

- 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 VUA 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.	=	29 SP	MIN.
30,600 SF/500 S.F. MAX.	=	58 SP	MAX.
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	
TOTAL VEHICULAR USE AREA			
INTERIOR LANDSCAPE AREA REQUIRED	=	95,234 SF	
INTERIOR LANDSCAPE AREA PROVIDED	=	7,143 SF	
	=	7,233 SF	
EXISTING IMPERVIOUS			
PROPOSED IMPERVIOUS	=	141,326 SF	
	=	125,734 SF (11% DECREASE)	
AREA OF DISTURBANCE	=	43,590 SF (27%)	

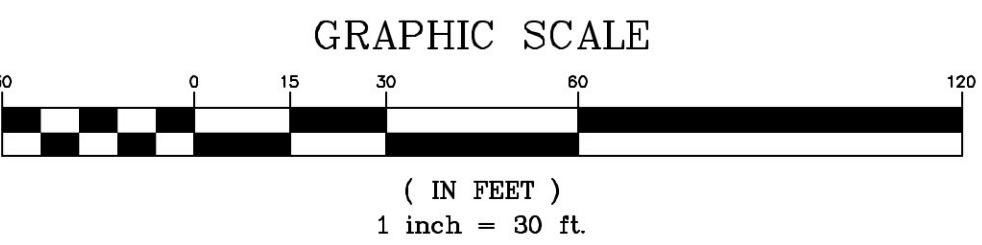
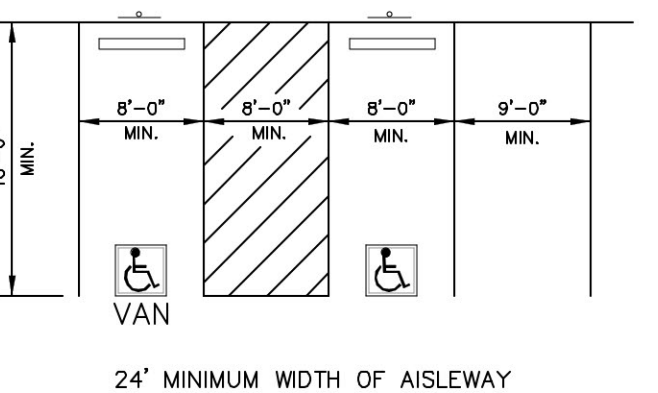
- GENERAL NOTES:**
1. Parking areas and drive lanes to be a hard and durable surface.
 2. No increase in drainage run off to state roadways.
 3. There shall be no commercial signs in the right-of-way.
 4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, 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 Logic 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

- LEGEND**
- • • • • = AREA OF DISTURBANCE
 - [Hatched Box] = PROPOSED TCCA AREA
 - [Solid Grey Box] = EXISTING ZONING LINE
 - [Dashed Grey Box] = PROPOSED ZONING LINE
 - [Line with Circle] = PROPOSED STORM SEWER, CATCH BASIN
 - [Line with Circle and Arrow] = PROPOSED SEWER AND MANHOLE
 - [Line with Arrow] = 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.)

REVISIONS

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

PROJECT DATA

FILE NAME: 14064#2 - DDOP
DATE: 10/6/2023
SCALE: AS SHOWN
DRAWN BY: TDF
CHECKED BY: DT

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND DESIGN - LANDSCAPE ARCHITECTURE
505 WARREN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
WEB SITE: WWW.LDD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN

DIXIE MANOR

OWNER
DIXIE LEGACY CENTER
321 HENRY ST
LEXINGTON, KY 40508

JOB NO. 14064#2

SHEET 1 OF 1