

**TREE CANOPY CALCULATIONS**

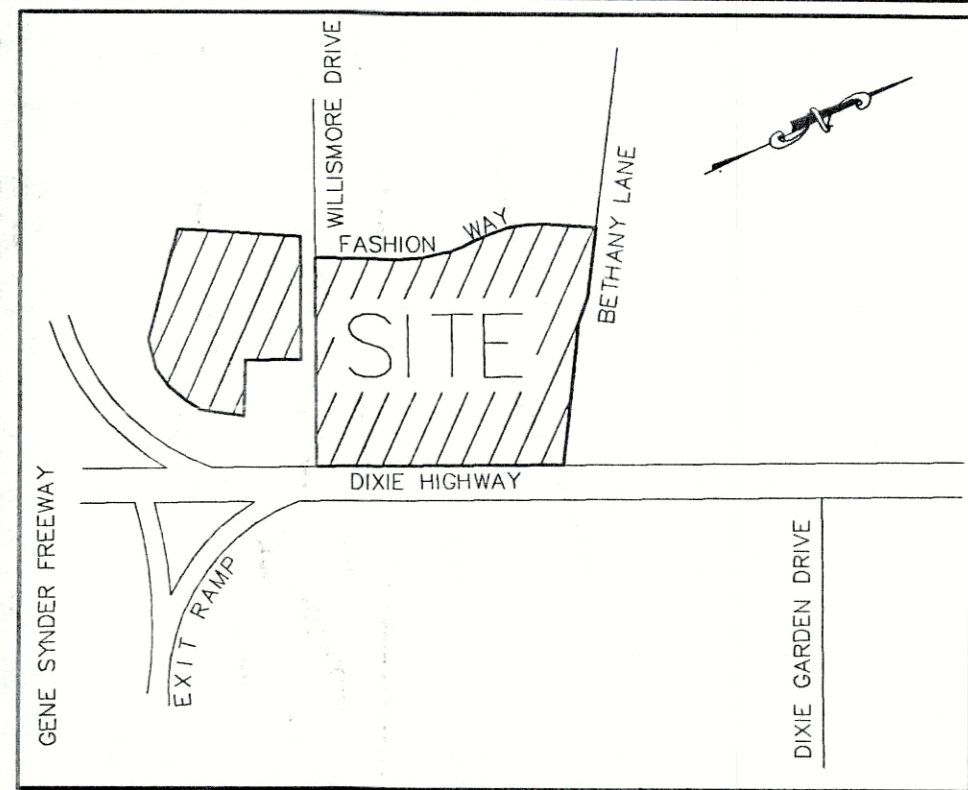
TOTAL SITE AREA = 22,126 SF  
 TREE CANOPY REQUIRED = 45,815 SF (20%)  
 EXISTING TREE CANOPY TO REMAIN = 0 SF (0%)  
 RESIDUAL TREE CANOPY TO PROVIDE = 45,815 SF (20%)  
 STREET TREES REQUIRED = 174 LF FRONTAGE  
 PER 50 = 3% TREES  
 3% TREES @ 710 SF = 25,910 SF  
 REMAINDER TREES TO BE PLANTED = 19,905 SF = 28 (TYPE A TREES)  
 TOTAL TREE CANOPY PROVIDED = 46,080 SF PROPOSED TYPE A TREES  
 = 46,080 SF TOTAL (20%)

**NOTES**

- Parking areas and drive lanes to be a hard and durable surface.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 2111 C 0200 D dated February 2, 1994.
- 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.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- 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.
- A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
- All dumpsters and service structures are to be screened per Chapter 10 of the LDC.
- The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
- Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 30 degree cut-off and height of the light standard shall be set so that no light source is visible off-site.
- Sanitary sewers will connect to the Hite Creek Waste Water Treatment plant by existing property service connections and subject to applicable fees.

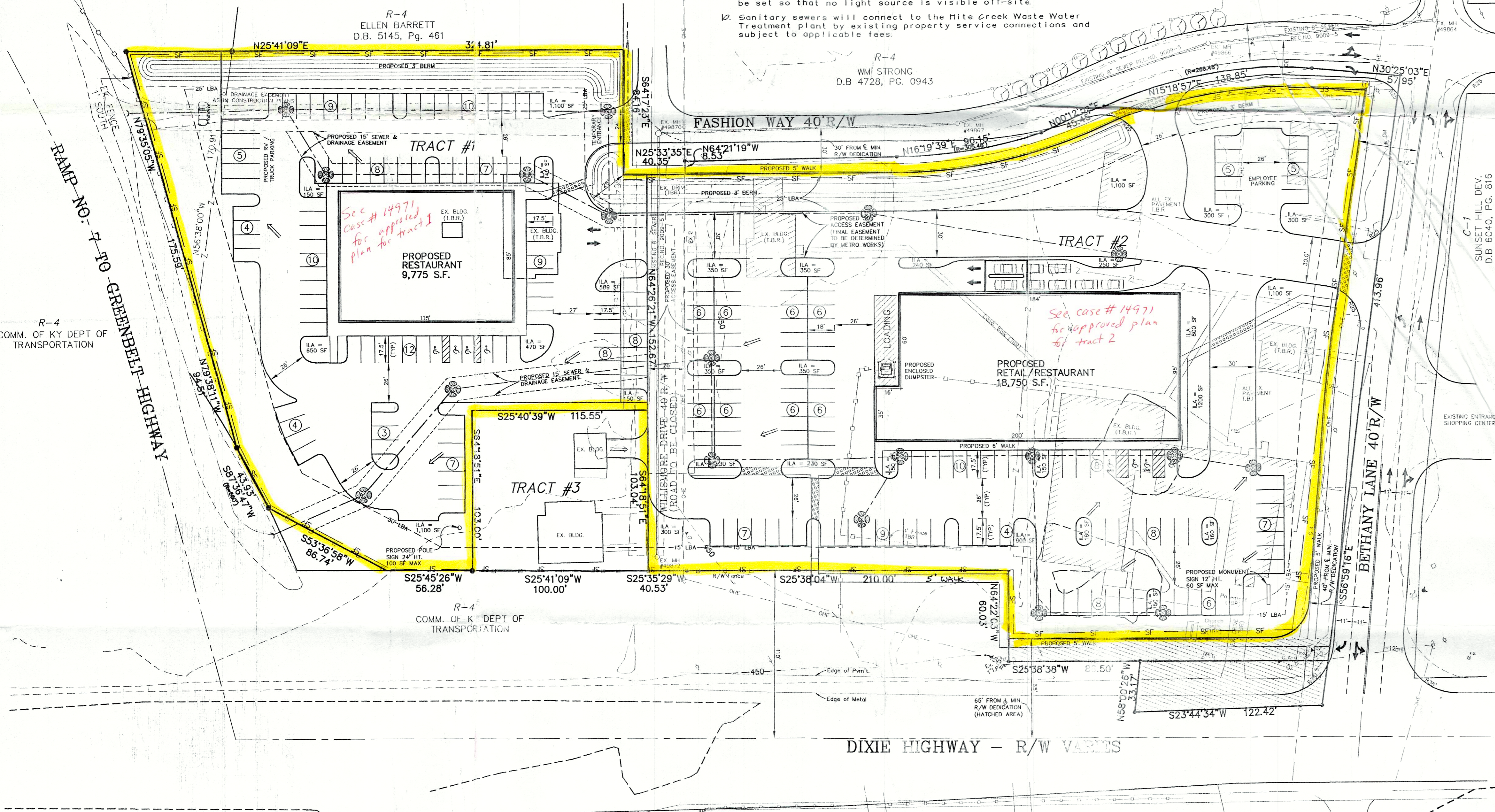
**NOTES**

- Project is located in the South Dixie Fire District.
- KDOT approval required prior to construction approval.
- KDOT will not permit increase in drainage runoff to the state right of way. Drainage calculations will be required for all drainage to the right of way.
- KDOT and Metro Works will require an encroachment permit and bond for any work in public right of way.
- Pavement improvements along Fashion Way will include 22' of pavement width.
- Roadway improvements along Bethany Lane and Fashion Way will be finalized and approved by metro works prior to construction approval.
- Right-of-way dedication will be required and recorded prior to construction approval.
- Fashion Way to be reconstructed to include acceptable radius to connect to existing Willismore Drive and excess pavement to be removed.
- A public transit covered shelter will be provided if accepted and approved by TARC.
- The proposed direct access to Tract 1 from Fashion Way is a temporary entrance. At the time that tract II is developed, the owner of Tract I shall have the opportunity to request that this curb cut remain according to findings by metro works and the site design of the adjoining Tract II.
- ACCESS SHAL BE RECORDED BY LEGAL DOCUMENT.



LOCATION MAP NOT TO SCALE

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 PLANNING & DESIGN SERVICES



**TOTAL PROJECT DATA**

TOTAL SITE AREA = 5.74 Ac.  
 EXISTING ZONING = R-4/R-6  
 PROPOSED ZONING = C-1  
 EXISTING FORM DISTRICT = NEIGHBORHOOD FORM DISTRICT  
 PROPOSED FORM DISTRICT = SUBURBAN MARKETPLACE CORR.

**TRACT #1**

TOTAL SITE AREA = 1.95 Ac.  
 EXISTING ZONING = R-4  
 PROPOSED ZONING = C-1  
 EXISTING USE = VACANT  
 PROPOSED USE = RESTAURANT = 9,775 SF

PARKING RESTAURANT (1SP/125 MIN. - 1SP/75 MAX.)  
 PARKING REQUIRED = 80 MIN - 133 MAX SPACES  
 PARKING PROVIDED = 104 SPACES (INCL. 4 HC)  
 FLOOR AREA RATIO = 0.10 FAR

**V.U.A. DATA (TRACT 1)**

TOTAL VUA = 44,917 SF  
 ILA REQUIRED = 9,914 SF  
 ILA PROVIDED = 5,000+ SF

**TRACT #2**

TOTAL SITE AREA = 3.55 Ac.  
 EXISTING ZONING = R-4, R-6  
 PROPOSED ZONING = C-1  
 EXISTING USE = CHURCH  
 PROPOSED USE = RETAIL = 18,750 SF

PARKING DATA RETAIL (1 SP/250 MIN. - 1SP/150 MAX.)  
 TOTAL PARKING REQUIRED = 75 MIN. - 125 MAX.  
 TOTAL PARKING PROVIDED = 125 SPACES (INCL. 4 HC)  
 FLOOR AREA RATIO = 0.13 FAR

**V.U.A. DATA (TRACT 2)**

TOTAL VUA = 70,447 SF  
 ILA REQUIRED = 5,284 SF  
 ILA PROVIDED = 6,000+ SF

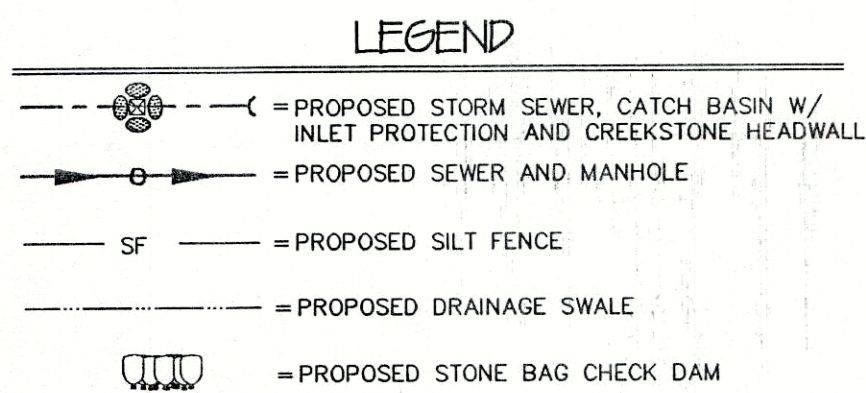
**TRACT #3**

TOTAL SITE AREA = 0.24 Ac.  
 EXISTING ZONING = R-4  
 PROPOSED ZONING = C-1  
 EXISTING USE = RESIDENTIAL  
 PROPOSED USE = SINGLE FAMILY RESIDENTIAL

OWNER:  
 TRS OF BETHANY METHODIST CHURCH  
 11000 DIXIE HWY  
 LOUISVILLE, KENTUCKY 40272  
 TAX BLOCK 1052, LOT 595  
 D.B. 6548, PG. 738  
 OWNER:  
 WILLIAM & VANDAA BOLIN  
 8202 WILLISMORE DR.  
 LOUISVILLE, KENTUCKY 40272  
 TAX BLOCK 1052, LOT 35  
 D.B. 7375, PG. 658

SITE ADDRESS: 11000 DIXIE HWY LOUISVILLE, KY 40272

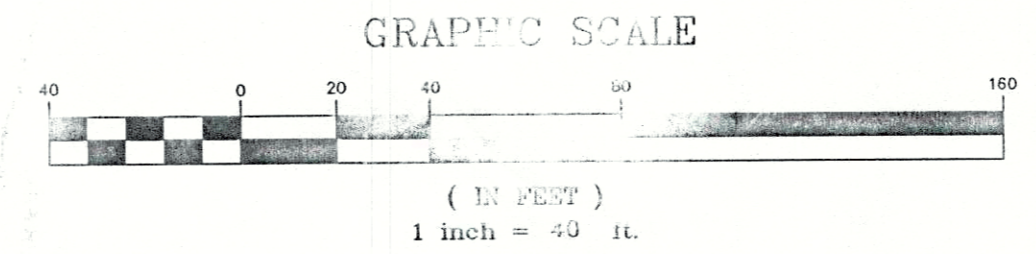
W.M. # 7543



TYPICAL PARKING SPACE LAYOUT NOT TO SCALE

**NOTICE**  
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

LOUISVILLE METRO APPROVED DISTRICT DEVELOPMENT PLAN  
 DOCKET NO. 9-51-03  
 APPROVAL DATE: March 4, 2004  
 EXPIRATION DATE:  
 SIGNATURE OF PLANNING COMMISSION  
 [Signature]



REVISIONS

NO.	DATE	DESCRIPTION
1	3/4/04	REVISIONS PER STAFF

PROJECT DATA

FILE NAME: EDDP.DWG  
 DATE: 2/13/2004  
 SCALE: 1"=40'  
 DRAWN BY: TWB  
 CHECKED BY: KMY

DETAILED DISTRICT DEVELOPMENT PLAN

DEVELOPER:  
**THENEMAN COMMERCIAL**  
 THENEMAN MULTIFAMILY PROPERTIES, LLC.  
 4901 FERN VALLEY ROAD  
 LOUISVILLE, KENTUCKY 40219

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JOB NO. 01143  
 SHEET 1 OF 1