MINI-WAREHOUSE & 1,500 SF (OFFICE))
BUILDING HEIGHT	= 15'
PARKING DATA	MIN 2 SPACES MAX 3 SPACES
REQUIRED (3 EMPLOYEES/1.5 SP)	= 4 SPACES (INCLUDING 2 HC SPACES)
PROVIDED	= 32,000 S.F. (ALL-ENCLOSED)
TOTAL VEHICULAR USE AREA	= 0 S.F. (PER 10.2.12 -ENCLOSED STORAGE AREA)
INTERIOR LANDSCAPE AREA REQUIRED	= 0 S.F. (PER 10.2.12 -ENCLOSED STORAGE AREA)

**WAIVER REQUEST**

- A WAIVER IS REQUESTED FROM SECTION 10.2.4 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE C-M TO R-4 35' LANDSCAPE BUFFER AREA.
- A WAIVER IS REQUESTED 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.
- A WAIVER IS REQUESTED FROM SECTION 5.9.2 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE A CROSSOVER ACCESS TO ADJACENT COMMERCIAL PROPERTY.
- A WAIVER IS REQUESTED 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 REQUEST**

- A VARIANCE IS REQUESTED 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.

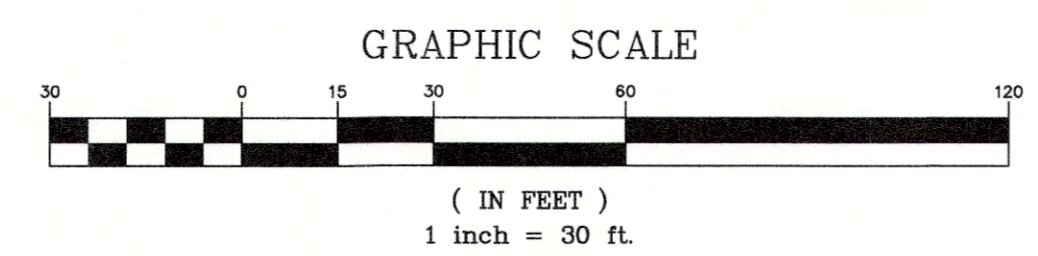
- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
  - An encroachment permit and bond will be required for all work done in the right-of-way.
  - KYTC approval required prior to construction plan approval.
  - No increase in drainage run off to state roadways.
  - There shall be no commercial signs in the Right of Way.
  - There shall be no landscaping in the Right of Way without an encroachment permit.
  - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
  - 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.
  - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
  - 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.
  - Construction plans, bond, and KTC permit are required by Metro Public Works prior to construction approval and issuance of MPW encroachment permit.
  - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
  - All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.

- MSD NOTES:**
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0121 E dated December 5, 2006.
  - 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.
  - Site will be subject to MSD Regional Facilities Fee.
  - If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
  - 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.
  - Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
  - Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
  - Sanitary capacity request was submitted on September 11, 2017
  - KYTC, railroad and ACOE approval required prior to MSD construction plan approval.
  - 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.

- 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.
  - 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.
  - Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment-trapping device prior to being discharged 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.

**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**

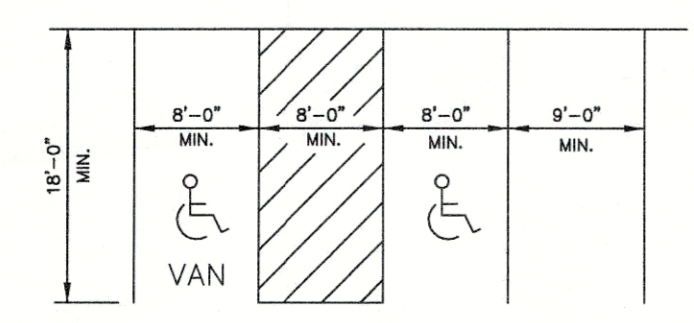
CONDITIONS:  
 DATE: 10/25/17  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL  
 Contributor of Approval: [Signature]  
 Date: 10-25-17  
 Louisville & Jefferson County Metropolitan Sewer District

EX. IMPERVIOUS SURFACE	= 19,950 SF
PROP. IMPERVIOUS SURFACE	= 76,938 SF
INCREASE IN IMPERVIOUS	= 56,988 SF

**MSD STANDARD EROSION CONTROLS**

	INLET PROTECTION
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE



**LEGEND**

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

**REVISIONS**

NO.	DATE	DESCRIPTION
1	9-8-17	PER AGENCY REVISIONS
2	10-18-17	SLIDING GATES 40' FROM R/W

PROJECT DATA  
 FILE NAME:  
 DATE:  
 SCALE:  
 CHECKED BY: ---  
 DRAWN BY: ---

REZONING AND DETAILED DISTRICT DEVELOPMENT PLAN  
**O'RELL MINI-WAREHOUSE**

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 507 WABERNS AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202  
 PHONE: 502.414.2974  
 WEB SITE: WWW.LD&D.COM

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

JOB NO. 11095  
 SHEET 1 OF 1

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

CASE# 17ZONE1022  
 WM# 11645