

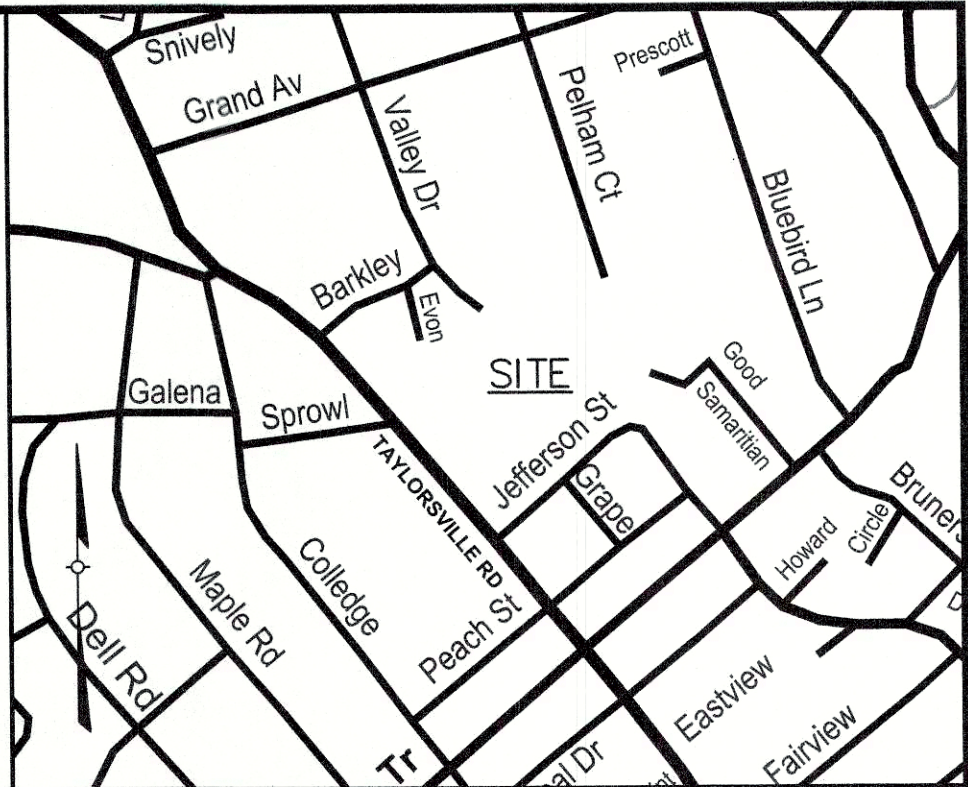


SITE IS LOCATED IN JEFFERSONTOWN AND IS SUBJECT TO THE LOUISVILLE METRO LAND DEVELOPMENT CODE DATED JULY 2004, WITH AMENDMENTS PER THE CITY OF JEFFERSONTOWN.

CONDITIONAL USE PERMIT IS REQUESTED FROM SECTION 4.2.65 OF THE JEFFERSONTOWN LAND DEVELOPMENT CODE FOR A COFFEE SHOP IN THE CTC-2 ZONING DISTRICT.

WAIVER REQUESTED:

1. A Waiver is requested from Section 5.9.2.C.4 of The Jeffersontown Land Development Code to waive the traffic circulation & parking in front of principal buildings.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 1.21± Ac. (52,920 SF)
TRACT 1 AREA	= 0.69± Ac. (29,890 SF)
TRACT 2 AREA	= 0.22± Ac. (9,393 SF)
TRACT 3 AREA	= 0.31± Ac. (13,638 SF)
EXISTING ZONING	= CTC-2
FORM DISTRICT	= TOWN CENTER
EXISTING USE	= DENTAL OFFICE, BEAUTY SHOP & AUTO REPAIR GARAGE
PROPOSED USE	= DENTAL OFFICE, COFFEE SHOP & MOTORCYCLE MUSEUM and AUTO REPAIR GARAGE
BUILDING HEIGHT	= 1 & 2 STORY (120' MAX. ALLOWED)
BUILDING AREA	
(TRACT 1) EXISTING BUILDING TO REMAIN	= 2,400 SF
(TRACT 1) PROPOSED MOTORCYCLE MUSEUM	= 9,306 SF
(TRACT 2) EXISTING BUILDING TO REMAIN	= 1,198 SF (EX. DENTAL OFFICE TO REMAIN)
(TRACT 3) EXISTING BUILDING TO REMAIN	= 2,031 SF (PROPOSED COFFEE SHOP)
TOTAL BUILDING AREA	= 14,935 SF
F.A.R.	
TRACT 1	= 0.39 (5.0 MAX. ALLOWED)
TRACT 2	= 0.13 (5.0 MAX. ALLOWED)
TRACT 3	= 0.15 (5.0 MAX. ALLOWED)

PARKING REQUIRED

	MIN.	MAX.
PROPOSED MOTORCYCLE MUSEUM (TRACT 1)		
9,306 S.F./1,000 S.F. MIN.	= 10 SP	62 SP
9,306 S.F./150 S.F. MAX.		
EXISTING DENTAL OFFICE (TRACT 2)		
1,198 S.F./500 S.F. MIN.	= 2 SP	8 SP
1,198 S.F./150 S.F. MAX.		
PROPOSED COFFEE SHOP (TRACT 3)		
2,031 S.F./500 S.F. MIN.	= 4 SP	20 SP
2,031 S.F./100 S.F. MAX.		
PROPOSED OUTDOOR DINING AREA (TRACT 3)		
305 S.F./500 S.F. MIN.	= 1 SP	3 SP
305 S.F./100 S.F. MAX.		
TOTAL PARKING REQUIRED	= 17 SP	93 SP
TOTAL PARKING PROVIDED	= 31 SPACES	
	(3 HC SP INCLUDED)	
COFFEE SHOP QUE SPACES REQUIRED/PROVIDED	= 6 SPACES	
TOTAL VEHICULAR USE AREA	= 18,430 SF	
INTERIOR LANDSCAPE AREA REQUIRED	= (5%) 922 SF	
INTERIOR LANDSCAPE AREA PROVIDED	= (9%) 1,746 SF	
EXISTING IMPERVIOUS	= 42,299 SF	
PROPOSED IMPERVIOUS	= 35,612 SF (13% DECREASE)	

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- 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.
- 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Topographical information shown hereon were derived from Lojic data. Boundary information per the January 19, 2022 LD&D ALTA Survey.
- A shared parking and cross access agreement shall be recorded between Tracts 1,2&3 prior to Metro Public Works Construction Plan approval.
- A Cross Access Agreement for 10201 & 10207 Taylorsville Road will be recorded prior to Metro Public Works Construction Plan approval.
- Trash collection by roll out containers.
- The Tracts 1, 2 and 3 property lines shown hereon are proposed and will be created by Minor Plat.

MSD NOTES:

- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request was approved on February 7, 2022 by MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0063 F dated February 26, 2021.
- Drainage pattern depicted by arrows (==>) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 37,000 S.F.
- Site is subject to Jeffersontown approval prior to MSD construction plan approval.

RECEIVED
MAR 14 2022
PLANNING & DESIGN
SERVICES

JEFFERSONTOWN CASE #RDDDP-22-0001
C.U.P. PRE-APP CASE #22-0002
LOUISVILLE METRO CASE #22-DDP-0002

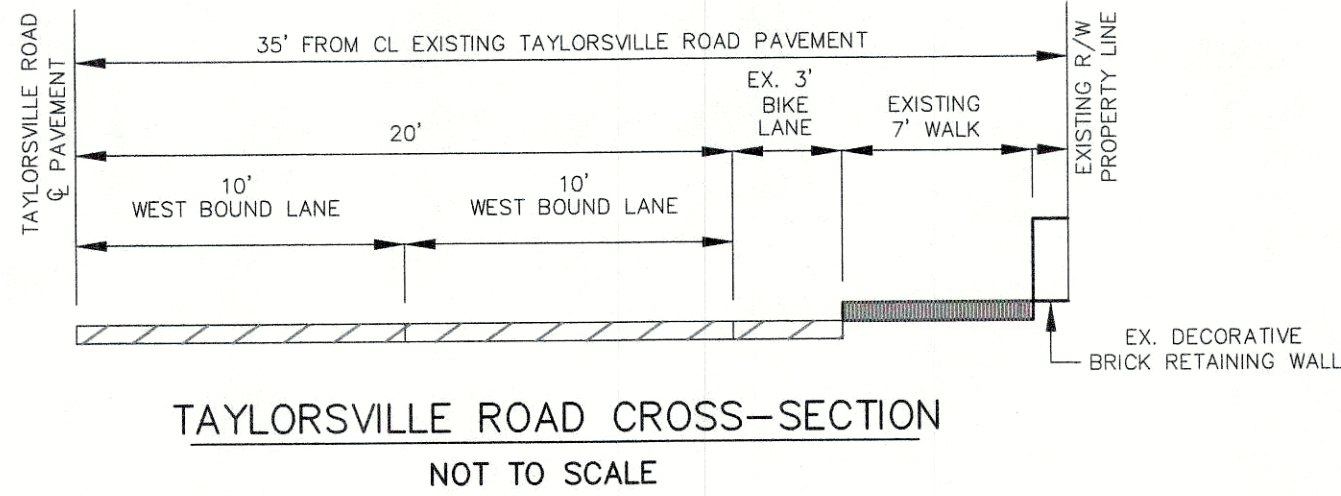
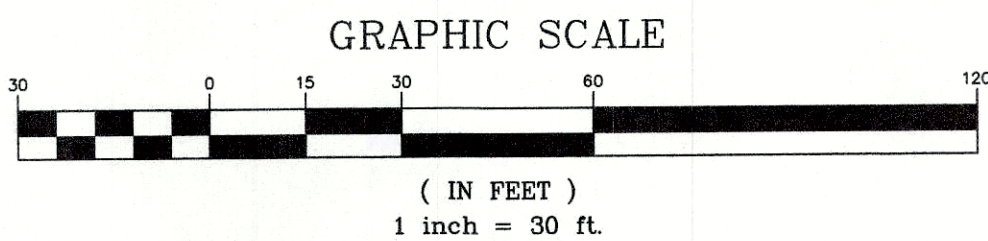
COUNCIL DISTRICT - 11
FIRE PROTECTION DISTRICT - JEFFERSONTOWN
MUNICIPALITY - JEFFERSONTOWN WM #2791/21 1008

SITE ADDRESS: TRACT 1 & 3
10205 TAYLORSVILLE ROAD
TAX BLOCK 0045, LOT 0118
D.B. 12290, PG. 0075
RELATED CASES: 09-12-82 & B-63-92

SITE ADDRESS: TRACT 2
10203 TAYLORSVILLE ROAD
TAX BLOCK 0045, LOT 0117
D.B. 12290, PG. 0075
RELATED CASE: 09-12-82

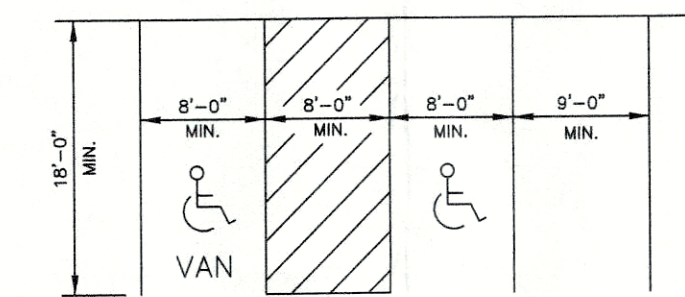
TREE CANOPY CALCULATIONS (TRACT 1 ONLY)

TRACT 1 SITE AREA	= 27,343 S.F.
EXISTING TREE CANOPY AREA	= 18% (4,835 S.F.)
EXISTING TREE CANOPY REQUIRED (CLASS A)	= 10% (2,734 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 10% (2,734 S.F.)



LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE



TYPICAL PARKING SPACE LAYOUT
NO SCALE

NO.	DATE	DESCRIPTION
1	2/28/22	LAYOUT REVISIONS
2	3/14/22	REVISED PER AGENCY COMMENTS

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 21221-DDP
DATE: 1/23/21
CHECKED BY: AER
SCALE: AS SHOWN
DRAWN BY: JH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SURVEYING • LANDSCAPE ARCHITECTURE
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TEL: 502.444.9714 FAX: 502.444.9714
WEB SITE: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
DERBY CITY MOTORCYCLE MUSEUM
10203 + 10205 TAYLORSVILLE ROAD
OWNER/DEVELOPER
DLW HOLDINGS
8216 LIMEHOUSE LANE
LOUISVILLE, KY 40220

JOB NO. 21221
SHEET 1 OF 1