

WAIVER REQUESTED:

1. A Waiver is requested from Section 5.9.2.b.ii of The Louisville Metro Land Development Code to not provide vehicular connection to the southern adjacent property..
2. A Waiver is requested from Table 10.2.7 of The Louisville Metro Land Development Code to allow the encroachment of the church parking into the Property Perimeter LBA.
3. A Waiver is requested from Table 10.2.6 of the Louisville Metro Land Development Code to waive the VVA LBA along St Paul's Church Rd.

PROJECT DATA

TOTAL SITE AREA	=	23.57± Ac. (1,026,491 SF)
REZONED AREA (SUBJECT SITE)	=	3.67± Ac. (160,027 SF)
EXISTING ZONING	=	C-1
PROPOSED ZONING	=	C-2
FORM DISTRICT	=	SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	=	PARKING LOT
PROPOSED USE	=	CONTRACTOR SHOPS/ PARKING
BUILDING HEIGHT	=	30' (60' MAX. ALLOWED)
BUILDING AREA	=	28,800 SF
F.A.R.	=	.19 (1.0 MAX. ALLOWED)

PARKING REQUIRED

30,600 SF/1000 S.F. MIN.	=	MIN.	MAX.
30,600 SF/500 S.F. MAX.	=	29 SP	58 SP
TOTAL PARKING REQUIRED	=	29 SP	58 SP

PROPOSED PARKING SPACES

CONTRACTOR SHOP SPACES	=	17 SPACES
CHURCH SPACES	=	17 SPACES
OTHER (SHARED W/ ON-SITE USES)	=	122 SPACES
TOTAL PARKING PROVIDED	=	155 SPACES

EXISTING PARKING SPACES	=	337 SPACES
TOTAL SPACES REMOVED	=	181 SPACES

BIKE PARKING REQUIRED/PROVIDED	=	2 SHORT TERM/2 LONG TERM
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TOTAL VEHICULAR USE AREA	=	95,234 SF
INTERIOR LANDSCAPE AREA REQUIRED	=	7,143 SF
INTERIOR LANDSCAPE AREA PROVIDED	=	7,233 SF

EXISTING IMPERVIOUS	=	141,326 SF
PROPOSED IMPERVIOUS	=	125,734 SF (11% DECREASE)
AREA OF DISTURBANCE	=	43,590 SF (27%)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. No increase in drainage run off to state roadways.
3. There shall be no commercial signs in the right-of-way.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
5. 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.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
8. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
9. Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
10. Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
11. All service structures shall be screened.

MSD NOTES:

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21015 C 0140 D dated March 21, 2023.
4. Drainage pattern depicted by arrows (==>) is for conceptual purposes.
5. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
6. 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.

SITE ADDRESS:
6801 DIXIE HWY
LOUISVILLE, KY 40258
TAX BLOCK 1302, LOT 0593
D.B. 10251, PG. 0634

COUNCIL DISTRICT - 12
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
MUNICIPALITY - LOUISVILLE
CASE #24-ZONE-0009
WM #3822

REVISIONS	
BY	DESCRIPTION
JH	REVISED PER AGENCY COMMENTS
DT	ADA SPACE
DATE	
02/26/24	
6/16/24	
NO.	
1	
2	

PROJECT DATA
FILE NAME: 14064#2 - DDOP
DATE: 10/16/2023
CHECKED BY: DT

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FILE NAME: 14064#2 - DDOP
DATE: 10/16/2023
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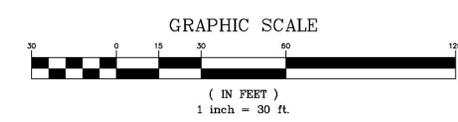
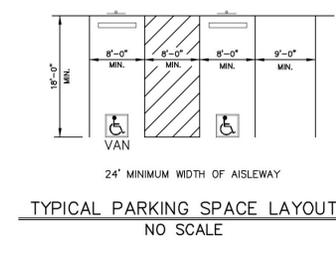
L&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
505 WARREN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
PHONE: 502-261-8600
WEB SITE: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN
OWNER
DIXIE MANOR
DIXIE LEGACY CENTER
321 HENRY ST
LEXINGTON, KY 40508

JOB NO. 14064#2
SHEET 1 OF 1

LEGEND

- AREA OF DISTURBANCE
- ▨ PROPOSED TCCA AREA
- EXISTING ZONING LINE
- - - PROPOSED ZONING LINE
- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE



TREE CANOPY CALCULATIONS

SUBJECT SITE AREA	=	3.67± Ac. (160,027 S.F.)
EXISTING TREE CANOPY AREA	=	9.3% (14,865 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	6.5% (10,500 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	=	35% (56,009 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	=	35% (56,009 S.F.)