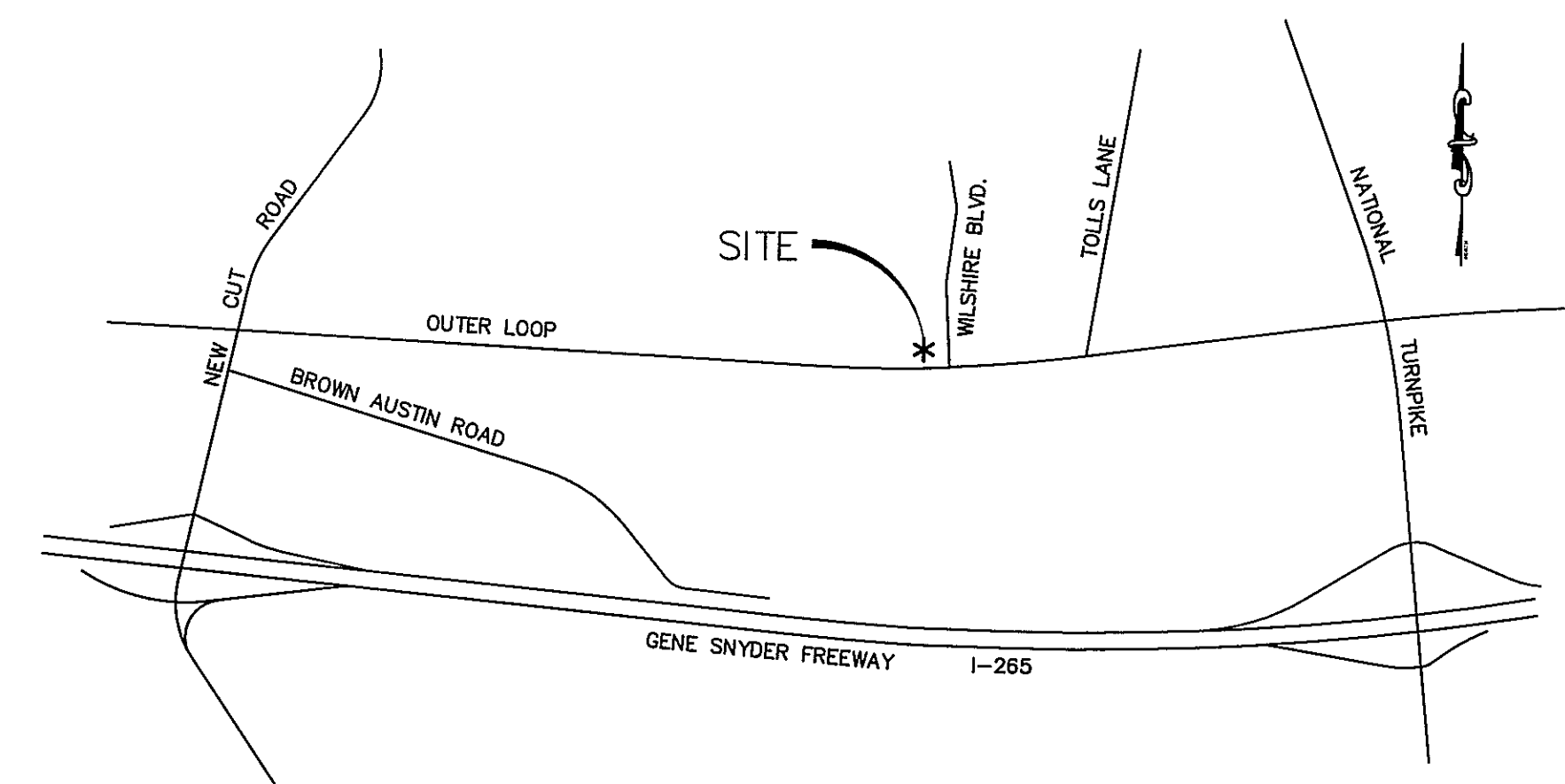
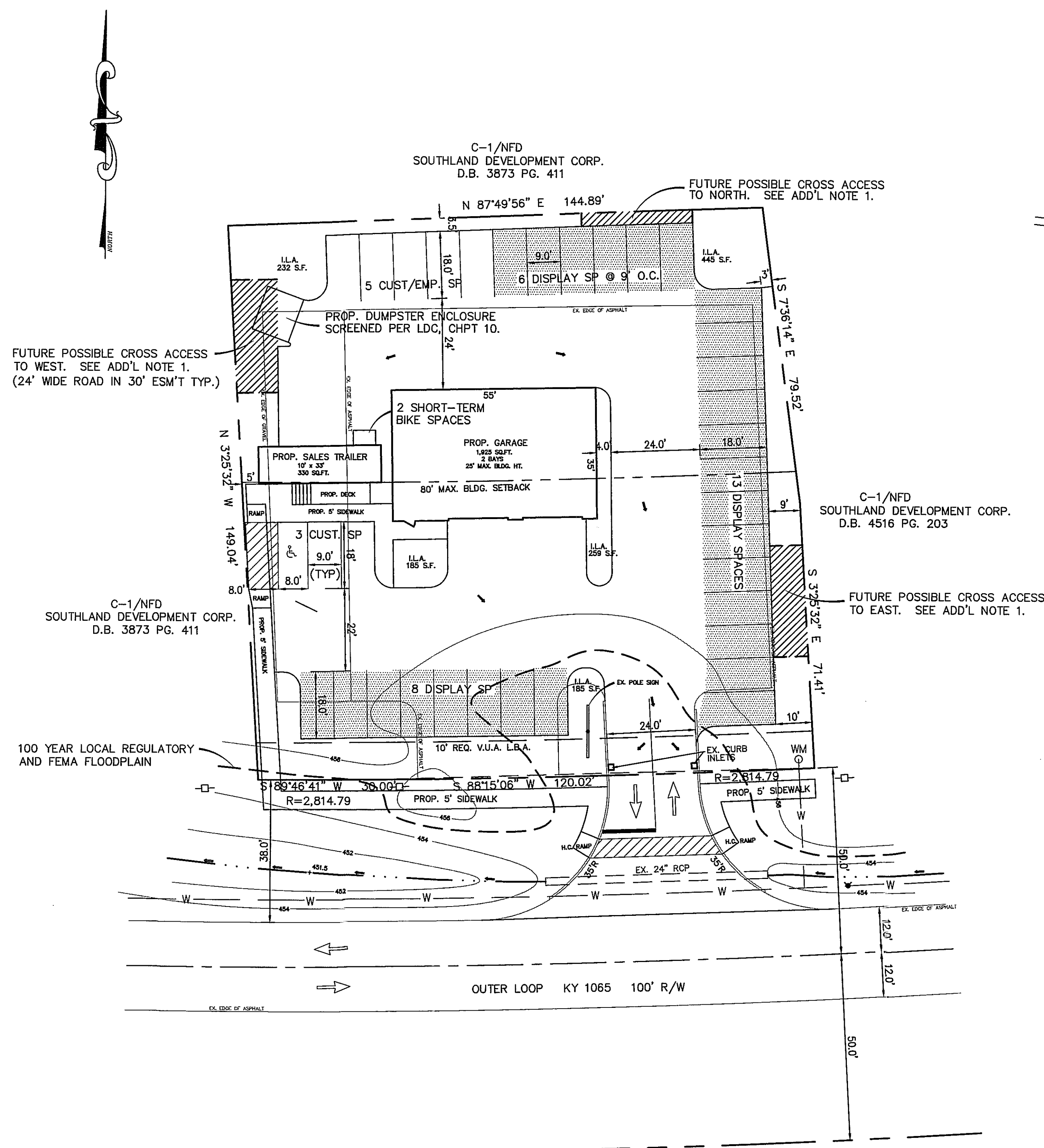


ADDITIONAL NOTES:

- UPON DEVELOPMENT/REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE (AND RESTORE AREA AS REQUIRED) PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY PLANNING COMMISSION AND/OR TRANSPORTATION. A RECIPROCAL ACCESS AND CROSSOVER EASEMENT/AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE ENTERED INTO. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO THE DIVISION OF PLANNING AND DESIGN SERVICES. TRANSMITTAL OF APPROVED PLANS TO THE OFFICE RESPONSIBLE FOR PERMIT ISSUANCE WILL OCCUR ONLY AFTER RECEIPT OF SAID INSTRUMENT. AT THE TIME OF CONSTRUCTION ON THE ADJACENT PROPERTIES, THE APPLICANT FURTHER AGREES TO CONSTRUCT THE CROSS ACCESS EASEMENT/AGREEMENT AREA(S) UP TO THE COMMON PROPERTY LINE.
- OWNER MUST PROVIDE DOCUMENTATION OF LOCATION OF ONSITE SEWAGE DISPOSAL SYSTEM (INCLUDING SEPTIC TANK AND LATERAL FIELDS) BY A CERTIFIED INSTALLER.
- 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.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

GENERAL NOTES:

- AN EROSION PREVENTION AND SEDIMENT CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING PANEL 21111C0091E.
- SANITARY SEWER SYSTEM BY SEPTIC SYSTEM AND WILL BE SUBJECT TO THE STATE OF KENTUCKY ONSITE SEWAGE AND DISPOSAL SYSTEM REGULATIONS 902 KAR 10:085 AND SHALL BE REVIEWED AND APPROVED BY LOUISVILLE METRO HEALTH DEPARTMENT. AN ONSITE EVALUATION MUST BE CONDUCTED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES TO DETERMINE SOIL PROPERTIES ACCEPTABLE FOR ONSITE SEWAGE DISPOSAL SYSTEM.
- CONSTRUCTION PLANS, BOND AND KTC PERMIT ARE REQUIRED FOR SIDEWALK CONSTRUCTION AND ANY OTHER WORK WITHIN THE RIGHT-OF-WAY PRIOR TO CONSTRUCTION APPROVAL BY MPW. WHERE SIDEWALK IS CONSTRUCTED IT SHALL CONFORM TO: ADA STANDARD SPECIFICATIONS AND ALL KTC STANDARD DRAWINGS FOR SIDEWALK. SIDEWALK TO HAVE A MAXIMUM 5% LONGITUDINAL SLOPE.
- BOUNDARY TAKEN FROM DEED AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- THE PROPERTY OWNER/DEVELOPER MUST OBTAIN APPROVAL OF A DETAILED PLAN FOR SCREENING (BUFFERING/LANDSCAPING) AS DESCRIBED IN LDC CHAPTER 10 PRIOR TO REQUESTING A BUILDING PERMIT. SUCH PLAN SHALL BE IMPLEMENTED PRIOR TO OCCUPANCY OF THE SITE AND SHALL BE MAINTAINED THEREAFTER.
- THIS DEVELOPMENT IS LOCATED IN THE FAIRDALE FIRE PROTECTION DISTRICT.
- A LANDSCAPE PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- APPROVAL FROM THE DIVISION OF WATER WILL BE REQUIRED.
- AN MSD FLOODPLAIN PERMIT WILL BE REQUIRED.
- SITE SUBJECT TO MSD'S REGIONAL FACILITY FEE X 1.5.



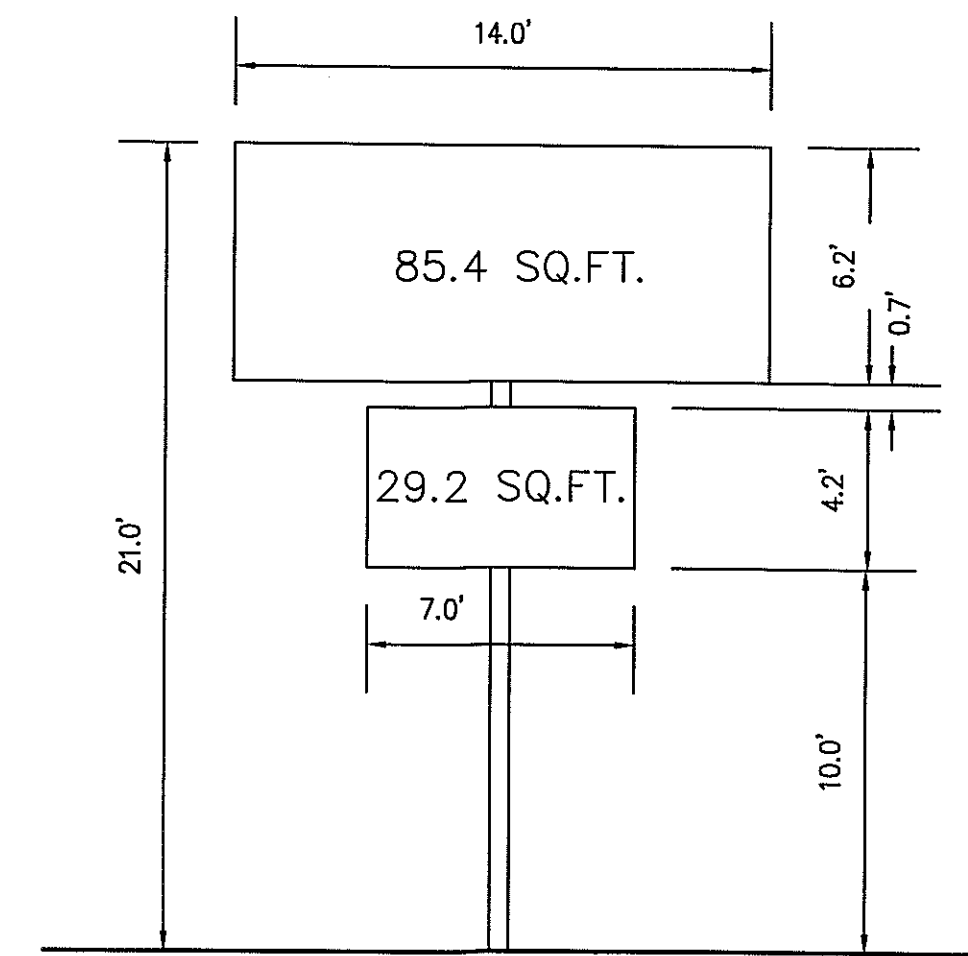
LOCATION MAP
NO SCALE

DATA

SITE AREA	0.51 ACRES
EXISTING ZONING	C-2
EXISTING FORM DISTRICT	NFD
EXISTING USE	VACANT
PROPOSED USE	AUTO SALES & SERVICE
PROP. BUILDING AREA	2,255 SQ.FT.
SALES TRAILER	330 SQ.FT. - MAX. HT. = 14'
GARAGE	1,925 SQ.FT. - MAX. HT. = 25'
	2 BAYS--2 EMPLOYEES
PROP. OUTDOOR SALES	10,720 SQ.FT.
F.A.R.	0.10
MAX. FLOOR AREA RATIO	5.0
PARKING REQUIREMENTS	
MIN. PARKING REQ.	9 SPACES
SALES OFFICE (1SP/350 SQ.FT.)	1 SPACE
OUTDOOR SALES AREA (1SP/7000 SQ.FT.)	2 SPACES
AUTO SERVICE AREA (2SP/BAY + 1/EMP.)	6 SPACES
MAX. PARKING ALLOWED	
SALES OFFICE (1SP/200 SQ.FT.)	1 SPACE
OUTDOOR SALES AREA (1SP/5000 SQ.FT.)	3 SPACES
AUTO SERVICE AREA (5SP/BAY + 1/EMP.)	12 SPACES
PARKING PROVIDED	
CUSTOMER SPACES	10 SPACES
(INC. 2 GARAGE SPACES)	
(INC. 1 HANDICAP SPACES)	
BICYCLE PARKING	
2 LONG-TERM SPACES (TO BE PROVIDED INSIDE GARAGE)	
2 SHORT-TERM SPACES	

LANDSCAPE REQUIREMENTS

V.U.A.	15,380 SQ.FT.
7.5 % REQUIREMENT	1,154 SQ.FT.
I.L.A. PROVIDED	1,306 SQ.FT.

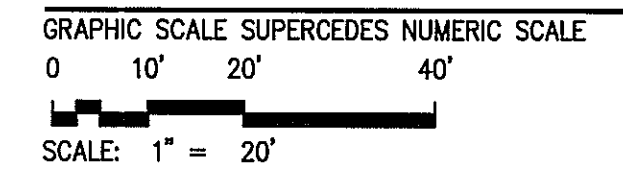


EX. SIGN DETAIL
NO SCALE

RECEIVED
JUL 28 2014
PLANNING & DESIGN SERVICES

R-4/NFD
WASTE MANAGEMENT OF KY
D.B. 7035 PG. 54

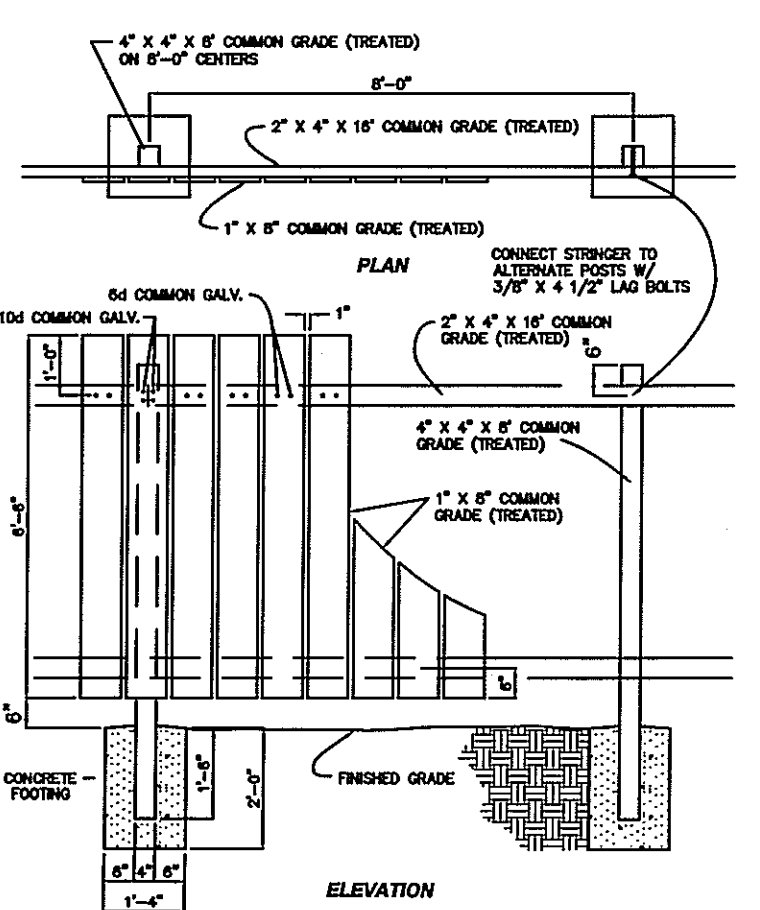
SITE PLAN - LAYOUT



PRELIMINARY APPROVAL
Condition of Approval _____
[Signature] 7/30/14
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

SITE TREE CANOPY REQUIREMENTS

TREE CANOPY CALCULATIONS	
TOTAL SITE AREA	22,216 S.F.
EX. TREE CANOPY TO BE PRESERVED	0 S.F. (0%)
TREE CANOPY REQUIRED (TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	3,555 S.F. (16%)
TREE CANOPY PROVIDED	3,600 S.F. (16.2%)
	5 2" CALIPER TYPE A TREES @ 720 SF EACH



SOLID WOODEN FENCE DETAIL
SEE

LEGEND

[Symbol]	PROPOSED BUILDING
[Symbol]	SCALE
[Symbol]	EXISTING DRIVE
[Symbol]	EXISTING DRIVE BURN
[Symbol]	APPROX. 100 YR. FLOOD PLAN
[Symbol]	EXISTING PARKING STRIP
[Symbol]	POSSIBLE FIRE HYDRANT
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING WATER METER
[Symbol]	10.0' TYPICAL DIMENSION
[Symbol]	TYPICAL CONTAIN LINE
[Symbol]	166' DRAINAGE FLOW
[Symbol]	TYPICAL AUTO SALES DISPLAY AREA
[Symbol]	TYPICAL FUTURE CROSS ACCESS AREA

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS: need to place the short term bike parking in a more visible location.
BY: *[Signature]*
DATE: 7-29-14
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	SWK	7/28/14	PER AGENCY COMMENTS

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
"Serving the Burgeoning and Beyond"
3001 Taylor Springs Drive Louisville, Kentucky 40220
(502) 439-4627 Fax
www.btmeng.com

DATE	_____
SIGNATURE	_____
DATE	_____
SIGNATURE	_____

DOCKET NO. 14588
REVISED DETAILED DISTRICT DEVELOPMENT PLAN
331 OUTER LOOP AUTO SALES & SERVICE
331 OUTER LOOP, LOUISVILLE, KY 40214
OWNER / DEVELOPER: ATHRA ALABDULY, ROAD, LOUISVILLE, KENTUCKY 40214
BTM PROJECT NO.: 140164
TAX BLOCK: 1045, LOT: 888
D.B. 9528 PG. 844
DRAWN BY: DHS
CHECKED BY: JMA
DATE: MAY 2014
DRAWING: 140164-RDDP
SCALE: 1" = 20'
SHEET

MSD WM #10288