PRELIMINARY APPROVAL
Condition of Approval:
Development Review / Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

C-1/RCFD
THOMAS W. BULLITT
7 W. 7TH STREET
CINCINNATI, OH 45202-2424

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY:
DATE: 4-29-15
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

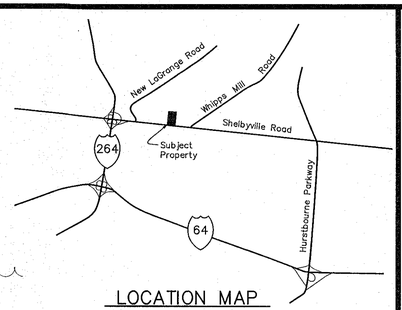
C-N/RCFD
THOMAS W. BULLITT
P2 PTPP04 03
303 E. WACKER DRIVE, SUITE 1040
CHICAGO, IL 60601-5216

CHRISTIAN WAY
100' R/W
SHELBYVILLE ROAD
100' R/W

C-1/RCFD
LAMAR VENTURES LLC
806 BEDFORDSHIRE ROAD
LOUISVILLE, KY 40222-5575
D.B. 8335 Pg. 71

EX. BUILDING
Ex. R.R. Spike
Ex. Concrete Slab
50.0'
I.L.A. (104 SF)
I.L.A. (93 SF)
N57°10'38"E 303.08'
12.8'
PROPOSED RECONSTRUCTION
2 STORY, MAX. HT. 35'
6,735 S.F. 1ST FLOOR
4,765 S.F. 2ND FLOOR
4,247 S.F. INTERIOR DISPLAY
Ex. Canopy
EX. AUTO DEALERSHIP
ONE STORY TO BE REMOVED
4 EX. Service Bays
3,477 SQ.FT.
TO REMAIN
L.B.A.
PROP. BIKE RACK
I.L.A. 174 SF
PROP. I.L.A. 566 SF
I.L.A. T.B.R.
EX. 1ST SANITARY SEWER & DRAINAGE EASEMENT
PROP. 9 SERVICE DEPT. SPACES
6 TO BE REMOVED
PROP. BUILDING ADDITION
228 SQ.FT.
PROP. DISPLAY 462 S.F.
EX. I.L.A. 1,203 SF
PROP. I.L.A. 464 SF
I.L.A. (77 SF)
I.L.A. 107 SF
8 CUSTOMER SPACES TO BE REMOVED
N64°05'24"W 225.50'
Ex. Concrete Slab
EX. DISPLAY 857 S.F.
PROP. I.L.A. 179 SF
PROP. I.L.A. 804 SF
EX. I.L.A. 985 SF
EX. DISPLAY 2,044 S.F.
PROP. I.L.A. 528 SF
PROP. 9 SERVICE DEPT. SPACES
EX. 8" SANITARY SEWER
EX. DISPLAY 1,285 S.F.
EX. DISPLAY 2,275 S.F.
I.L.A. 624 SF
EX. DISPLAY 3,228 SF
I.L.A. 627 SF
EX. DISPLAY 1,924 S.F.
Ex. POLE SIGN Max. Size 24' HIGH 100 SQ.FT.
302.21'
S53°32'38"W
C-1/RCFD
FARMER SERVICE LIMITED PARTNERSHIP
8001 SHELBYVILLE ROAD
LOUISVILLE, KY 40222-5417
D.B. 9087 Pg. 400
Existing Asphalt
4" Storm Pipe

C-2/RCFD
FARMER SERVICE LIMITED PARTNERSHIP
8001 SHELBYVILLE ROAD
LOUISVILLE, KY 40222-5417
D.B. 9087 Pg. 400



LOCATION MAP
NO SCALE

DATA

SITE AREA	1.567 AC.
EXISTING ZONING	C-2
EXISTING FORM DISTRICT	REGIONAL CENTER
EXISTING USE	AUTO DEALERSHIP
NO. OF EMPLOYEES	45
EXISTING BUILDING AREA	8,609 SQ.FT.
INTERIOR DISPLAY AREA	2,142 SQ.FT.
SERVICE BAYS	4
OUTDOOR DISPLAY AREA	13,838 SQ.FT.
PROPOSED EXPANSION	6,596 SQ.FT.
EXISTING BUILDING TO BE REMOVED	5,132 SQ.FT.
PROPOSED BUILDING TO BE REBUILT	11,500 SQ.FT.
PROPOSED BUILDING ADDITION	228 SQ.FT.
TOTAL BUILDING AREA	15,205 SQ.FT.
INTERIOR DISPLAY AREA	4,247 SQ.FT.
SERVICE BAYS	4
OUTDOOR DISPLAY AREA	12,115 SQ.FT.

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED	72 SPACES
1 SP/250 S.F. INTERIOR DISPLAY AREA (4,247 S.F.)	17 SPACES
1 SP/7000 S.F. OUTDOOR DISPLAY AREA (12,115 S.F.)	2 SPACES
1 SP/EMP. + 2 SP/SERVICE BAY (4 BAYS)	53 SPACES
MAXIMUM PARKING ALLOWED	95 SPACES
1 SP/150 S.F. INTERIOR DISPLAY AREA (4,247 S.F.)	28 SPACES
1 SP/5000 S.F. OUTDOOR DISPLAY AREA (12,115 S.F.)	2 SPACES
1 SP/EMP. + 5 SP/SERVICE BAY (4 BAYS)	65 SPACES
PARKING PROVIDED	36 SPACES
* CUSTOMER/SERVICE DEPT. (INC. 3 HANDICAP SPACES) (INC. 4 SERVICE BAYS)	
DISPLAY	74 SPACES

* EMPLOYEE PARKING LOCATED IN DESIGNATED AREA ON ADJACENT AUTO DEALERSHIP LOT PER CASE NO. 11643.

PROP. BICYCLE RACK PROVIDED 6 SPACES
3 LONG TERM & 3 SHORT TERM
(3 LONG TERM LOCATED WITHIN THE BUILDING)

EXISTING WAIVER/VARIANCE GRANTED:

REDUCTION OF REQUIRED 15' LANDSCAPE BUFFER AREA TO 5' GRANTED BY CASE NO. 11643 ON MAY 18, 2009.

DEPICTS OUTDOOR DISPLAY AREA

RECEIVED
APR 27 2015
PLANNING & DESIGN SERVICES

LANDSCAPE REQUIREMENTS

EX. VEHICLE USE AREA	51,163 SQ.FT.
EX. I.L.A. PROVIDED	4,080 SQ.FT.
PROP. VEHICLE USE AREA	47,783 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	3,584 SQ.FT.
PROP. I.L.A. PROVIDED	3,906 SQ.FT.

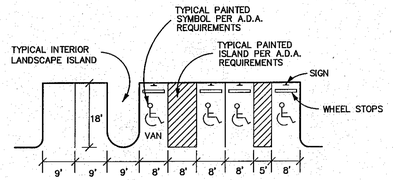
SITE TREE CANOPY REQUIREMENTS

TREE CANOPY CATEGORY CLASS C

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	68,258 S.F.
EX. TREE CANOPY	6,480 S.F.
EX. TREE CANOPY TO BE PRESERVED	2,880 S.F. (4.2%)
TREE CANOPY REQUIRED	12,969 S.F. (19%)
ADDITIONAL TREE CANOPY REQUIRED	10,921 S.F. (16%)
ADDITIONAL TREE CANOPY PROVIDED	11,520 S.F. (16.9%)
16-2" CALIPER TYPE A TREES @ 720 SF	
TOTAL TREE CANOPY PROVIDED	14,400 S.F. (21%)

CASE NO. 15DEVPLAN1030
CASE NO. 13DEVPLAN1002
MSD WM #9496



TYPICAL PARKING DETAIL
NO SCALE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

GENERAL NOTES:

1. DEVELOPMENT TO UTILIZE EXISTING SANITARY SEWER CONNECTION.
2. DRAINAGE PATTERN DEPICTED BY ARROWS (—►) IS FOR CONCEPT PURPOSES ONLY. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION 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.
4. 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.
5. 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.
6. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
7. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
8. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
9. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
10. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
11. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
13. SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HIGH SECURITY LOCK AND IS 2'x6'x7' IN DIMENSION AS REQUIRED IN THE LDC.
14. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
15. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE OF STATE DESIGN.
16. ALLL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
17. NO NEW ENTRANCES WILL BE PERMITTED TO SHELBYVILLE ROAD (US 60) FC THESE IMPROVEMENTS AND CONSTRUCTION.
18. RADIUSES FOR ENTRANCES SHOULD BE 35 FEET MINIMUM WITHIN STATE RIGHT-OF-WAY.
19. COMPATIBLE UTILITIES SHALL BE PLACE IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES. PROPOSE BUILDING TO UTILIZE EXISTING UTILITY AND SEWER CONNECTIONS.
20. CROSSOVER ACCESS AND SHARED PARKING AGREEMENT PROVIDED IN P.B. 53, PG. 61.
21. CITY OF LYNDON APPROVAL REQUIRED.
22. ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE KYTC BOND AND PERMIT.

REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	4/10/15	JMA
2	DHS	REVISIONS PER CONSTRUCTION DRAWINGS	4/24/15	JMA

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
"Serving the Bluegrass and Beyond"
3001 Taylor Springs Drive, Louisville, Kentucky 40220
(502) 459-8402, (502) 459-8427 fax
www.btmeng.com

DATE
SIGNATURE
DATE
SIGNATURE

TITLE: CASE NO. 15DEVPLAN1030, 13DEVPLAN1002 & 11643
REVISED DETAILED DEVELOPMENT PLAN
OXMOOR MAZDA
7905 SHELBYVILLE ROAD, LYNDON, KENTUCKY 40222

OWNER/DEVELOPER:
7905 SHELBYVILLE ROAD LLC
8001 SHELBYVILLE ROAD
LOUISVILLE, KENTUCKY 40222-5417

SITE INFORMATION:
BTM PROJECT NO.: 120463
TAX BLOCK 21, LOT 366
D.B. 9087 PG. 388

DRAWN BY: DHS | CHECKED BY: GWB
DATE: FEBRUARY 19, 2015
DRAWING: 120463-RDDP
SCALE: 1" = 20'
SHEET

15DEVPLAN1030

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