VARIANCE REQUESTED:

1. A Variance is requested from Section 4.8.4 of the Louisville Metro Land Development Code to vary the 100 ft. Streambank Buffer Area to accommodate the proposed parking area.

PROJECT DATA

TOTAL SITE AREA	=	1.2± Ac.
EXISTING ZONING	=	M-2
FORM DISTRICT	=	SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	=	DRY CLEANERS, LAUNDRY SERVICES – (7318-1/2 DIXIE HIGHWAY) CHIROPRACTIC OFFICE, VACANT – (7304 DIXIE HIGHWAY)
PROPOSED USE	=	RESTAURANT WITH DRIVE THRU
BUILDING AREA & FOOTPRINT	=	3900 SF

PARKING REQUIRED

	MIN.	MAX.
3900/125 S.F. MIN. ; 3900/ 50 SF MAX.	31 SP	78 SP
-10% TARC CREDIT	28 SP	78 SP
TOTAL PARKING PROVIDED	= 43 SPACES	

(2 HC SP INCLUDED)

BIKE PARKING REQUIRED/PROVIDED	=	2 SHORT TERM/4 LONG TERM (LONG TERM PROVIDED INDOORS)
F.A.R.	=	0.07 (3.0 MAX. ALLOWED)
PROPOSED BUILDING HEIGHT	=	25' - 1 STORY (60' MAX. ALLOWED)
VEHICULAR USE AREA	=	32,929 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	=	2,470 SF
INTERIOR LANDSCAPE AREA PROVIDED	=	2,829 SF
EXISTING IMPERVIOUS AREA	=	28,395 SF
PROPOSED IMPERVIOUS AREA	=	39804 SF (39% INCREASE)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. State Highway encroachment permit will be required for the entrance.
4. No increase in drainage run off to state roadways.
5. There shall be no commercial signs in the Right of Way.
6. There shall be no landscaping in the Right of Way without an encroachment permit.
7. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
8. 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.
9. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
10. KTC permit will be required prior to construction plan approval.
11. A Cross-access agreement will be recorded with the WG DST3 property.
12. A plat or deed of consolidation will be recorded prior to the issuance of a certificate of occupancy.
13. A Phase 1 Environmental Site Assessment was submitted to Planning & Design Services on Nov. 14, 2016 per section 4.3.22 of the Land Development Code.
14. Upon development or re-development of adjacent properties, a unified access and circulation system shall be developed to eliminate pre-existing 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 be developed.
15. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
16. ADA accessible ramps shall be constructed at the proposed Dixie Highway curb cuts per KYTC standard specifications.

MSD NOTES:

1. Sanitary sewer service will be provided by connection and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0089 E dated December 5, 2006.
3. 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.
4. Site will be subject to MSD Regional Facilities Fee.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. A Downstream Facilities Capacity Request was approved on Dec. 6th, 2016 by MSD.
7. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
8. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
9. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
10. All retail shops must have individual connections per MSD's fats, oils and grease policy.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. 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.
3. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
4. 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.
5. 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.
6. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
7. 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.
8. 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.
9. 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.

LOCATION MAP
NOT TO SCALE

Site

CATEGORY 2B PLAN

BOJANGLES
7304 7318 + 7318 1/2 DIXIE HIGHWAY

DEVELOPER
BOJANGLES' RESTAURANTS
9432 SOUTHERN PINE BLVD.
CHARLOTTE, NC 28273

JOB NO. 16173

SHEET 1 OF 1

PRELIMINARY APPROVAL
Condition of Approval:

LOUISVILLE JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: Tammy Markert
DATE: 2-8-17
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

PROPOSED BUILDING
3900 SF

DRIVE THRU
DRIVE THRU
MENU BOARD
PROP. DO NOT ENTER SIGN

100' STREAMBANK BUFFER
50' MIDDLE ZONE
25' OUTER ZONE
25' STREAMSIDE ZONE AND 25' MSD VEGETATIVE BUFFER

PROP. DUMPSTER ENCLOSURE

DIXIE HIGHWAY – R/W VARIES (130' MIN. REQ'D.)

PROPOSED MEDIAN BY OTHERS

65' BUILDING SETBACK FROM CENTERLINE

OLD ST. ANDREWS CHURCH RD.

EX. TARC STOP

PROPOSED PRELIMINARY SIGN DETAIL
NOT TO SCALE

77.20 SQ. FT. TOTAL
Bojangles'
Famous Chicken 'n Biscuits
45.15 S.F.
10.68 S.F.
21.37 S.F.
24'-0" MAX.

NOTE: DETAIL INTENT IS TO SPECIFY HEIGHT AND WIDTH REQUIREMENTS ONLY.

TYPICAL PARKING SPACE LAYOUT
NO SCALE
24' MINIMUM WIDTH OF AISLEWAY
VAN

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

LEGEND
	Existing lot lines to be removed via a consolidation (See General Note 12)
●	Ballard
○	Light Pole
⌾	Guy Pole
⊳	Guy Anchor
○	Utility Pole
⊤	Telephone Manhole
○	Storm Sewer Manhole
⊠GV	Gas Valve
⊠WV	Water Valve
○GM	Gas Meter
⊠WM	Water Meter
○CO	Sanitary Clean-Out
⊗ICV	Irrigation Control Valve
OHE	Overhead Electric Line
	PROPOSED STORM SEWER, CATCH BASIN

TREE CANOPY CALCULATIONS (CLASS C)

TOTAL SITE AREA	=	52,958 S.F.
EXISTING TREE CANOPY	=	10% (5,650± S.F.)
TOTAL TREE CANOPY AREA REQUIRED	=	20% (10,592 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	20% (10,800 S.F.)

OWNER:
WILLIAM E & SARAH ERIKSEN
447 TIMBER LANE
ELIZABETHTOWN, KY 42701
SITE ADDRESS:
7304 DIXIE HIGHWAY – 40258
TAX BLOCK 1123, LOT 0042
D.B. 6354, PG. 0486

OWNER:
BASU PROPERTIES, LLC
9702 THIXTON LANE
LOUISVILLE, KY 40291
SITE ADDRESS:
7318 &7318-1/2 DIXIE HIGHWAY– 40258
TAX BLOCK 1123, LOT 0750
D.B. 8154, PG. 0750

COUNCIL DISTRICT – 12   CASE: 16VARIANCE1093
FIRE PROTECTION DISTRICT – PLEASURE RIDGE PARK
WM #11523

RECEIVED
FEB 08 2017
PLANNING &
DESIGN SERVICES