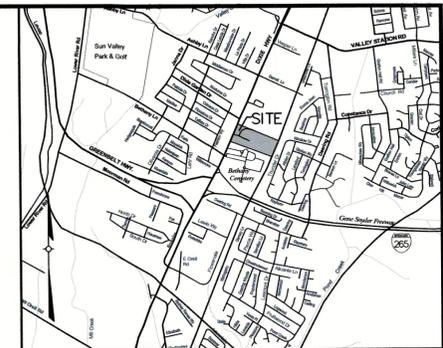


WAIVER REQUESTED
 A WAIVER IS REQUESTED FROM SECTION 4.4.B.C.1.a OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW OUTDOOR SALES AND DISPLAY AREAS TO EXCEED 800 S.F. AND/OR 10% OF GROSS FLOOR AREA.



PROJECT DATA

TOTAL SITE AREA	= 12.55 +/- ACRES
EXISTING ZONING	= C-2
FORM DISTRICT	= SMC
EXISTING USE	= BINGO HALL & GYM
PROPOSED USE	= RETAIL AND OUTDOOR STORAGE (73,500 SF TOTAL LEASABLE SPACE)
BUILDING EXPANSION PARKING REQUIRED	= 2,995 S.F. (4% EXPANSION)
	MIN. MAX.
TRACTOR SUPPLY (23,500 SF)	1 SP/ 300 SF MIN = 79 SP
	1 SP/ 200 SF MAX = 118 SP
OUTDOOR SALES & DISPLAY (16,404 SF)	1 SP/500 SF MIN = 33 SP
	1 SP/300 SF MAX = 55 SP
FITNESS CENTER (19,000 SF)	1 SP/300 SF MIN = 64 SP
	1 SP/100 SF MAX = 190 SP
DISCOUNT RETAIL (31,000 SF)	1 SP/300 SF MIN = 104 SP
	1 SP/200 SF MAX = 155 SP
TOTAL PARKING REQUIRED	= 280 SP = 518 SP
TOTAL PARKING PROVIDED	= 295 SP
TOTAL VEHICULAR USE AREA	= 175,760 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= NOT APPLICABLE PER SECTION 10.2.2.A.1 (LESS THAN 20% EXPANSION)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Outdoor sales & display areas shall include fence materials, gates, hay troughs, water troughs and other miscellaneous farming supplies.
- A general cross over and shared parking agreement shall be recorded prior to minor plat approval for the residual tract.

MSD NOTES:

- Sanitary sewer service is existing. A Downstream Facilities Capacity Request has been submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0105 E dated December 5, 2006.
- 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.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval. On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
- No proposed increase in impervious surface.
- Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Proposed area of disturbance is about 3,000 sf for the building addition. No other land disturbing activity proposed.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

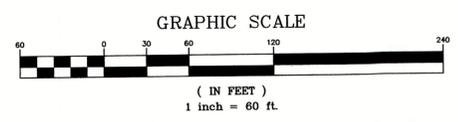
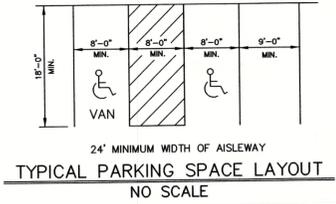
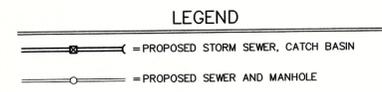
- The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
- Any modifications to the approval EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
- 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.
- 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.
- Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.
- 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.

TREE CANOPY CALCULATIONS (NOT APPLICABLE PER SECTION 10.1.2.3)

SITE ADDRESS:
 10713 DIXIE HWY
 LOUISVILLE, KY 40272
 T.B. 1053 LOT 141

DATE: 16DEVPLAN1191
 COUNCIL DISTRICT - 25
 FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK

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 PLANNING & DESIGN SERVICES



REVISIONS

NO.	DATE	DESCRIPTION	BY	DT
1	10-21-16	PER AGENCY COMMENTS		

PROJECT DATA
 FILE NAME: 16161-CAT 2B
 DATE: 9-29-16
 SCALE: AS SHOWN
 DRAWN BY: DT
 CHECKED BY: DT

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 FILE NAME: 16161-CAT 2B
 DATE: 9-29-16
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LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 503 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
 FAX: 502.578.9776
 WEB SITE: WWW.LD&D-INC.COM

CATEGORY 2A DEVELOPMENT PLAN
TRACTOR SUPPLY-DIXIE
 OWNER/DEVELOPER
EDWARD L & BENITA G ALVEY
 9803 SECRETARIAT DR.
 LOUISVILLE, KY 40214
 D.B. 8301 P.G. 0328

SHEET
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