

- WAIVER REQUESTED**
- Waiver of Land Development Code (LDC) Section 5.6.1.C.1 to allow the facade along the street facing Dixie Highway to contain less than 50% clear windows (26-WAIVER-0014).
 - Waiver of Land Development Code (LDC) Section 10.2.1 to reduce the required 35' Landscape Buffer Area on the Northern and Southern property lines (26-WAIVER-0015).
 - Parking Waiver of Land Development Code (LDC) 9.1.16 to exceed the 53 maximum required parking spaces by 16, for a total of 69 parking spaces (26-PARKWAIVER-0004).

PROJECT DATA

TOTAL SITE AREA	= 2.7± Ac. (116,651 SF)
R/W DEDICATION AREA	= 0.1± Ac. (4,969 SF)
R/W AREA	= 0.6± Ac. (27,040 SF)
NET SITE AREA	= 1.9± Ac. (84,622 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= CHURCH
PROPOSED USE	= RESTAURANT
BUILDING HEIGHT	= 1-STORY (45' MAX. ALLOWED)
BUILDING AREA	= 5,304 SF
F.A.R.	= 0.06 (5.0 MAX. ALLOWED)

PARKING REQUIRED

1 SP/500 S.F. MIN.	MIN.	MAX.
1 SP/100 S.F. MAX.	= 11 SP	53 SP
-10% TARC CREDIT		
TOTAL PARKING REQUIRED	= 10 SP	53 SP

PROPOSED PARKING SPACES

PROPOSED PARKING SPACES	= 73 SPACES
PARKING PROVIDED	= 69 SPACES
BIKE PARKING REQUIRED	= 7 SPACES (10% OF REQUIRED PARKING)
BIKE PARKING PROVIDED	= 7 SPACES

TOTAL VEHICULAR USE AREA

TOTAL VEHICULAR USE AREA	= 44,752 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 3,356 SF (7.5% REQUIRED)
INTERIOR LANDSCAPE AREA PROVIDED	= 4,093 SF

EXISTING IMPERVIOUS

EXISTING IMPERVIOUS	= 28,678 SF
PROPOSED IMPERVIOUS	= 53,817 SF (87.7% INCREASE)

- 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.
 - Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
 - The contours shown on this plot are based on LIDAR point cloud data acquired through KYFromAbove, a Kentucky State funded program. The vertical datum used is the North American Vertical Datum of 1988 (NAVD 88), with a current geoid model of "GEOID18" used for conversion between ellipsoid and orthometric heights.
 - Street trees planted in accordance with Section 10.2.8 shall be credited toward applicable tree canopy standards (Chapter 10 Part 1).
 - A fee in lieu is being provided for the sidewalk along Fiesta Way.

- MSD NOTES:**
- MSD drainage bond required prior to construction plan approval.
 - 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 will be submitted to MSD.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0105 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.
 - On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive. Capacity to be verified by Volley Creek.
 - All drainage, EPC 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.
 - 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 Mgmt. Practices.

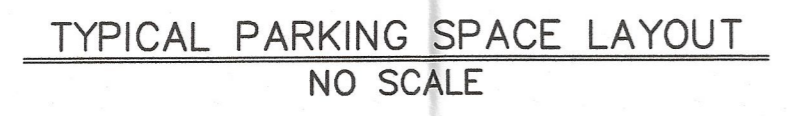
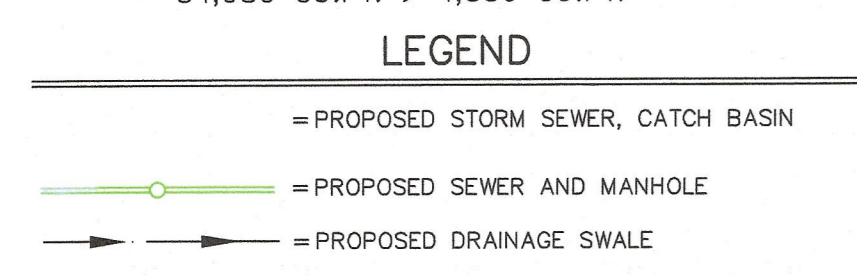
- FIRE DEPARTMENT NOTES:**
- The subject property is located in the Pleasure Ridge Park District.
 - Local Fire Authority Having Jurisdiction (AHJ) Contact information: Troy Kerr (tkerr@ppfire.org).
 - Hydrants: Prior to the combustible phase of construction an adequate water supply including accessible hydrants for firefighting purposes must be made available, and no utilities shall be connected to the structure until adequate supply is provided (LMCO 94.81).
 - Gates: No gates shall be installed which limit or restrict access to a residential area except as approved by AHJ of the referenced Fire District.
 - Emergency Responder Radio Coverage: Emergency Radio Systems are required to meet minimum signal strength criteria, to be confirmed via third party testing, prior to issuance of the Certificate of Occupancy in some buildings.
 - Requirements for specification of Fire Department Connections (FDC), threads, size, location, placement of the Knox Box, or Firefighter Safety Building Marking Signage must be obtained from the AHJ of the referenced Fire District.
 - Permitted projects shall comply with national fire Protection Association (NFPA) 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: *[Signature]*
 DATE: 4/15/2024
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

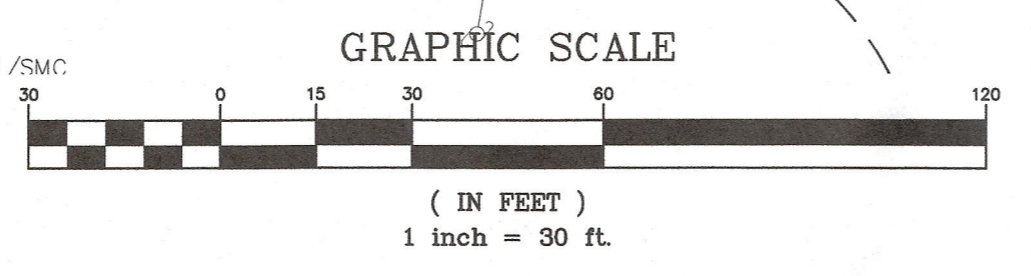
DETENTION BASIN CALCULATIONS

$X = \Delta CRA / 12$
 $\Delta C = 0.66 - 0.48 = 0.18$
 $A = 2.4$ ACRES
 $R = 2.8$ INCHES
 $X = (0.18)(2.4)(2.8) / 12 = 0.10$ AC.-FT
 REQUIRED $X = 4,356$ CU.FT.
 PROVIDED BASIN = 11,660 SQ.FT.
 TOTAL = 11,660 SQ.FT. @ APPROX. 3 FT. DEPTH
 = 34,980 CU.FT. > 4,356 CU.FT.



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 105,977 S.F.
EXISTING TREE CANOPY AREA	= 2% (2400 S.F.)
EXISTING TREE CANOPY PRESERVATION REQUIRED TO BE PRESERVED	= 0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (37,092 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (37,092 S.F.)



SITE ADDRESS:
 9718 DIXIE HWY
 LOUISVILLE, KY 40272
 TAX BLOCK 1047, LOT 0022
 D.B. 1047, PG. 0022

OWNER:
 SARAH E DOWNEY &
 DAMIR PUHOVAC
 9718 DIXIE HWY
 LOUISVILLE, KENTUCKY 40272

SITE ADDRESS:
 5305 CITATION RD
 LOUISVILLE, KY 40272
 TAX BLOCK 1176, LOT 0038
 D.B. 10000, PG. 756

OWNER:
 EDITH GALLABY
 6206 MIDDLE ROSE CIR
 LOUISVILLE, KY 40272

PRELIMINARY APPROVAL
 Condition of Approval:
[Signature]
 4-2-24
 Date
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT RECEIVED
 MAR 27 2026
 PLANNING & DESIGN SERVICES

REVISIONS

NO.	DATE	DESCRIPTION
1	11/21/25	ADDRESSED AGENCY COMMENTS
2	07/16/25	REVISED PER AGENCY COMMENTS

PROJECT DATA
 FILE NAME: 25130-DDP
 DATE: 2024/04/25
 SCALE: AS SHOWN
 CHECKED BY: JH
 DRAWN BY: JH

REVISIONS
 SURVEYOR'S SEAL
 ENGINEER'S SEAL

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
 607 WARREN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40202
 PHONE: 502-462-9774
 WEB SITE: WWW.LD&D-KY.COM

REVISOR'S SEAL
 DEVELOPER
STERN PROPERTIES
 9718 DIXIE HIGHWAY + 5305 CITATION RD
 DEVELOPER
STERN PROPERTIES
 8910 TWO NOTCH ROAD #500
 COLUMBIA, SC, 29223

JOB NO. 25130
 SHEET 1 OF 1
 COUNCIL DISTRICT - 14
 FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
 MUNICIPALITY - LOUISVILLE
 CASE #25-DDP-0085
 WM#12981