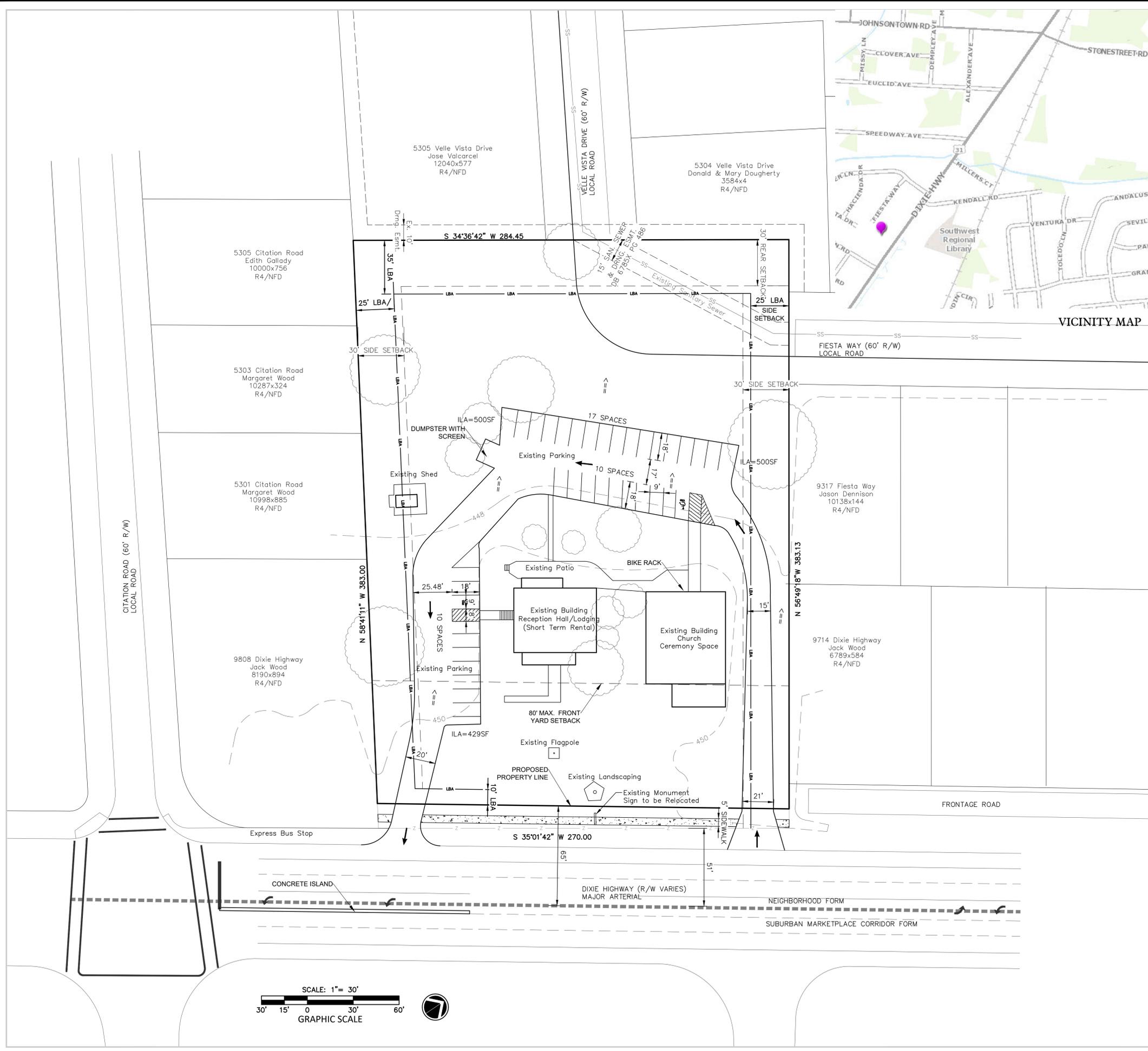


User: abertley Plot Date: June 5, 2023 11:02 AM
 File Name: U:\22317\000 - 9800 Dixie Venue\Civil Site Drawings\Development Plans\22317-Reszone Plan (2023-05-26).dwg

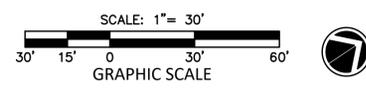


SITE DATA	
LAND USE	9718 DIXIE HIGHWAY 40272
SITE ADDRESS:	T.B. 1047; T.L. 22
TAX BLOCK & LOT:	R4
PROPOSED ZONING DISTRICT:	C2
EXISTING ZONING DISTRICT:	NFD
EXISTING FORM DISTRICT:	CHURCH
PROPOSED USE:	EVENT CENTER, SHORT TERM RENTAL
EXISTING PARCEL AREA:	2.55 ACRES
DEED BOOK & PAGE:	12136X992
BUILDING DATA/OPEN SPACE	
BUILDING HEIGHT:	ONE STORY
BUILDING FOOTPRINT:	6,839 S.F.
GROSS FLOOR AREA:	6,839 S.F.
FLOOR TO AREA RATIO:	0.06
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED:	DETERMINED BY PLANNING DIRECTOR
MAXIMUM PARKING PERMITTED:	DETERMINED BY PLANNING DIRECTOR
PARKING PROVIDED:	37 SPACES
ACCESSIBLE PARKING PROVIDED:	2 VAN
BIKE PARKING REQUIRED:	3 SPACES
TREE CANOPY CALCULATIONS	
SITE AREA:	111,078 S.F.
EXISTING TREE COVERAGE:	11.5% (12,730 S.F.)
PRESERVED TREE CANOPY:	11.5% (12,730 S.F.)
NEW TREE CANOPY REQUIRED:	23.5% (26,147 S.F.)
MINIMUM TREES TO BE PROVIDED:	22 TYPE A TREES.
ILAN/VA CALCULATIONS	
VEHICULAR USE AREA:	19,059 S.F.
INTERIOR LANDSCAPE AREA REQUIRED/PROVIDED (7.5%):	1,429 S.F.
ILA TREES (1/4000 S.F.) REQUIRED/PROVIDED:	5 TREES
EPSC DATA (IN DISTURBED AREA)	
NO INCREASE IN IMPERVIOUS AREA	NONE
SENSITIVE FEATURES:	UyC
SOIL TYPE:	ASSUMED C
HYDROLOGIC SOIL GROUP:	
BUILDING SETBACKS	
EXTERIOR OF STRUCTURE IS NOT BEING MODIFIED THEREFOR COMPLIANCE WITH SETBACKS IS NOT REQUIRED.	



- | AGENCY NOTES | |
|-------------------|---|
| MSD | <ol style="list-style-type: none"> THERE WILL BE NO SITE DISTURBANCE - INTERIOR RENOVATIONS AND POSSIBLE PARKING LOT MILL, OVERLAY AND STRIPING ONLY. SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DEREK GUTHRIE WQTC. |
| APCD | <ol style="list-style-type: none"> MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES. |
| HEALTH DEPARTMENT | <ol style="list-style-type: none"> ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES. |
| PDS | <ol style="list-style-type: none"> DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC. ALL SIGNAGE SHALL COMPLY WITH CHAPTER 8 OF THE LDC. STREET TREES REQUIRED. WHEEL STOPS AND PROTECTIVE CURBING. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY. TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE. |
| MPW | <ol style="list-style-type: none"> ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL. COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES. |

LEGEND	
EXISTING	PROPOSED
--- EXISTING TOPO	S --- STORM SEWER
--- LANDSCAPE BUFFER AREA	--- STORM STRUCTURE
--- UGE --- UNDERGROUND ELECTRIC	--- DRAINAGE ARROW
--- SD --- STORM DRAINAGE	
--- W --- WATER	
--- OHU --- OVERHEAD UTILITY	
--- G --- GAS	
--- X --- FENCE	
--- FORM DISTRICT	
--- SANITARY SEWER	



Engineering Planning

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 Phone: 502-585-2222 Facsimile: 502-581-0406 Internet: www.gpd.com
 Kentucky - Indiana - Georgia - Tennessee

Seals

9718 Dixie Highway
 Event Venue
 9718 Dixie Highway
 Louisville, Kentucky 40272
 Owner:
 Sarah Downey & Damir Puhovac
 9718 Dixie Highway
 Louisville, Kentucky 40272

REV #	DATE	DESCRIPTION
1	04/24/23	Agency Comments
2	05/15/2023	Agency Comments
3	05/26/2023	Agency Revisions
4	06/05/2023	Use Update

Job No: **22317.000**
 Date: **December 16, 2022**
 Scale: **1"=30'**
 Drawn By: **AWB**
 Checked By: **AWB**

Drawing Title:
9718 Dixie Event Venue Rezoning Plan

Drawing No:
1 of 1