

PROJECT DATA

EX. SITE AREA	= 1.0± AC. (41,168 SF)
RIGHT-OF-WAY TO BE DEDICATED	= 1,910 SF
PROP. SITE AREA	= 0.9± AC (39,257 SF)
EXISTING ZONING	= M-2
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= OFFICE
PROPOSED USE	= COMMUNITY SERVICE FACILITY (C.U.P.)
BUILDING HEIGHT	= 1 STORY (60' MAX. ALLOWED)
BUILDING AREA	
EXISTING BUILDING	= 3,578 SF
<u>PROPOSED BUILDING ADDITION</u>	<u>= 1,700 SF (47% INCREASE)</u>
<u>TOTAL BUILDING AREA</u>	<u>= 5,278 SF</u>

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. No increase in drainage run off to state roadways.
3. There shall be no commercial signs in the right-of-way.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
5. 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.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
8. 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.
9. A Revised Landscape Plan will be required prior to construction approval.
10. 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 of record in form acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
11. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current KYTC standards and shall be inspected prior to final bond release.


MSD NOTES:

1. 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.
2. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0089 E dated December 5, 2006.
4. Drainage pattern depicted by arrows (====>) is for conceptual purposes.
5. If the site has thru drainage an easement plan will be required prior to MSD granting construction plan approval.
6. Site will be subject to MSD Regional Facilities Fee.
7. 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.
8. MSD site disturbance permit required prior to issuance of building permits.
9. Downspouts to be directed to the rear of structure.
10. Existing MSD sewer line location to be field verified prior to MSD construction plan approval. Additional easement may be required.

[illegible]

		ENGINEER'S SEAL	SURVEYOR'S SEAL
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PROJECT DATA
FILE NAME: 20108-CUP
SCALE: AS SHOWN
DATE: 7/6/2020
CHECKED BY: DT
DRAWN BY: JH

JOB NO. 20108	CONDITIONAL USE PERMIT PLAN		LAND DESIGN & DEVELOPMENT, INC. 1000 BUCKINGHAM SQUARE, N.W. SUITE 1000 ATLANTA, GEORGIA 30335 404.524.4975 FAX: 524.44.9714 WEB SITE WWW.LDD-INC.COM
	DEVELOPER 7304 DIXIE HWY OVEC OHIO VALLEY EDUCATIONAL COOPERATIVE 100 ALPINE ROAD SHELBYVILLE, KY 40065		

RECEIVED

AUG 24 2020
PLANNING & DESIGN
SERVICES

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

COUNCIL DISTRICT - 12
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK RELATED CASE 16VARIANCE109
MUNICIPALITY - LOUISVILLE WM# 12174

JOB NO. 20108

SHEET
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