

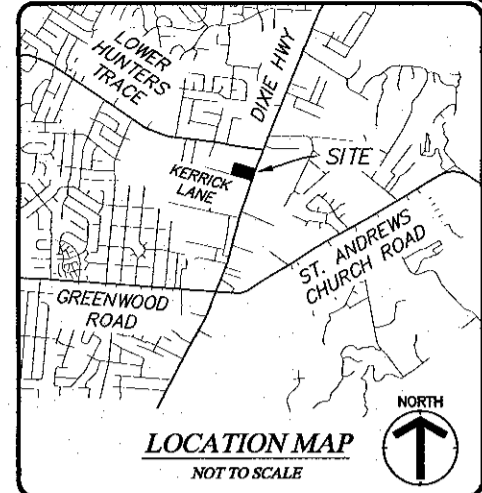
PRELIMINARY APPROVAL
Condition of Approval:
[Signature] 3/19/15
Development Review
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

LEGEND

- EX. TREE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. SIGN
- EX. PROPERTY LINE
- EX. FENCE
- EX. WATER LINE
- EX. GAS LINE
- EX. OVERHEAD ELECTRIC

PL
X
W
G
OHL

LIMITS OF PROPOSED BUILDING



OWNER
TYLER CENTER, LLC
LONGBOAT PROPERTIES, LLC
c/o NICKLES DEVELOPMENT
6060 DUTCHMAN LANE, SUITE 110
LOUISVILLE, KY 40205

SITE DATA
SITE ADDRESS:
6650 DIXIE HIGHWAY
LOUISVILLE, KY 40258
D.B. 10302, PG. 715
TAX BLOCK 1026, LOT 605

TOTAL SITE AREA ±4.13 ACRES
FORM DISTRICT SUBURBAN MARKETPLACE
EX. ZONING C-2
EX. LAND USE RETAIL
PR. LAND USE RETAIL
FLOOR AREA RATIO (TRACT 1) 30 F.A.R.
FLOOR AREA RATIO (TRACT 2) 23 F.A.R.
EX. BUILDING 46,000 SF
EX. BUILDING DEMO 11,850 SF
PR. BUILDING 6,950 SF
TOTAL BUILDING 41,100 SF
PERCENTAGE OF CHANGE 11% REDUCTION

SETBACK DATA

TRACT 1:
MIN. FRONT YARD 65' FROM C/L
MAX. FRONT YARD 275' FROM P/L
STREET SIDE YARD 30' FROM C/L
SIDE YARD NONE
REAR YARD 25'
MAX. BUILDING HEIGHT 60'
PR. BUILDING HEIGHT 25' MAX

TRACT 2:
MIN. FRONT YARD 85' FROM C/L
MAX. FRONT YARD 275' FROM P/L
STREET SIDE YARD 30' FROM C/L
SIDE YARD NONE
REAR YARD NONE
MAX. BUILDING HEIGHT 60'
PR. BUILDING HEIGHT 25' MAX

IMPERVIOUS AREA

PRE 175,170 S.F.
POST 168,545 S.F.
PERCENTAGE OF CHANGE 3.8% REDUCTION

- NOTES**
- 1) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY EXISTING AND NEW PSC CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
 - 2) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
 - 3) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
 - 4) THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
 - 5) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPS (2111100086 REV. DECEMBER 5, 2006).
 - 6) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
 - 7) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
 - 8) PRIOR TO ANY CONSTRUCTION ACTIVITY, AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL.
 - 9) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - 10) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
 - 11) A CROSS OVER AND SHARED PARKING AGREEMENT WILL BE PROVIDED BETWEEN THE 3 TRACTS PROPOSED.
 - 12) UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
 - 13) ADA TACTILE WARNINGS WILL BE PROVIDED AT THE ACCESS POINTS OFF OF KERRICK LANE.
 - 14) ANY CUMULATIVE DISTURBANCE OF 1 ACRE OR MORE WILL REQUIRE FINAL DESIGN OF THIS PROJECT TO MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY BE SUBJECT TO CHANGE AT CONSTRUCTION DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
Condition of Approval:
BY: *[Signature]*
DATE: 3/19/15
LOUISVILLE & JEFFERSON COUNTY
METRO PUBLIC WORKS

PARKING SUMMARY

	RETAIL	MIN. PARKING REQUIRED	MIN. PARKING WITH 30% REDUCTION (10% TARD + 20% SITE DESIGN)	MAX. PARKING ALLOWED	PARKING PROVIDED
TRACT 1	34,150 SF	137 SPACES (1SP/250 SF)	96 SPACES	228 SPACES (1SP/150 SF)	101 SPACES
	TOTAL	137 SPACES	96 SPACES	228 SPACES	101 SPACES

	AUTO TIRE SERVICE	MIN. PARKING REQUIRED	MIN. PARKING WITH 30% REDUCTION (10% TARD + 20% SITE DESIGN)	MAX. PARKING ALLOWED	PARKING PROVIDED
TRACT 2	6 SERVICE BAYS	12 SPACES (1SP/SERVICE BAY)	8 SPACES	30 SPACES (1SP/5 SERVICE BAY)	
	10 EMPLOYEES	10 SPACES (1SP/1 EMPLOYEE)	7 SPACES	10 SPACES (1SP/1 EMPLOYEE)	
	TOTAL	22 SPACES	15 SPACES	40 SPACES	39 SPACES

TRACT 1 LANDSCAPE DATA

EXISTING V.U.A. 56,313 S.F.
PROPOSED V.U.A. 10,331 S.F.
TOTAL V.U.A. 66,644 S.F.
V.U.A. EXPANSION 15.5X
I.L.A. REQUIRED NONE
I.L.A. PROVIDED 2,522 S.F.

NO LANDSCAPE IMPROVEMENTS REQUIRED PER LAND DEVELOPMENT CODE, CHAPTER 10, PART 2, SECTION 10.2.2 APPLICABILITY.

TREE CANOPY CALCULATIONS

GROSS SITE AREA 112,820 S.F. (2.59 AC.)
CLASS C 500 S.F.
AREA OF SITE WITH EX. TREE CANOPY NONE
TREE CANOPY REQUIRED NONE

TRACT 2 LANDSCAPE DATA

PROPOSED V.U.A. 18,896 S.F.
I.L.A. REQUIRED 1,417 S.F.
I.L.A. PROVIDED 1,468 S.F.

TRACT 2 - TREE CANOPY CALCULATIONS

GROSS SITE AREA 30,492 S.F. (0.70 AC.)

TRACT 1 BICYCLE SUMMARY

SHORT TERM REQUIRED (2 SPACES OR 1/25,000 SF) 2 SPACES
LONG TERM REQUIRED (2 SPACES OR 1/50,000 SF) 2 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED 4 SPACES

UTILITY NOTE:
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH

MINIMUM 24'-0" DRIVE LANE

TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE

Kentucky 811
The New Look for Digging Safely in Kentucky
Call 811 Before You Dig

HERITAGE ENGINEERING, LLC
642 South 4th Street
Suite 100
Louisville, KY 40202
ENGINEER: [Signature]
DEVELOPER: [Signature]
PROJECT: [Signature]

NICKLES DEVELOPMENT

REVISED DETAILED DISTRICT DEVELOPMENT PLAN FOR 6650 DIXIE HWY

RECEIVED
MAR 09 2015
PLANNING & DESIGN SERVICES

JOB NO:
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=10'
DESIGNED BY:
CHECKED BY:
DATE: FEBRUARY 2, 2015