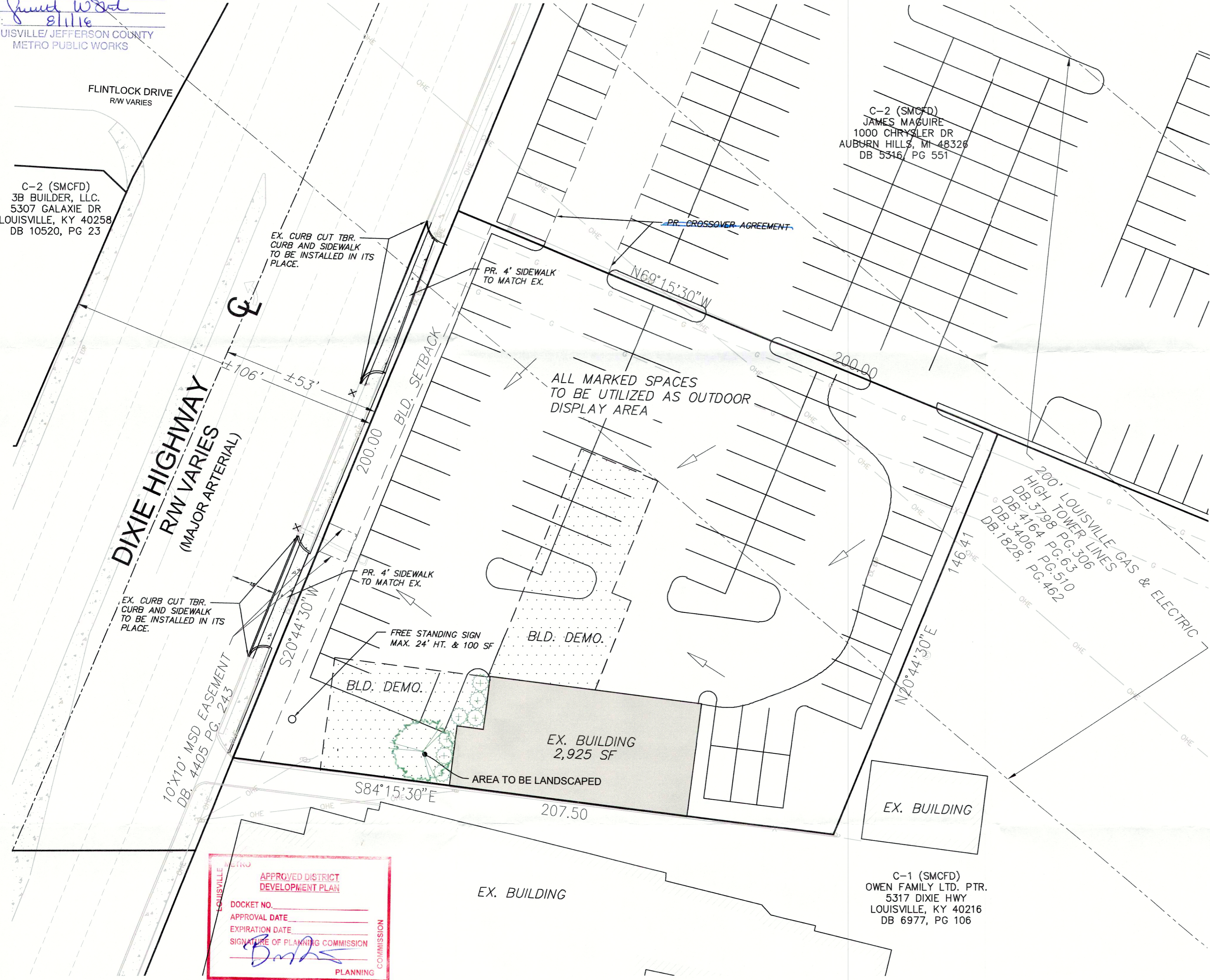


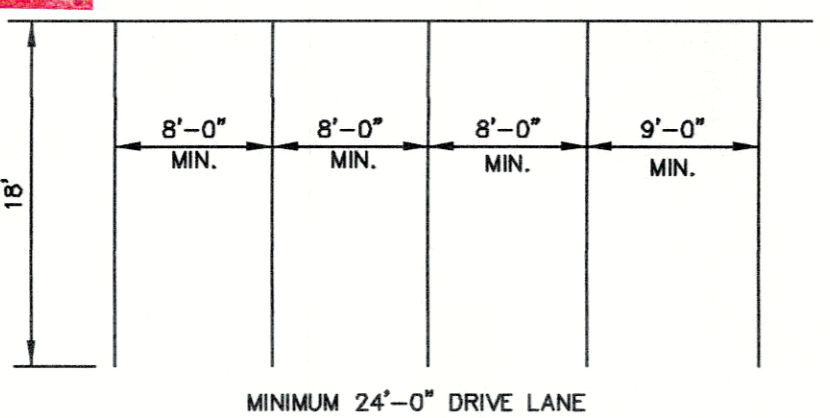
**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**

CONDITIONS:
BY: *James W. Wood*
DATE: 8/11/16
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

X:\AA-Projects-2018\18014 - CDRJ of Louisville\18014 - CDRJ of Louisville.dwg PLOT DATE: June 12, 2018 - 3:30pm



APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. _____
APPROVAL DATE _____
EXPIRATION DATE _____
SIGNATURE OF PLANNING COMMISSION _____
PLANNING COMMISSION



TYPICAL PARKING/DISPLAY SPACE LAYOUT
NOT TO SCALE

- MSD NOTES**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
 - WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY THE EXISTING PROPERTY SERVICE CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. OUTRURE WATER QUALITY TREATMENT CENTER.
 - 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.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100072E - DATED: REV. DECEMBER 5, 2006).
 - AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - THIS 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 34,282 SF.
 - THERE SHALL BE NO INCREASE IN STORM WATER ONTO 5317 DIXIE HWY AS A RESULT OF THIS PROJECT.

- EROSION CONTROL 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 SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP 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. SOIL STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH 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 GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

OWNER
TT OF C LOUISVILLE, INC.
505 S FLAHER DR. STE 1400
WEST PALM BEACH, FL 33401

SITE DATA
5315 DIXIE HWY
LOUISVILLE, KY 40216
TAX BLOCK 1026, LOT 467
D.B. 11005, PG. 521
D.B. 11080, PG. 512

SETBACK DATA
MIN. FRONT YARD (MAJ. ART) 65' FROM ROAD CENTER LINE
MAX. FRONT YARD 275'
STREET SIDE YARD N/A
SIDE YARD 0'
REAR YARD 0'
MAX. BUILDING HEIGHT 60'

LANDSCAPE DATA
THIS PROJECT DOES NOT MEET THE REQUIREMENTS TO TRIGGER CHAPTER 10 REQUIREMENTS OR REVIEW. LANDSCAPE PLAN APPROVAL FROM PDS IS NOT REQUIRED.
EXISTING VUA 24,886 SF
PROPOSED VUA 0 SF

IMPERVIOUS AREA
PRE 29,853 S.F.
POST 28,728 S.F.
NET DECREASE OF 1,125 S.F.
PERCENTAGE OF CHANGE -4%

PARKING SUMMARY
*THE 8 REQUIRED PARKING SPACES FOR THIS SITE WILL BE PROVIDED BY THE ADJACENT PROPERTY LOCATED AT 5311 DIXIE HWY.

5315 DIXIE HWY

MOTOR VEHICLE SALES/OUTDOOR DISPLAY	11,799 S.F.
MINIMUM PARKING REQUIRED (1 SPACE/1,000 S.F.)	2 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/1,000 S.F.)	2 SPACES
AUTO SERVICE ESTABLISHMENT	
MINIMUM PARKING REQUIRED (0 SPACE PER EMPLOYEE & 2 PER BAY)	6 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE PER EMPLOYEE & 2 PER BAY)	18 SPACES
EMPLOYEES ON SHIFT	2
SERVICE BAYS	2
MINIMUM PARKING REQUIRED	8 SPACES
MAXIMUM PARKING PERMITTED	20 SPACES
PARKING PROVIDED	0 SPACES

5311 DIXIE HWY - PER 9-139-85

PARKING MINIMUM REQUIRED	51 SPACES
(24,748 SF OUTDOOR DISPLAY, 1,200 SF INDOOR DISPLAY, 17 SERVICE BAYS, 25 EMPLOYEES)	
PARKING MAXIMUM PERMITTED	106 SPACES
(24,748 SF OUTDOOR DISPLAY, 1,200 SF INDOOR DISPLAY, 17 SERVICE BAYS, 25 EMPLOYEES)	
PARKING PROVIDED	77 SPACES
(INCLUDING 4 HANDICAPPED)	

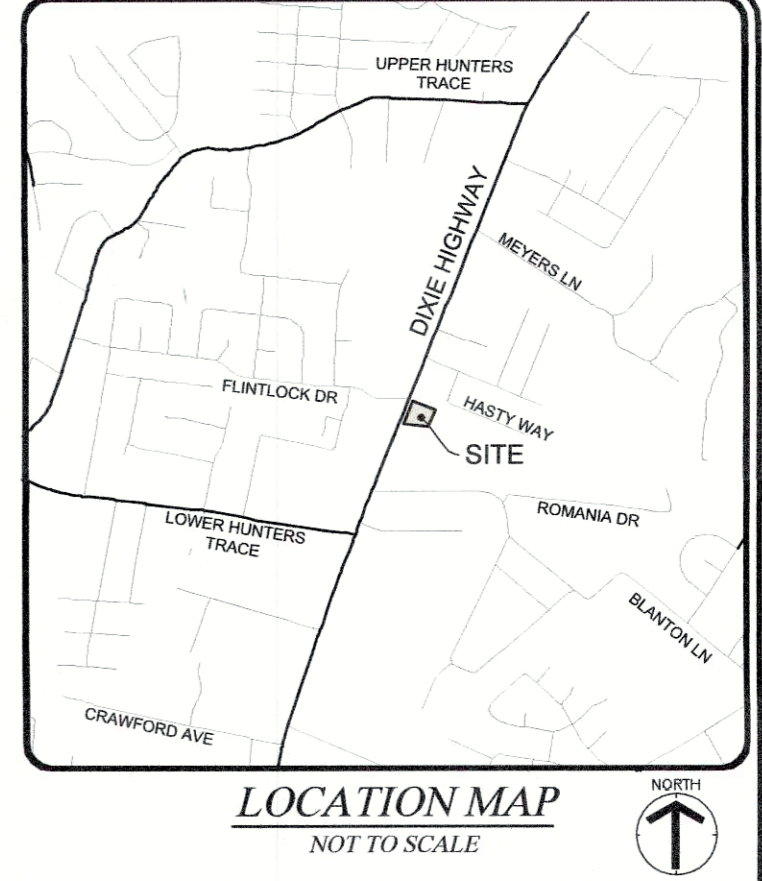
TOTAL

PARKING MINIMUM REQUIRED	59 SPACES
PARKING MAXIMUM PERMITTED	126 SPACES
PARKING PROVIDED	77 SPACES
(INCLUDING 4 HANDICAPPED)	

- GENERAL NOTES**
- DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
 - THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
 - ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
 - KYC APPROVAL IS REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - A CROSS ACCESS AGREEMENT WILL BE ESTABLISHED BETWEEN THE ADJACENT PROPERTY TO THE NORTH (5311 DIXIE HWY) AND THIS SITE (5315 DIXIE HWY), PRIOR TO PERMITTING.

75 VEHICLE DISPLAY SPACES AVAILABLE

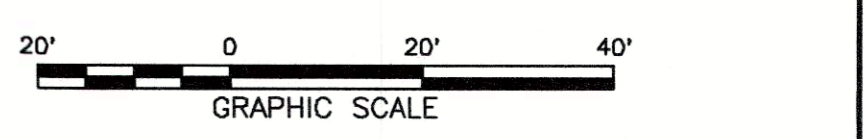
SITE DISTURBANCE AREA
TOTAL SITE DISTURBANCE AREA 34,282 SF (0.787 ACRES)



- 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
 - EX. UNDERGROUND ELECTRIC
 - EX. SWALE
 - EX. STORM SEWER
 - EX. SANITARY SEWER
 - EX. CONCRETE
 - EX. EDGE OF PAVEMENT
 - PR. STORM SEWER
 - PR. SANITARY SEWER
 - PR. PROPERTY SERVICE CONNECTION
 - PR. ELECTRIC W/ TRANSFORMER
 - PR. WATER LINE
 - PR. GAS LINE
 - PR. SWALE
 - PR. CONCRETE
 - PR. EDGE OF PAVEMENT
 - PR. FENCE
 - PR. SILT FENCE
 - PR. LIGHT POLE
 - PR. SIGN
 - LIMITS OF EXISTING BUILDING TO BE REMOVED
 - LIMITS OF EXISTING BUILDING TO REMAIN
 - PR. DRAINAGE FLOW ARROWS

PRELIMINARY APPROVAL
Condition of Approval: _____
Taylor
Date: 8-11-18
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
JUN 13 2018
PLANNING & DESIGN SERVICES



CASE# 18ZONE1027 WM# 11773

HERITAGE ENGINEERING, LLC
642 South 4th Street
Louisville, KY 40202
Unit 204
Jeffersonville, IN 47130
(502) 562-1413 Fax
(812) 240-8281 Fax

**CHRYSLER, DODGE, JEEP, RAM
OF LOUISVILLE
LOUISVILLE, KENTUCKY 40216**

**DEVELOPMENT PLAN
FOR
CDRJ OF LOUISVILLE
5315 DIXIE HWY
LOUISVILLE, KY 40216**

PROJECT:

JOB NO: 18014
HORIZ. SCALE: 1"=20'
VERT SCALE: N/A
DESIGNED BY: SOH
DETAILED BY: SOH
CHECKED BY: SWH
DATE: APRIL 16, 2018

**SHEET
C03**

18 ZONE 1027