



SITE DATA

LAND USE
 SITE ADDRESS: 12909 DIXIE HIGHWAY 40272
 TAX BLOCK & LOT: T.B. 1113 T.L. 23 T.S.L. 7
 EXISTING ZONING DISTRICT: C-2
 PROPOSED ZONING DISTRICT: M-2
 EXISTING FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR
 PROPOSED FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR
 EXISTING USE: VACANT; FORMER RETAIL
 PROPOSED USE: TRUCK PARKING
 EXISTING PARCEL AREA: 2.75 ACRE
 PROPOSED PARCEL AREA: 2.62 ACRE
 DEED BOOK & PAGE: D.B. 10991, PG. 811

BUILDING DATA - PROPOSED

EX. BUILDING HEIGHT: ONE STORY: 20' +/-
 EX. FOOTPRINT/GROSS FLOOR AREA: 2,367 S.F.
 EX. FLOOR TO AREA RATIO: 0.02

PARKING CALCULATIONS

MINIMUM REQUIRED: 4 SPACES
 1 SPACE/1.5 EMPLOYEES
 MAXIMUM PERMITTED: 6 SPACES
 1 SPACE/1 EMPLOYEE
 PROPOSED PARKING: 6 SPACES
 (2 HC OF WHICH 2 ARE VAN)

TREE CANOPY CALCULATIONS

SITE AREA: 114,127 S.F.
 TREE CANOPY CATEGORY: CLASS C
 EXISTING TREE COVERAGE: 0-40%
 PRESERVED TREE CANOPY: 33% (37,758 S.F.)
 TOTAL TREE CANOPY REQUIRED: 0% (0 S.F.)

LA/WA CALCULATIONS

EXISTING VJA: 25,256 S.F.
 PROPOSED VJA: 35,512 S.F. (40.6% INCREASE)
 REQUIRED ILA (7.5%): 2,663 S.F.
 ILA PROVIDED: MIN. 2,663 S.F.

EPSC DATA

EXISTING IMPERVIOUS: 27,623 S.F.
 INCREASE IN IMPERVIOUS: 9,287 S.F.
 PROPOSED IMPERVIOUS: 36,910 S.F. (34% INCREASE)
 SENSITIVE FEATURES: NONE
 HYDROLOGIC SOIL GROUP: ASSUMED C (URBAN), D (RSL)
 SOIL TYPE: ROBERTSVILLE SILT LOAM, URBAN LAND
 DISTURBED AREA: 21,853 S.F.

SETBACKS

NO NEW BUILDINGS PROPOSED.

SIGNAGE

EXISTING HEIGHT:
 EXISTING AREA:

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 APPROX. 15' APPROX. 55 SF

CONDITIONS:
 BY: [Signature]
 DATE: 02/01/18
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS RECEIVED

PRELIMINARY APPROVAL
 Condition Approval: [Signature]
 PLANNING & DESIGN SERVICES
 Date: 1/12/2018
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS DISTRICT

LEGEND

- PROPERTY LINE
- - - EXISTING PROPERTY TO BE MODIFIED
- LBA- LANDSCAPE BUFFER AREA
- - - ZONING LINE
- - - EXISTING TOPO
- - - EXISTING SANITARY SEWER
- ~ ~ ~ EXISTING TREE LINE
- => DRAINAGE ARROW

AGENCY NOTES

- MSD**
- 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.
 - INFILTRATION BIOSWALE TO BE INSTALLED IN LIEU OF REGIONAL FACILITY FEES.
 - THE 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 21,583 S.F.
- STANDARD MSD SWPPP 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 APPROVED 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 DISCHARGED INTO A STREAM, POOL, SWALE OR CATCH BASIN.
- APCD**
- 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**
- 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**
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
- MPW**
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
 - OWNER SHALL DEDICATE TO PUBLIC THE USE AREA SHOWN AS RESERVED R/W FOR DIXIE HIGHWAY WITHIN 60 DAYS OF A REQUEST BY METRO PUBLIC WORKS DIRECTOR.

Engineering Planning

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REV #	DATE	DESCRIPTION
1	01/11/2018	AGENCY REVISIONS

Rezone Plan
 Job No: 18301.000
 Date: December 4, 2017
 Scale: 1" = 30'
 Drawn By: A. Bartley
 Checked By: A. Bartley
 Drawing Title:
Re zoning Plan
 Drawing No:
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