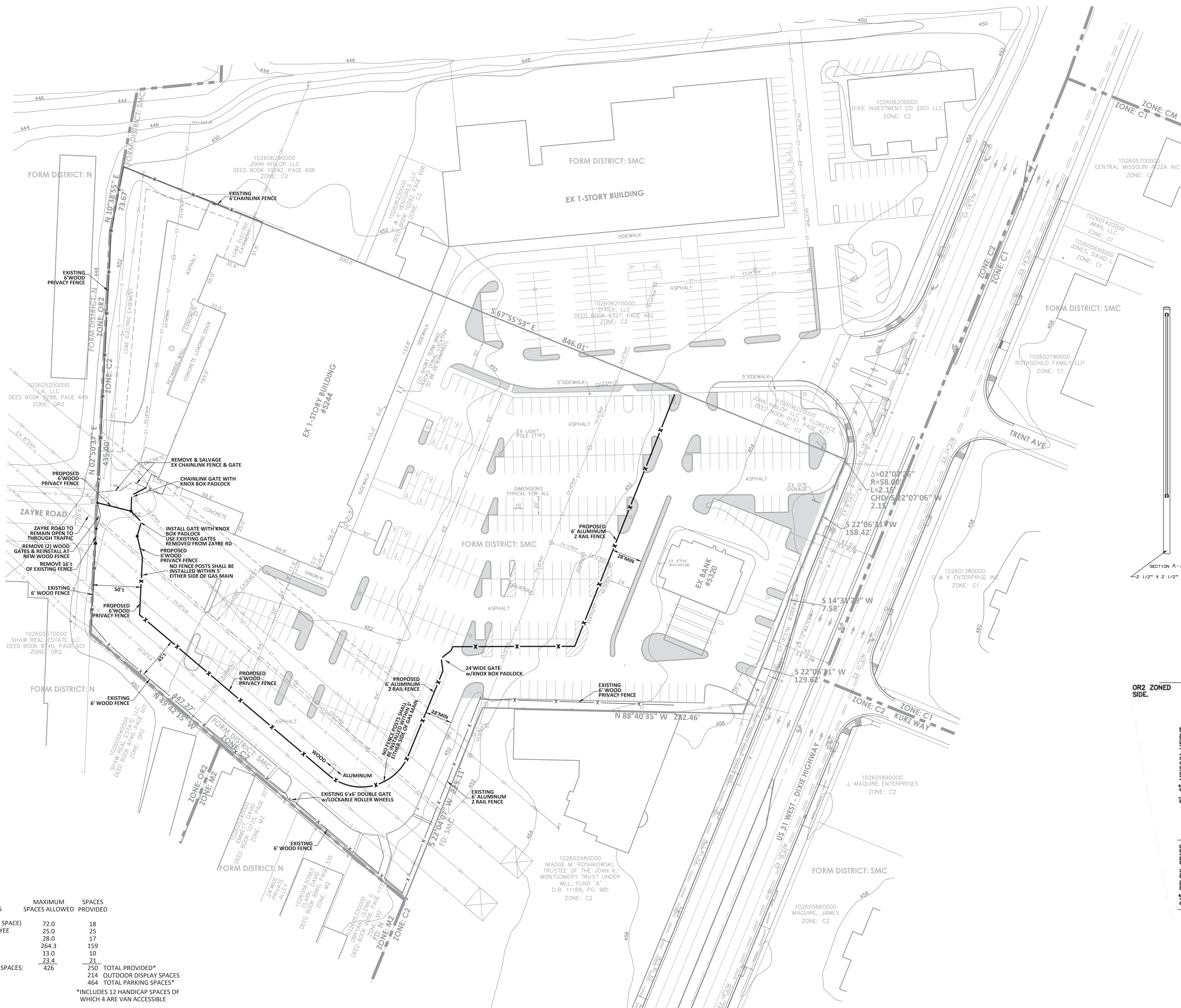


VICINITY MAP
NTS



EROSION PREVENTION AND SEDIMENT 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 EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

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. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING 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.

CROSS ACCESS EASEMENT
THE SUBJECT PROPERTY AND ADJOINING PROPERTIES TO THE NORTH ARE SUBJECT TO AND TOGETHER WITH AN AGREEMENT FILED IN DEED BOOK 3811, PAGE 257 THAT INCLUDES RIGHTS OF VEHICULAR ACCESS ACROSS THE INCLUDED PROPERTIES.

1. PARCEL DATA:
ADDRESS: 5244 DIXIE HIGHWAY, LOUISVILLE, KY 40216
PARCEL No. 102605130000
TAX BLOCK 1026, LOT 05.13
DEED REFERENCE: D.B. 11076, PG. 81
LOT AREA: 8.422 ACRES (NET & GROSS)

2. OWNER & APPLICANT
DWSB LOUISVILLE, LLC
401 MILFORD PARKWAY, SUITE A
MILFORD, OH 45150
3. EXISTING ZONING CLASSIFICATION: C-2
FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR
4. EXISTING USE: AUTOMOBILE SALES & SERVICE, RETAIL

5. PROJECT INVOLVES THE INSTALLATION OF A SECURITY FENCE, NO NEW SITE WORK IS PROPOSED AS PART OF THIS ZONING APPLICATION.
EXISTING BUILDING AREA: 64,540 S.F.
MAXIMUM BUILDING HEIGHT: 35 FEET
BUILDING AREA USES:
AUTOMOBILE SALES & SERVICE
RETAIL: 44,775 S.F.
19,765 S.F.

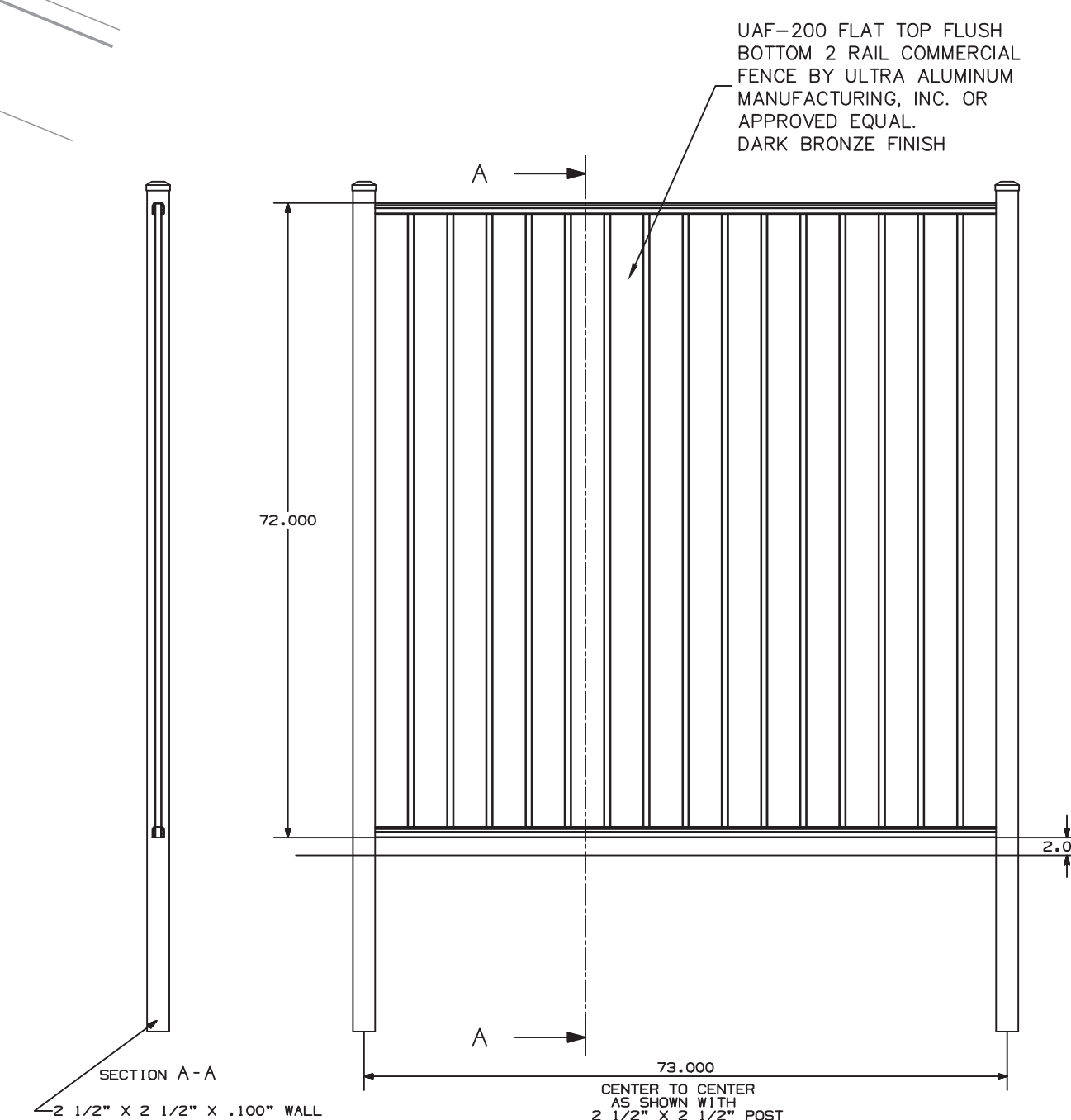
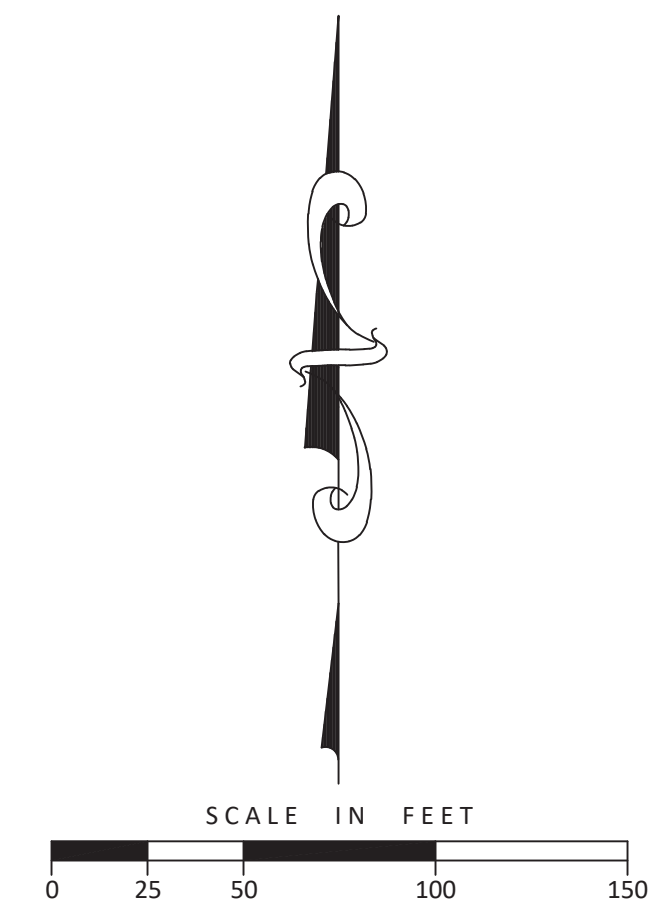
6. PARKING ANALYSIS

USE	MEASUREMENT	UNIT OF MEASURE	MINIMUM BASIS	MINIMUM SPACES REQUIRED	MAXIMUM BASIS	MAXIMUM SPACES ALLOWED	SPACES PROVIDED
SERVICE BAYS	18	BAYS	1/BAY (EXCLUDING BAY SPACE)	18.0	4/BAY (EXCLUDING BAY SPACE)	72.0	18
SERVICE EMPLOYEES	25	EMPLOYEES	1/SERVICE EMPLOYEE	25.0	1/SERVICE EMPLOYEE	25.0	25
INDOOR DISPLAY #1	4,200	SQ FT	1/250 SQ FT	16.8	1/150 SQ FT	28.0	17
INDOOR DISPLAY #2	39,647	SQ FT	1/250 SQ FT	158.6	1/150 SQ FT	264.3	159
OUTDOOR DISPLAY	65,000	SQ FT	1/7,000 SQ FT	9.3	1/5,000 SQ FT	13.0	10
EXISTING BANK	4,685	SQ FT	1/300 SQ FT	15.6	1/200 SQ FT	23.4	21
			MINIMUM REQUIRED SPACES:	243	MAXIMUM ALLOWABLE SPACES:	426	
						250 TOTAL PROVIDED*	
						214 OUTDOOR DISPLAY SPACES	
						464 TOTAL PARKING SPACES*	
						*INCLUDES 12 HANDICAP SPACES OF WHICH 4 ARE VAN ACCESSIBLE	

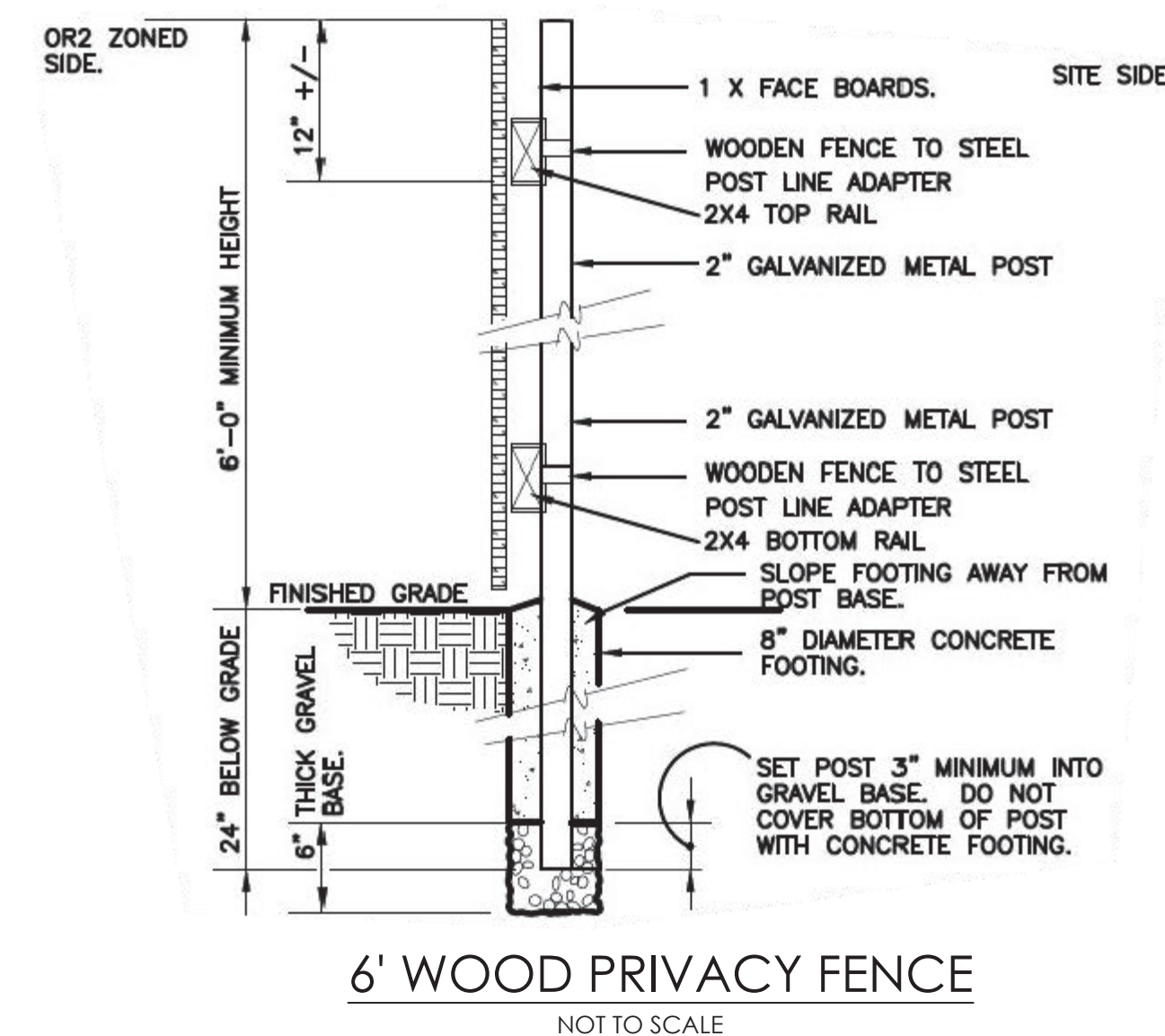
7. BIKE RACKS
(2) LONG TERM BIKE RACKS WILL BE PROVIDED IN THE BUILDING
(2) SHORT TERM BIKE RACKS ARE PROPOSED NEAR THE MAIN ENTRANCE
8. DEVELOPMENT WILL RESULT IN NO NET CHANGE IN HARD SURFACE AREA
9. NO PART OF THIS SITE IS LOCATED WITHIN A 100-YR FLOODPLAIN.
10. SITE IS LOCATED IN THE MORRIS FORMAN STP SERVICE AREA.
11. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
12. EXISTING BUILDING CONNECTS TO SANITARY SEWER PSC WITH A MINIMUM SIX INCH SANITARY SEWER.
13. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
14. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
15. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING ROADS & NEIGHBORING PROPERTIES.
16. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
17. ALL ACCESS ALONG THE SOUTHERN PROPERTY LINE AND ZAYRE ROAD SHALL BE BLOCKED TO ALL VEHICULAR ACCESS BUT SHALL BE ACCESSIBLE FOR EMERGENCY VEHICLES.
18. THERE SHALL BE NO BARRIER OR OTHER OBSTRUCTION TO ACCESS TO AND FROM ZAYRE ROAD.

LEGEND

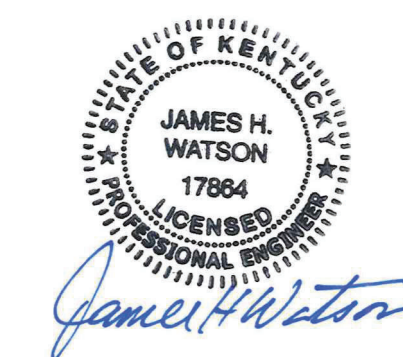
ZONE:	ZONING BOUNDARY & CLASSIFICATION
FD:	FORM DISTRICT CLASSIFICATION
452	EXISTING INTERMEDIATE CONTOUR
450	EXISTING INDEX CONTOUR
⊕	EXISTING OVERHEAD UTILITY & UTILITY POLE
⊖	EXISTING STORM SEWER & CATCH BASIN
⊙	EXISTING SANITARY SEWER & MANHOLE
W	EXISTING WATERMAIN
G	EXISTING GAS MAIN
■	INTERIOR LANDSCAPED AREAS



ALUMINUM FENCE DETAIL
NOT TO SCALE



6' WOOD PRIVACY FENCE
NOT TO SCALE



REVISED
DETAILED DISTRICT
DEVELOPMENT PLAN
JEFF WYLER HONDA
5244 DIXIE HIGHWAY
CITY OF LOUISVILLE
JEFFERSON COUNTY, KY

Date	09/29/21
Scale	AS NOTED
Drawn By	BC Proj. Mgr.
Survey Data Base	N/A
DWG	14454004-ZON-00
X-Ref(s)	14454004-ZON-00
Project Number	14454.00
File No.	14454
Sheet No.	1/1

MSP
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