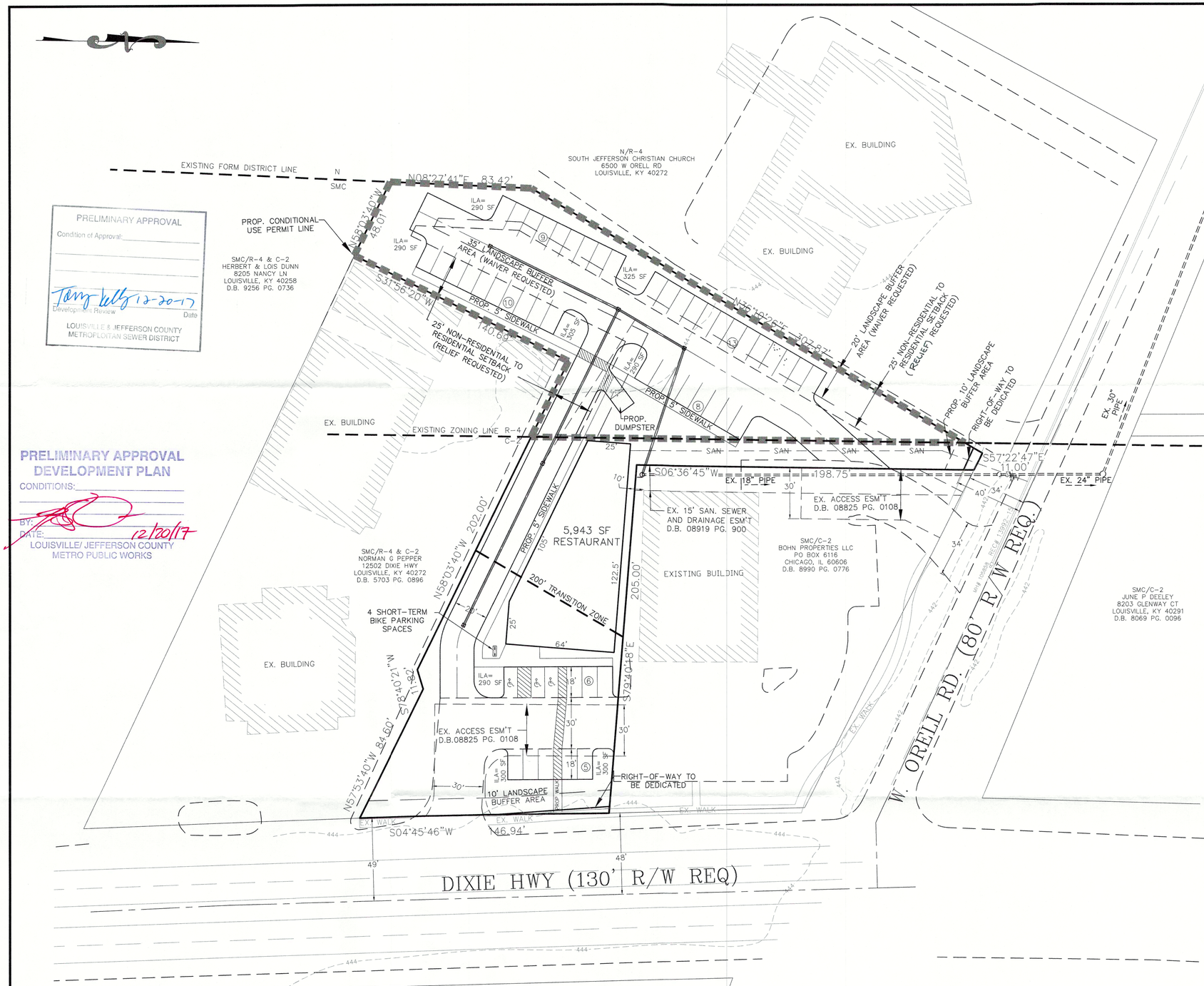


PRELIMINARY APPROVAL
Condition of Approval:
Development Review
Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY:
DATE: 12/20/17
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 1.17 ± ACRES
EXISTING ZONING	= R-4/C-2
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= VACANT
PROPOSED USE	= RESTAURANT & OFF-STREET PARKING
BUILDING HEIGHT	= 45' MAX
PARKING REQUIRED	MIN. MAX.
1/125 S.F. MIN.	= 48 SPACES
1/50 S.F. MAX.	= 119 SPACES
TOTAL PARKING PROVIDED	= 51 SPACES (3 HC SP INCLUDED)
BIKE PARKING	=2 LONG-TERM/ 4 SHORT-TERM REQ. & PROV. (LONG-TERM PROVIDED IN BUILDING)
TOTAL VEHICULAR USE AREA	= 24,795 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 1,860 S.F. (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 2,390 S.F.

WAIVER REQUEST:

1. A WAIVER IS REQUESTED FROM SECTION 10.2.4 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW THE PROPOSED PARKING TO ENCROACH INTO THE REQUIRED PROPERTY PERIMETER LANDSCAPE BUFFER AREAS.

RELIEF REQUEST:

1. RELIEF IS REQUESTED FROM SECTION 4.2.39.C OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW PARKING WITHIN THE REQUIRED SETBACK.

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. There shall be no commercial signs in the Right of Way.
3. There shall be no landscaping in the Right of Way without an encroachment permit.
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. Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed

MSD NOTES:

1. Sanitary sewer service will be provided by connection and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0121 E dated December 5, 2006.
3. 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.
4. Site will be subject to MSD Regional Facilities Fee. Verification of downstream system required prior to MSD construction approval.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. A Downstream Facilities Capacity Request was submitted to MSD on 11-6-17.
7. 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.
8. 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.
9. MSD drainage bond required prior to construction plan approval.
10. All retail shops must have individual connections per MSD's fats, oils and grease policy.

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. 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.
4. 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.
5. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
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.

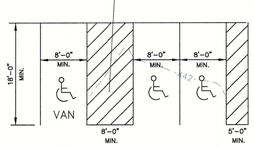
SITE ADDRESS:
12500H DIXIE HWY
LOUISVILLE, KY 40272
T.B. 1052 LOT 854

COUNCIL DISTRICT – 14
FIRE PROTECTION DISTRICT – PLEASURE RIDGE PARK

CASE# 17DEVPLAN1178
17CUP1061
WM# 9147

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	= 51,233 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (10,246 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED 15 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH)	= 21% (10,800 S.F.)
TOTAL TREE CANOPY PROVIDED	= 21% (10,800 S.F.)

EX IMPERVIOUS SURFACE AREA	= 5,055 SF
PROP IMPERVIOUS SURFACE AREA	= 28,866 SF
NET IMPERVIOUS SURFACE AREA	= 33,921 SF
SITE DISTURBANCE AREA	= 51,233 SF (1.17 AC)

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

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11-6-17	PER AGENCY COMMENTS	DT
2	12-4-17	RELIEF REQUEST	DT

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 05140-CUP PRE-APP
DATE: 8-7-17
SCALE: AS SHOWN
CHECKED BY: DT
DRAWN BY: DT

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 MAXPLEX AVE. LOUISVILLE, KENTUCKY 40211
PHONE: (502) 425-5591 FAX: (502) 425-3074
WEB SITE: WWW.LDD-INC.COM

CATEGORY 2B DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT

THIENEMAN-ORELL/DIXIE

OWNER/DEVELOPER
1812 NEVILLE LLC
PO BOX 991064
LOUISVILLE, KY 40269
D.B. 10323 PG. 0263

RECEIVED
DEC 11 2017
PLANNING & DESIGN SERVICES

JOB NO. 05140

SHEET 1 OF 1

17DEVPLAN1178/17CUP1061