

- GENERAL NOTES:**
- TOPOGRAPHIC INFORMATION PROVIDED BY MSD LOJIC.
 - DRAINAGE PATTERN DEPICTED BY ARROWS (←) IS FOR CONCEPT PURPOSES ONLY.
 - BOUNDARY INFORMATION TAKEN FROM DEEDS AND DOES NOT CONSTITUTE A SURVEY.
 - SITE TO UTILIZE EXISTING SANITARY CONNECTION.
 - KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVAL REQUIRED.
 - THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
 - THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
 - THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
 - NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING PROPERTIES AND ROADWAYS.
 - 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 AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
 - CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
 - SITE SUBJECT TO MSD'S REGIONAL FACILITY FEE.
 - SIGHT LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
 - NO NEW ENTRANCES WILL BE PERMITTED TO DIXIE HIGHWAY (US 31W).

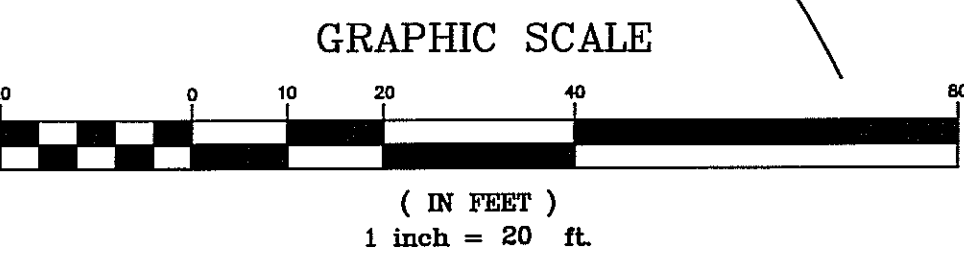
LEGEND

- VEHICLE REPRESENTATION
- EXISTING FENCE
- EXISTING BUILDING
- CENTERLINE
- EXISTING CATCH BASIN
- EXISTING TREE
- EXISTING PARKING STRIPE
- POWER POLE
- TYPICAL DIMENSION
- TYPICAL CONTOUR LINE
- DRAINAGE FLOW
- SALES DISPLAY AREA
- EXISTING FORM DISTRICT BOUNDARY
- EXISTING ZONING BOUNDARY
- PROPOSED EVERGREEN TREE

**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**

CONDITIONS:

BY: *Gary Mallett*
DATE: 8-2-12
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



NEIGHBORHOOD
FORM DIST.
SUBURBAN
MARKETPLACE
FORM DIST.

MEMPHIS, TN 38101-2198
ATTN: DEPT. 1-800-490-4900
P.O. BOX 500
D.B. 15801 PG. 922
C-2/SMCFD

PRELIMINARY APPROVAL

Condition of Approval:

[Signature] Date: *8/2/12*

Development Review

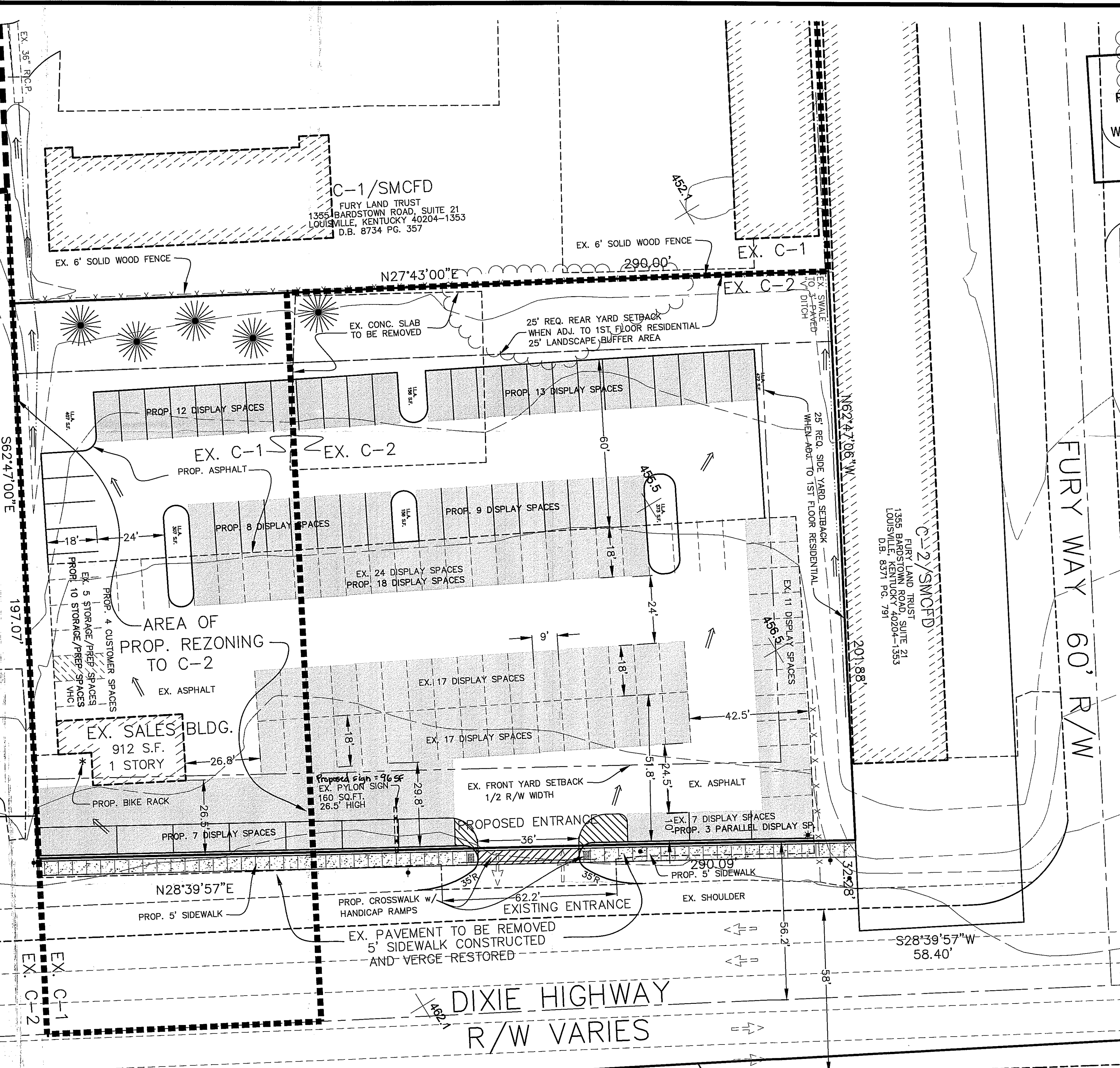
LOUISVILLE & JEFFERSON COUNTY
METROPLITAN SEWER DISTRICT

STEVEN E. BURKE & DONNA HUFF
7101 BEECHLAND AVE.
LOUISVILLE, KENTUCKY 40258-3623
D.B. 6190 PG. 14
C-2/SMCFD

CHARLES E. & LANORA M. ELDREDGE
4306 MADAL WAY
LOUISVILLE, KENTUCKY 40207-3046
D.B. 5485 PG. 627
M-2/SMCFD

MOUNTAIN BLUEGRASS PROPERTIES, LLC
7733 DIXIE HIGHWAY
LOUISVILLE, KENTUCKY 40258
D.B. 9119 PG. 718
C-2/SMCFD

C-1/SMCFD
FURY LAND TRUST
1355 BARDSTOWN ROAD, SUITE 21
LOUISVILLE, KENTUCKY 40204-1353
D.B. 8734 PG. 357



NOTICE
PERMITS SHALL BE ISSUED
(ONLY IN CONFORMANCE
WITH THE BINDING ELEMENTS
OF THIS DISTRICT
DEVELOPMENT PLAN.

**APPROVED DISTRICT
DEVELOPMENT PLAN**

DOCKET NO. 17385
APPROVAL DATE 11/8/12
EXPIRATION DATE 11/8/14
SIGNATURE OF PLANNING COMMISSION
[Signature]

LOCATION MAP
NO SCALE

PLANNING

DATA

SITE AREA 1.33 ACRES
EXISTING ZONING C-1 & C-2
C-1 AREA 0.44 ACRES
C-2 AREA 0.89 ACRES
EXISTING FORM DISTRICT SMCFD
EXISTING USE AUTO SALES
(21,684 S.F. OUTDOOR SALES DISPLAY AREA)
EXISTING BUILDING AREA 912 SQ.FT.
EXISTING FAR 0.016
PROPOSED ZONING C-2
PARKING CALCULATIONS
MINIMUM PARKING REQUIRED 3 SPACES
(1SP/7,000 S.F. OUTDOOR SALES DISPLAY AREA)
MAXIMUM PARKING ALLOWED 4 SPACES
(1SP/5,000 SQ.FT. OUTDOOR SALES DISPLAY AREA)
EXISTING PARKING PROVIDED 125 SPACES
DISPLAY 115 SPACES
STORAGE/AUTO PREP 6 SPACES
CUSTOMER 4 SPACES
(INC. 1 HANDICAP SPACE)
LANDSCAPE REQUIREMENT
EX. V.U.A. 30,148 SQ.FT.
PROP. NEW V.U.A. 14,424 SQ.FT.
(PER ARTICLE 10.2.2.B.1, PROP. INCREASE IN V.U.A. IS
GREATER THAN 20% BUT LESS THAN 50%)
7.5% REQUIREMENT 1,082 SQ.FT.
(FOR PROP. NEW V.U.A.)
I.L.A. PROVIDED 1,871 SQ.FT.

VARIANCE AND WAIVER REQUESTS:

REQUEST VARIANCE OF 2.5 FEET UNDER CHAPTER 8.3.3.K TO
ALLOW EXISTING SIGN TO BE 26.5 FEET TALL.

REQUEST WAIVER OF CHAPTER 10.2.10 TO ALLOW ENCROACHMENT
OF EXISTING PARKING INTO REQUIRED 15' V.U.A. L.B.A. ALONG
FRONTAGE OF DIXIE HIGHWAY.

REQUEST AMENDMENT OF BINDING ELEMENT (9-02-84) TO ALLOW
EXISTING SIGN TO BE 96 SQ. FT. IN AREA.

MSD NOTE:
10,376 SQ.FT. OR 0.24 AC. NET INCREASE
IN IMPERVIOUS SURFACE.

RECEIVED
AUG 03 2012
PLANNING &
DESIGN SERVICES

SITE TREE CANOPY REQUIREMENTS
TREE CANOPY CATEGORY CLASS C

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	57,930 S.F.
EX. TREE CANOPY TO BE PRESERVED	1,821 S.F. (3%)
TREE CANOPY REQUIRED	11,008 S.F. (19%)
(TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	

(PER ARTICLE 10.1.2.B.2, PROP. INCREASE IN V.U.A. IS
GREATER THAN 20% BUT LESS THAN 50%)

TREE CANOPY REQUIRED	5,504 S.F. (9.5%)
ADDITIONAL TREE CANOPY REQUIRED	3,583 S.F. (6%)
ADDITIONAL TREE CANOPY PROVIDED	3,600 S.F.
(6' TO 9' TALL TYPE A EVERGREEN TREES @ 120 SF EACH)	
TOTAL TREE CANOPY PROVIDED	5,521 S.F. (9.5%)

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
3001 Newburg Highway, Suite 4020
Louisville, Kentucky 40220
(502) 452-5929
www.btmeng.com

REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISION PER PRE-APPLICATION COMMENTS	5/23/2012	JMA
2	DHS	REVISION PER AGENCY COMMENTS	6/29/2012	JMA
3	DHS	ADDITIONAL REVISIONS PER AGENCY COMMENTS	8/22/2012	JMA
4	DHS	ADDITIONAL REVISIONS PER AGENCY COMMENTS	8/22/2012	JMA
5	DHS	ADDITIONAL REVISIONS PER AGENCY COMMENTS	8/22/2012	JMA
6	JMA	PER DPWS	8/26/12	JMA

**TITLE: CASE NO. 17085
DISTRICT DEVELOPMENT PLAN &
REVISED DETAILED DISTRICT DEVELOPMENT PLAN
7800 DIXIE HIGHWAY**

**OWNER: PROPERTIES, LLC
1414 NORTHWIND DRIVE
LOUISVILLE, KENTUCKY 40207**

**DEVELOPER: BTM ENGINEERING, INC.
1414 NORTHWIND DRIVE
LOUISVILLE, KENTUCKY 40207**

DRAWN BY: DHS
CHECKED BY: JMA

DATE: MARCH 2012

DRAWING: 120092-DDP

SCALE: 1" = 20'

SHEET

MSD WM #10579

Binding Elements - Case 17385

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee (and to the City of Lyndon, St. Matthews, Hurstbourne, or Middletown) for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed **912** square feet of gross floor area.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from *Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works, and the Metropolitan Sewer District*.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A reciprocal access and crossover easement agreement in a form acceptable to Planning Commission legal counsel shall be secured from the adjoining property owner and recorded prior to construction approval. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services.
4. Signs shall be in accordance with Chapter 8 or as presented at the public hearing (**96** square feet in area and **26.5** feet in height).
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. The materials and design of existing/proposed structures shall be substantially the same as depicted in the photos/rendering as presented at the **October 4, 2012** Planning Commission public hearing.

10/04/2012