

# ORELL STORAGE

Public Hearing

December 15<sup>th</sup>, 2022

Owner:

11905 DIXIE LLC

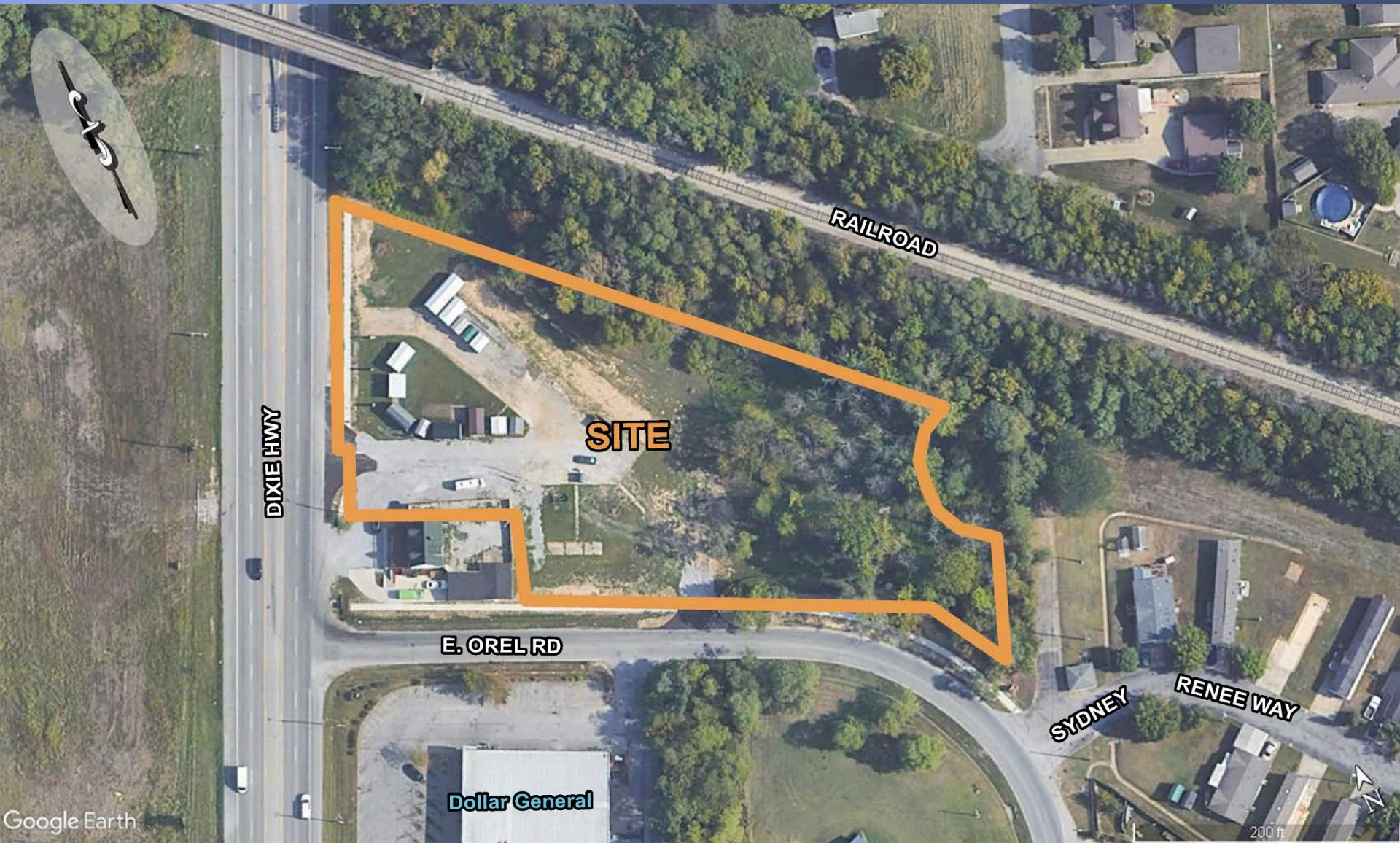
Prepared By: Ann Richard, RLA



**LAND DESIGN & DEVELOPMENT INC**

503 Washburn Avenue, Suite 101, Louisville, KY 40222 | p: (502) 426-9374

# AERIAL - EXISTING



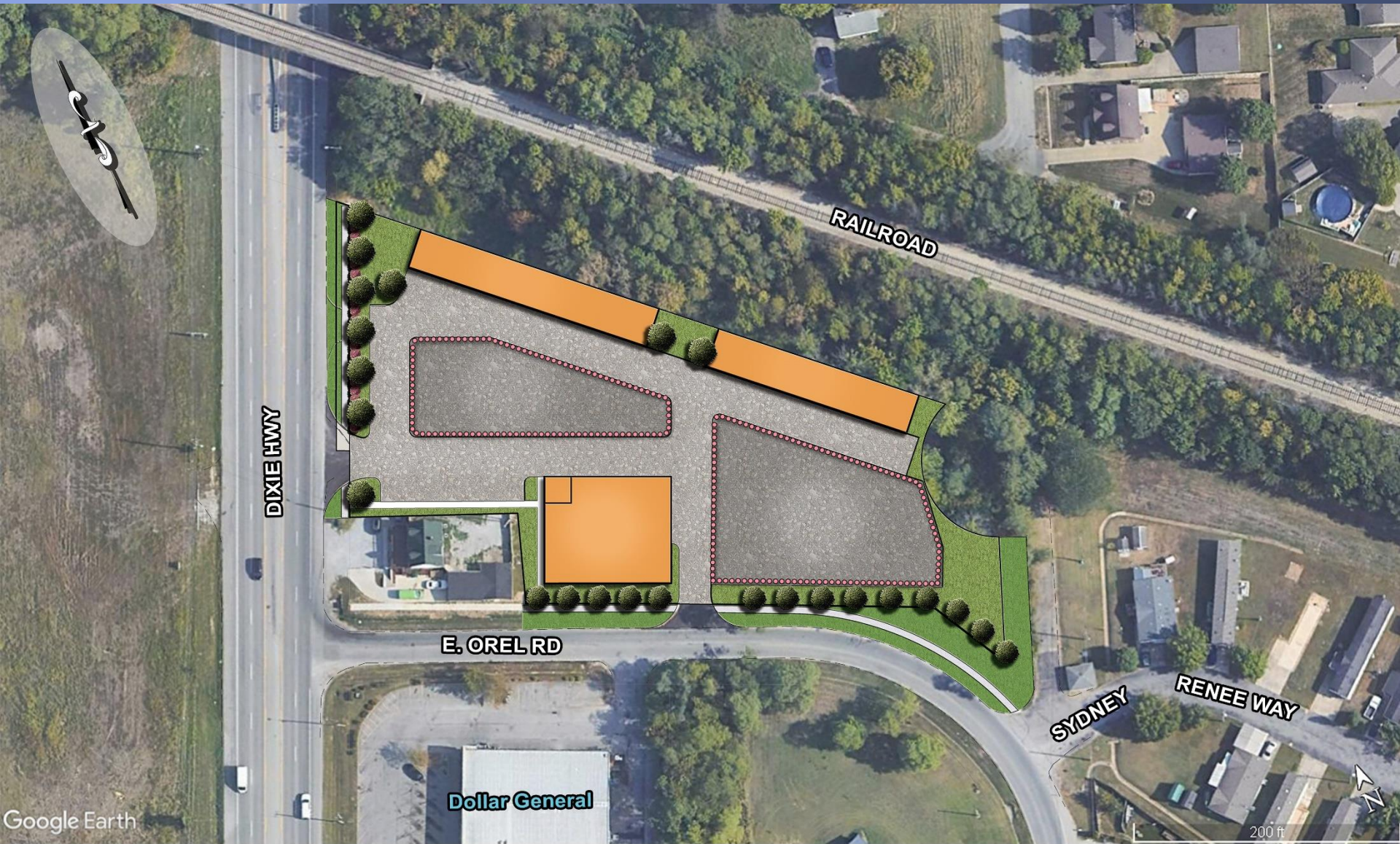
Google Earth

JOB # 11095  
DATE: 12.14.2022

Aerial



# AERIAL - PROPOSED



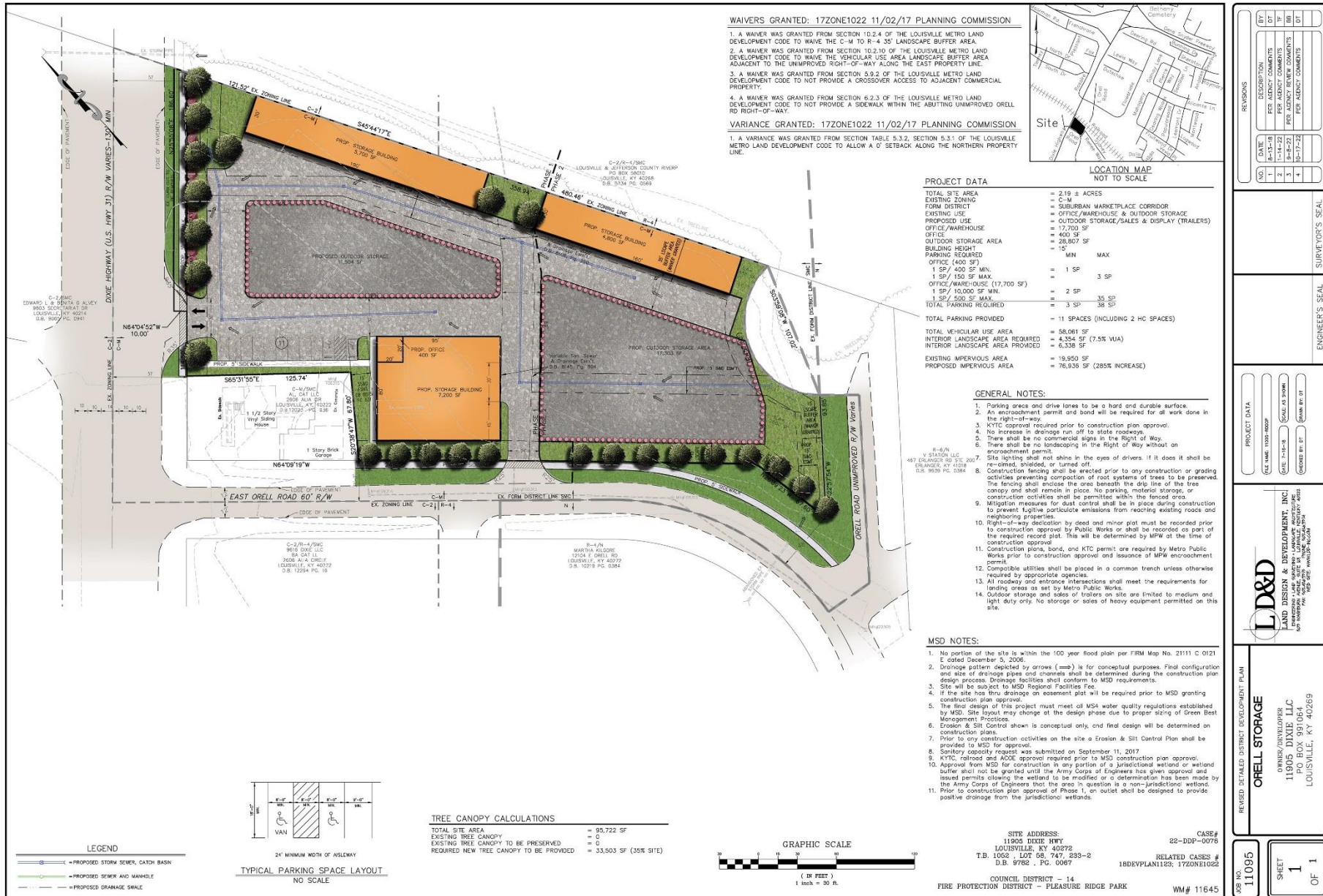
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JOB # 11095  
DATE: 12.14.2022

Aerial

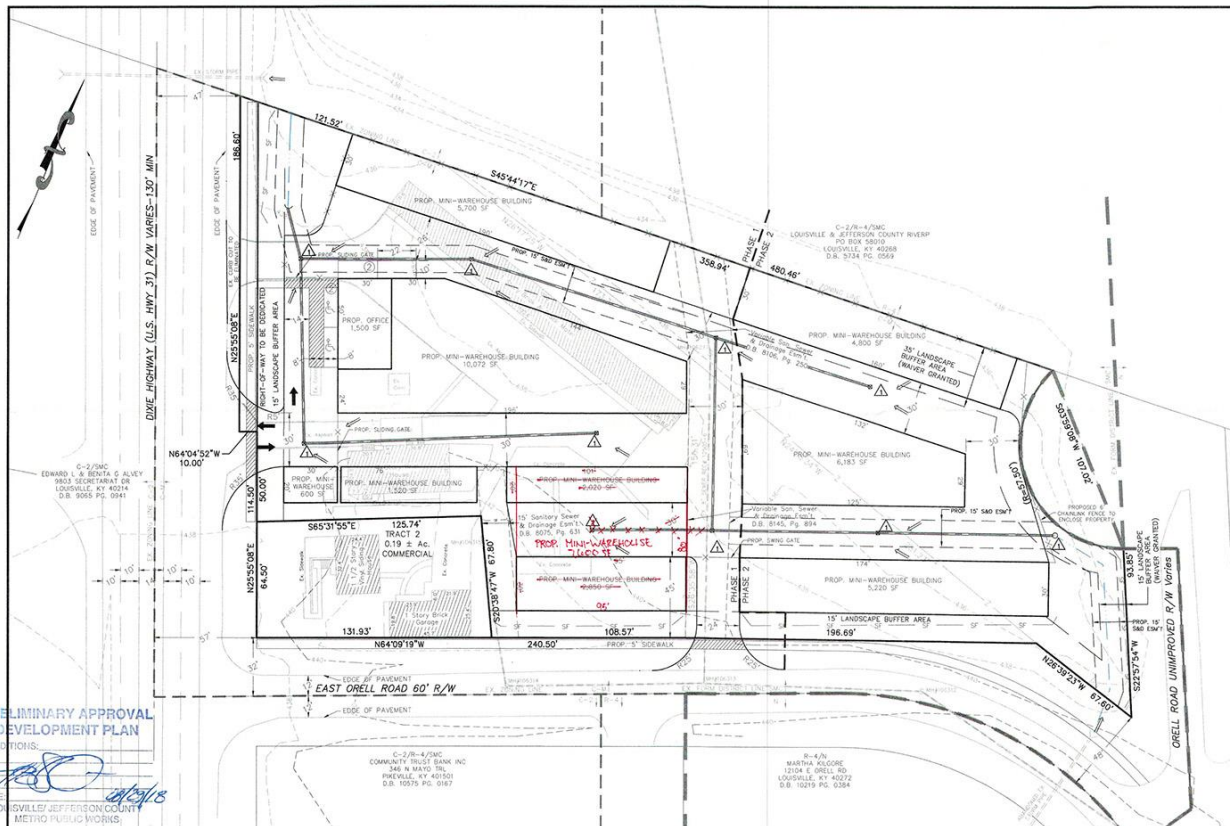


# PLAN





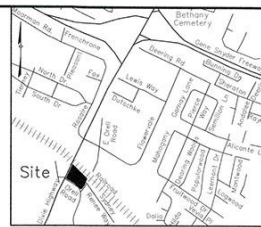
# PREVIOUS APPROVED 18DEVPLAN 123



## PROJECT DATA

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

## LOCATION MAP



## WAIVERS GRANTED: 17ZONE1022 11/02/17 PLANNING COMMISSION

- A WAIVER WAS GRANTED FROM SECTION 10.2.4 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE C-1 TO R-4.25' LANDSCAPE BUFFER AREA.
- 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.
- 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.
- A WAIVER WAS GRANTED FROM 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

- 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:

- 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.
- KTC 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 soil 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 prior fenced areas.
- 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.
- Complete 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 9, 2008.
- 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 Forces for construction plan approval.
- 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.
- KTC, railroad and ACE 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.
- 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. 1032 LOT 58, 747, 233-2  
D.B. 9708 PG. 00407

COUNCIL DISTRICT - 14  
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK

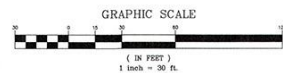
CASE# 18DEVPLAN123  
RELATED CASE# 17ZONE1022  
WM# 11645

## 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 approved 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-trap ground-water 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 standards 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 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.

## TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 95,722 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20X (19,440 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0X (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20X (19,440 S.F.)
27 TYPE "A" TREES @ 1 3/4 CAL (1700 SF CREDIT EACH)	= 19,440 S.F.
TOTAL TREE CANOPY PROVIDED	= 20X (19,440 S.F.)



## MSD STANDARD EROSION CONTROLS

- INLET PROTECTION
- WINGED HEADWALL INLET PROTECTION
- SILT FENCE

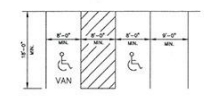
## LEGEND

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

## TYPICAL PARKING SPACE LAYOUT

NO SCALE

24' MINIMUM WIDTH OF AISLEWAY



REVISIONS

NO.	DATE	DESCRIPTION	BY	DT
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