

GENERAL NOTES

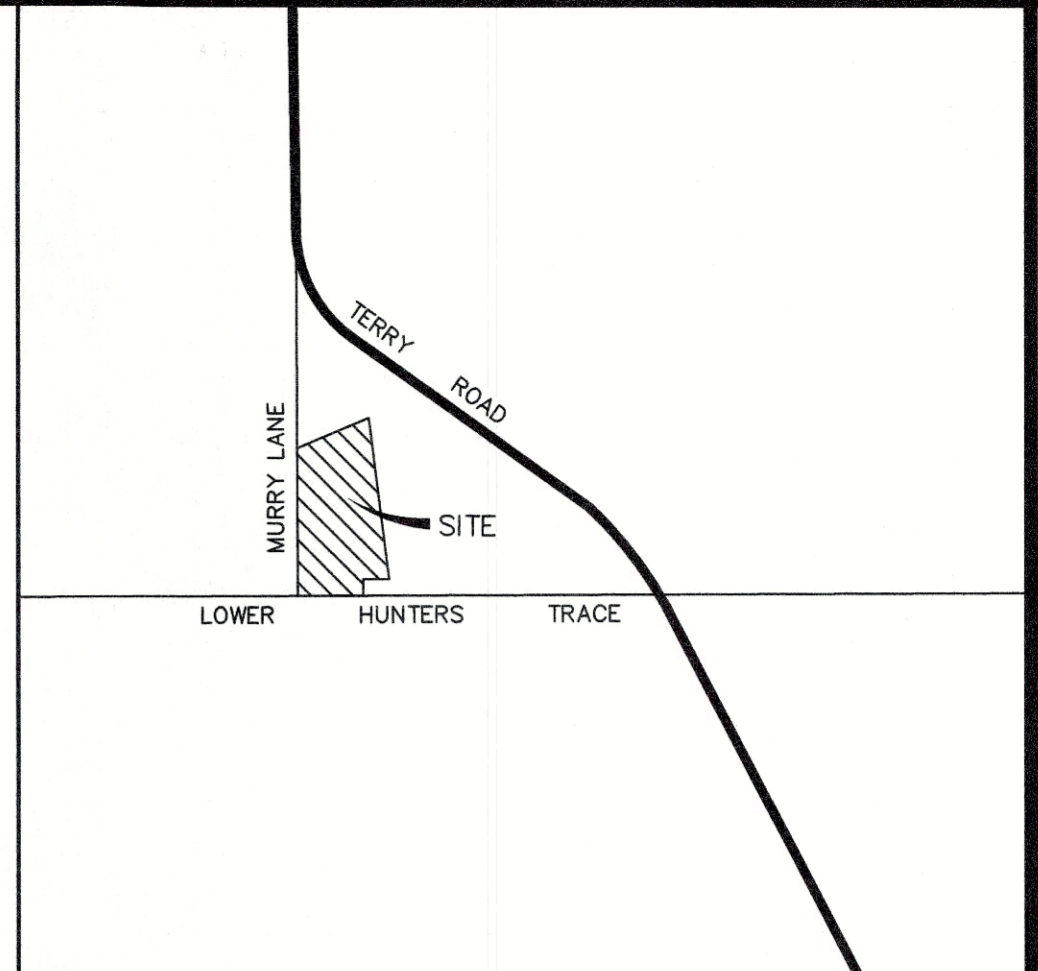
1. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
2. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
3. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
4. COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
5. BOUNDARY INFORMATION PER DEED OF RECORD, D.B. 4614 PG. 236. NO BOUNDARY SURVEY HAS BEEN PERFORMED.
6. TOPOGRAPHIC INFORMATION TAKEN FROM MSD LOIC MAPPING.
7. ALL SIGNAGE WILL COMPLY WITH BINDING ELEMENTS.
8. ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CODE REQUIREMENTS.
9. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
10. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
11. MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
12. THERE SHALL BE NO ADDITIONAL ACCESS TO LOWER HUNTERS TRACE.
13. THERE SHALL BE NO FILLING IN THE FLOODPLAIN.
14. NO NEW CONSTRUCTION PROPOSED.
15. SECURITY GATE TO BE OPEN DURING BUSINESS HOURS.

MSD NOTES

1. NO NEW CONSTRUCTION PROPOSED.
2. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
3. SITE TO UTILIZE EXISTING SANITARY SEWER CONNECTION. SITE IS SUBJECT TO ANY APPLICABLE FEES OR CHARGES.

LEGEND

- x-x-x-x- EXISTING CHAINLINK FENCE
- o-o-o-o- EXISTING WOOD FENCE
- OHU- EX. OVERHEAD UTILITIES
- SAN- EXISTING SANITARY SEWER
- 550- EXISTING CONTOUR LINE
- PROPOSED FENCE
- EX. PUBLIC SERVICE CONNECTION
- EX. SANITARY SEWER MANHOLE
- ↗ DRAINAGE FLOW
- EX. SIGN
- EX. CATCH BASIN



LOCATION MAP
NOT TO SCALE

DATA

TOTAL SITE AREA	4.86 ACRES (211,668.17 SQ.FT.)
EXISTING ZONING	C-2
EXISTING FORM DISTRICT	NFD
EXISTING USE	AUTO REPAIR/RESIDENTIAL
EXISTING BUILDING AREA	5,400 SQ.FT.
EXISTING BUILDING	AUTO REPAIR BUILDING
RESIDENCE	900 SQ.FT.
PARKING REQUIREMENT	
MINIMUM PARKING REQUIRED (2021 L.D.C.)	4 SPACES
AUTO REPAIR (1 SP/SERVICE BAY)	2 SPACES
RESIDENCE (2 SP/0.1U)	2 SPACES
MAXIMUM PARKING ALLOWED (2021 L.D.C.)	9 SPACES
AUTO REPAIR (2 SP/SERVICE BAY)	4 SPACES
RESIDENCE (5 SP/0.1U)	5 SPACES
EXISTING PARKING PROVIDED	17 SPACES
CUSTOMER SPACES	7 SPACES
OUTDOOR AUTO SERVICE SPACES (INC. 1 ACCESSIBLE SPACE)	10 SPACES
REQUIRED SETBACKS	
FRONT YARD	30'
STREET SIDE YARD	30'
SIDE YARD	15'
REAR YARD	20'
LANDSCAPE REQUIREMENTS	
VEHICLE USE AREA	10,618 SQ.FT.
7.5% I.L.A. REQUIREMENT	796 SQ.FT.
I.L.A. PROVIDED	959 SQ.FT.

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	DHS	12-13-21	REVISIONS PER AGENCY COMMENTS
2	DHS	1-11-22	PLAN PREP FOR SUBMITTAL

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DATE
SIGNATURE

DATE
FOR REVIEW ONLY
SIGNATURE

BTM PROJECT NO.: 210296
SITE INFORMATION:
DEED BOOK 7937 PAGE 782
TAX BLOCK 1024, LOT 24

REVISED DETAILED DEVELOPMENT PLAN
6201 LOWER HUNTERS TRACE
LOUISVILLE, KY 40258
OWNER / DEVELOPER:
CHARLES J. COOPER CORP
LOUISVILLE, KY 40288-1856

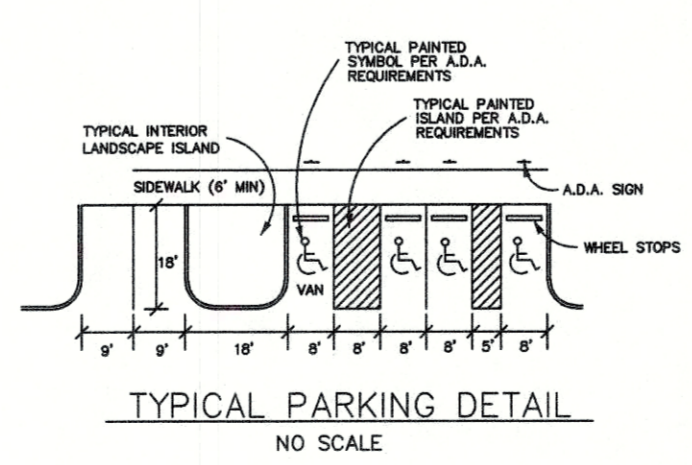
DRAWN BY: DHS
DATE: 10-06-2021
DRAWING: 210296 - DDP
SCALE: 1" = 50'
SHEET

RECEIVED
JAN 11 2022
PLANNING & DESIGN SERVICES

CASE # 21-DDP-0118
RELATED CASE # 09-054-99
MSD WM #6162

REVISED DETAILED DEVELOPMENT PLAN
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 25' 50' 100'
SCALE: 1" = 50'

TRUE NORTH



NOT FOR CONSTRUCTION

21-DDP-0118