

Site Development Data

Location: 11720 Dixie Highway
 Inset No.: 9283 x 729
 Tax Block, Lot, Sublot: 1052 - 762, 763
 Gross Area: 594,358 S.F. 13.64 Acres
 Area to be rezoned: 35,083 S.F. 0.81 Acres
 Existing Zoning: C-1 & C2
 Proposed Zoning: C-2
 Form District: SMCDF
 Plan Certain #: 02-026-93
 Enterprise Zone: Yes
 Existing Use: Vacant
 Proposed Use: Mini-Storage
 Property Owner: 11720 Dixie, LLC
 Owner Address: 263 Eiler Avenue, Louisville, KY 40214

Dimensional Standards

Building Setbacks: Min 25', Perimeter Buffering 5'
 Front: 25', 5' LBA when parking adjacent to ROW
 Side: none, 50' LBA when adjacent to Residential
 Street Side: none
 Rear: 15'
 Max. Height of Building: 15'

Density and Floor Area Ratio

Office: 600 S.F.
 Warehouse: 122,750 S.F.
 Gross Floor Area: 123,350 S.F.
 F.A.R.: 0.21
 Max Allowed F.A.R.: 5.0

Parking Summary

Warehouse	Min	Max
	1SP/1.5EMP	1SP/1.0EMP
	4	4
	Customers	Customers
Total Spaces Required	5	8
Spaces Provided	6	7
	ADA spaces	Total
	7	7
Long Term Bicycle Parking (To be provided in interior Office)	2	spaces

Tree Canopy

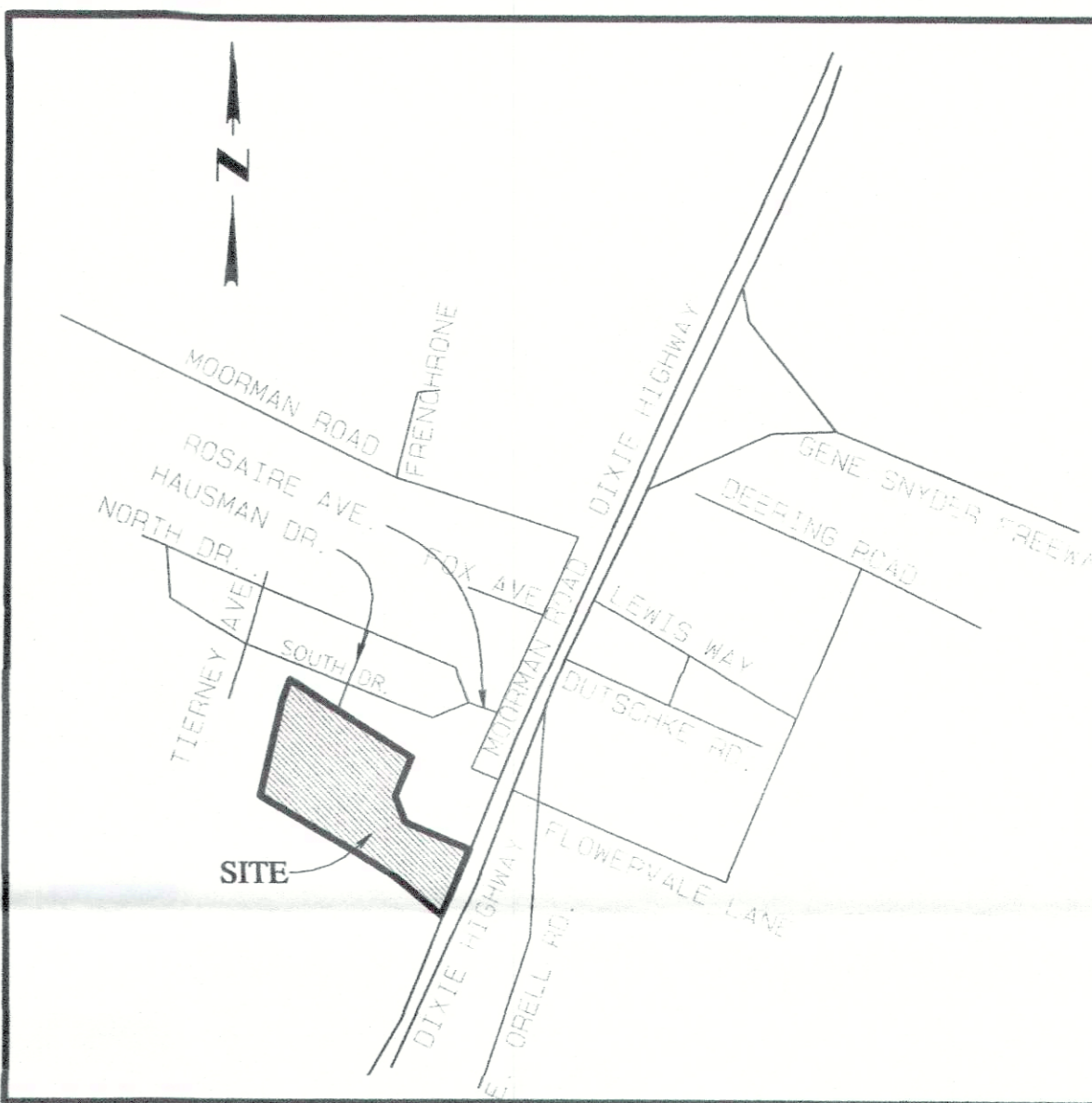
Class C Tree Canopy Category
 Gross Site Area: 594,358
 Existing Tree Canopy: 76,080 S.F. 12.8%
 Ex. Tree Canopy %: 12.8%
 New Tree Canopy Required %: 16.0%
 New Tree Canopy Area Required: 95,097 S.F.
 New Tree Canopy Provided: 19,440 S.F.
 Tree Canopy Provided: 95,250 S.F.
 % Tree Canopy Provided: 16.1%
 Tree Canopy Breakdown: LBA Trees 27, Type A Trees @ 1-3/4" cal. (720 S.F.) 720 S.F. Ea, 19,440 Total S.F.

ILA Requirements

Vehicle Use Area: 8,810 S.F.
 ILA Required: (5.0%) 441 S.F.
 ILA Provided: (5.1%) 450 S.F.
 ILA Trees Provided: 1 trees
 ILA Trees Required: 1 trees

Impervious Areas

Site Area: 594,358 S.F.
 Existing Conditions: Pervious 504,038 S.F., Impervious 90,320 S.F.
 Proposed Conditions: Pervious 331,446 S.F., Impervious 262,912 S.F.

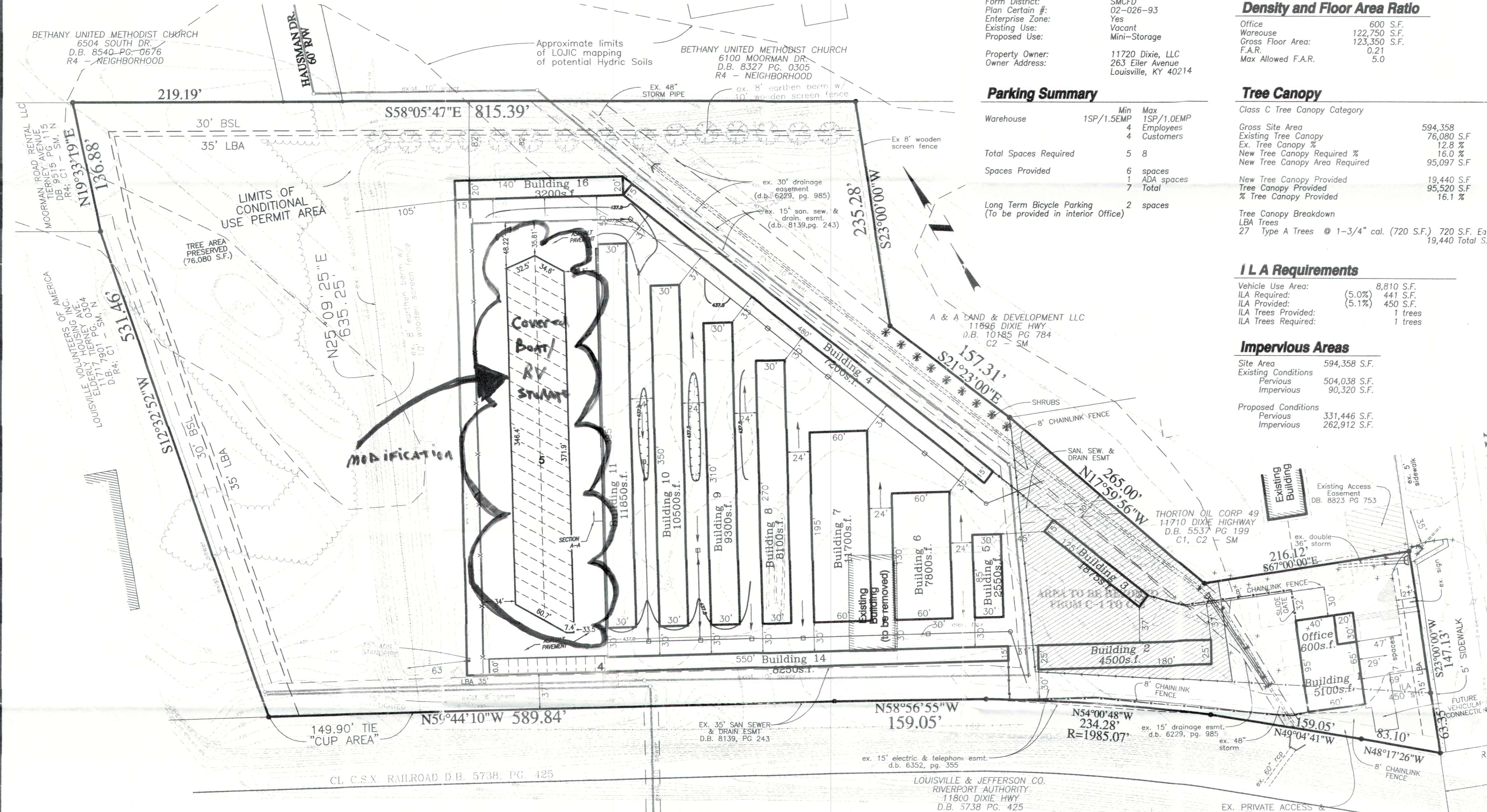


Building Summary

Building 1	5,100 S.F.
Office	600 S.F.
Building 2	4,500 S.F.
Building 3	1,875 S.F.
Building 4	7,200 S.F.
Building 5	2,550 S.F.
Building 6	7,800 S.F.
Building 7	11,700 S.F.
Building 8	8,100 S.F.
Building 9	9,300 S.F.
Building 10	10,500 S.F.
Building 11	11,850 S.F.
Building 12	11,850 S.F.
Building 13	11,850 S.F.
Building 14	8,250 S.F.
Building 15	7,125 S.F.
Building 16	3,200 S.F.
Total	123,350 S.F.

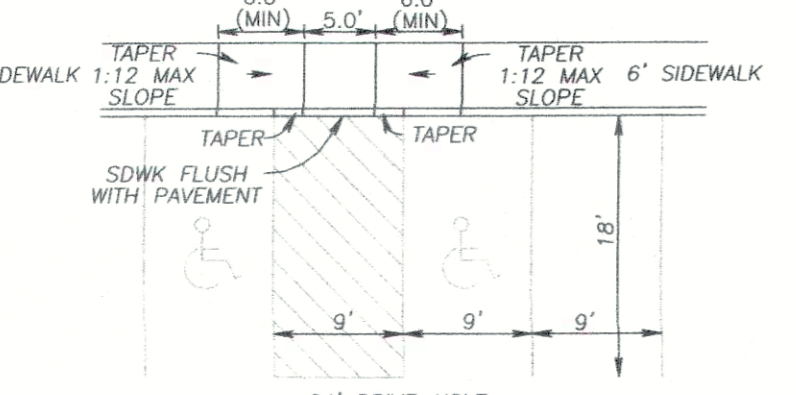
Variance Requested

A VARIANCE WAS GRANTED FOR CHAPTER 5.1.8.B MAXIMUM BUILDING SETBACK REQUIREMENT, TO ALLOW LESS THAN 60% OF THE LOT FRONTALITY TO BE OCCUPIED BY BUILDING AND TO ALLOW FURTHER DEVELOPMENT, NOT SUBJECT TO A MAXIMUM SETBACK ON MAY 21ST, 2015.



DEVELOPMENT NOTES

- EXISTING SITE AND BOUNDARY INFORMATION SHOWN HEREIN, TAKEN FROM RECORD DRAWING INFORMATION AND LOJIC MAPPING.
- THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT "BUD" TOLL FREE 1-800-752-6007 FOR LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.
- SANITARY SEWER FLOW FROM THIS PROJECT WILL BE TREATED AT THE DEREK GUTHRIE WATER QUALITY TREATMENT CENTER.
- ELECTRIC SERVICE TO BE PROVIDED BY LOUISVILLE GAS AND ELECTRIC CO.
- WATER SERVICE TO BE PROVIDED BY LOUISVILLE WATER CO.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED FOR WORK IN THE RIGHT-OF-WAY PRIOR TO METRO PUBLIC WORKS CONSTRUCTION APPROVAL.
- SUBJECT PROPERTY IS IN PLEASURE RIDGE PARK FIRE DISTRICT. FIRE DISTRICT APPROVAL REQUIRED PRIOR TO METRO PUBLIC WORKS CONSTRUCTION APPROVAL.
- NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM PANEL 21111C0121E, DECEMBER 5, 2006
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX INCH SANITARY SEWER.
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC, WITH A MINIMUM SIX INCH SANITARY SEWER.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS GENERATOR PADS TO BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR RAMPS" PER KYC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
- ALL SIDEWALKS, PEDESTRIAN RAMPS, LANDINGS, AND CROSSWALKS, ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE AMERICAN DISABILITIES ACT (A.D.A.).
- 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.
- SITE SUBJECT TO MSD'S REGIONAL FACILITY FEE. NOTE: VERIFICATION OF THE CAPACITY OF THE DRAINAGE OUTLET SYSTEM WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- LOT CONSOLIDATION AND CROSSOVER AGREEMENT TO BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVALS.



TYPICAL PARKING LAYOUT

LEGEND

- Property Line
- Existing Fence
- Existing Sewerline
- Proposed Sewerline
- Existing Manhole
- Proposed Manhole
- Chain Link Fence
- Tree Canopy Protection Fence
- Ditch Line
- Flow Arrow
- Existing Storm Line
- Proposed Storm Line

U.S. 31 W, DIXIE HIGHWAY 160' R/W

RECEIVED
 SEP 27 2016
 DESIGN SERVICES
 RECEIVED
 SEP 27 2016
 DESIGN SERVICES

FORMERLY KNOWN AS: Derby City Fun Park
 Planning & Zoning Related Cases: CUP B-20-07, Landscape L-9876
 MSD WM #: 9290
 PLANNING & DESIGN CASE #: 15ZONE1001

GRAPHIC SCALE 1"=60'

ACCOUNT: 1014-4457
 DATE: 08-11-2015
 DESIGNED BY: AMR
 DRAWN BY: JMR
 APPROVED BY: ZMR
 PROJECT: 11720 DIXIE, LLC
 11720 DIXIE, LLC
 263 Eiler Avenue
 Louisville, KY 40214
 11720 DIXIE WAREHOUSE
 11712 & 11720 Dixie Highway
 Louisville, Kentucky 40258
 CONDITIONAL USE PERMIT
 REZONE PLAN
 DEVELOPMENT PLAN
 SHEET 1 OF 1
 DATE: 9/15/16
 DRAWN BY: JMR
 CHECKED BY: JMR
 APPROVED BY: JMR
 PROJECT: 11720 DIXIE WAREHOUSE
 11712 & 11720 DIXIE HIGHWAY
 LOUISVILLE, KY 40258
 PROJECT: 11720 DIXIE WAREHOUSE
 11712 & 11720 DIXIE HIGHWAY
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 LOUISVILLE, KY 40258