

SITE DATA

TOTAL GROSS SITE AREA	1.35 ACRES
TOTAL NET SITE AREA	(58,777.73 SQ.FT.) 1.22 ACRES (53,224.99 SQ.FT.)
EXISTING ZONING	C-2
EXISTING FORM DISTRICT	SMCFD
EXISTING USE	AUTO SALES
EXISTING BUILDING AREA	912 SQ.FT.
PROPOSED USE	AUTO SALES/AUTO SERVICE



LOT 1

LOT AREA	0.71 ACRES
EXISTING BUILDING AREA	912 SQ.FT.
EXISTING USE	AUTO SALES
PROPOSED BUILDING AREA	1,680 SQ.FT.
PROPOSED USE	AUTO SERVICE
PROPOSED BUILDING AREA	1,680 SQ.FT.
PROPOSED USE	AUTO SERVICE
PROPOSED BUILDING AREA	1,680 SQ.FT.
PROPOSED USE	AUTO SERVICE

LOT 2

LOT AREA	0.51 ACRES
EXISTING BUILDING AREA	1,680 SQ.FT.
EXISTING USE	AUTO SALES
PROPOSED BUILDING AREA	1,680 SQ.FT.
PROPOSED USE	AUTO SERVICE
PROPOSED BUILDING AREA	1,680 SQ.FT.
PROPOSED USE	AUTO SERVICE

- ### MSD NOTES
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
 - AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPCS PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPCS BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
 - 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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
 - 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.
 - EXISTING BUILDING TO UTILIZE EXISTING PSC. PROPOSED LOT 1 TO BE SERVED BY L.E. SUBJECT TO ANY APPLICABLE FEES OR CHARGES. OFF-SITE EASEMENTS MAY BE REQUIRED.
 - SITE IS SUBJECT TO REGIONAL FACILITY FEES. DOWNSTREAM CAPACITY TO BE VERIFIED DOWN TO THE PAVED DITCH AT THE NORTHWEST CORNER OF 4801 COFER AVENUE.
 - THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN ONE ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 0.69 ACRES (30,656.40 SQ.FT.).

IMPERVIOUS AREA (LOT 1)

NET SITE AREA	0.71 ACRES
AREA OF DISTURBANCE	0.37 ACRES
EXISTING IMPERVIOUS SURFACE	0.48 ACRES
PROPOSED IMPERVIOUS SURFACE	0.50 ACRES (71%)
INCREASE IN IMPERVIOUS SURFACE	0.02 ACRES

IMPERVIOUS AREA (LOT 2)

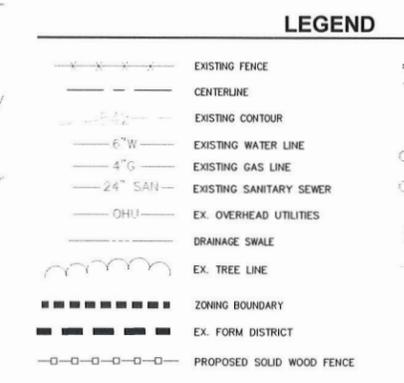
NET SITE AREA	0.51 ACRES
AREA OF DISTURBANCE	0.39 ACRES
EXISTING IMPERVIOUS SURFACE	0.30 ACRES
PROPOSED IMPERVIOUS SURFACE	0.25 ACRES (49%)
DECREASE IN IMPERVIOUS SURFACE	0.05 ACRES

TOTAL SITE DISTURBANCE

TOTAL SITE DISTURBANCE (LOTS 1 & 2)	0.76 ACRES
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- ### VARIANCE GRANTED:
- APPROVED BY DOCKET #17385 DATED NOV. 8, 2012
- VARIANCE GRANTED TO ALLOW EXISTING SIGN TO EXCEED MAXIMUM HEIGHT PER CHAPTER 8.3.3.K.
 - AMENDMENT OF BINDING ELEMENT (9-02-84) TO ALLOW EXISTING SIGN TO BE 96 SQ.FT. IN AREA.

- ### WAIVER REQUEST:
- REQUEST WAIVER OF CHAPTER 10.2.10 TO ALLOW 5' MAXIMUM ENCROACHMENT OF EXISTING PARKING INTO THE REQUIRED 15' V.U.A. L.B.A. ALONG FRONTAGE OF DIXIE HIGHWAY.

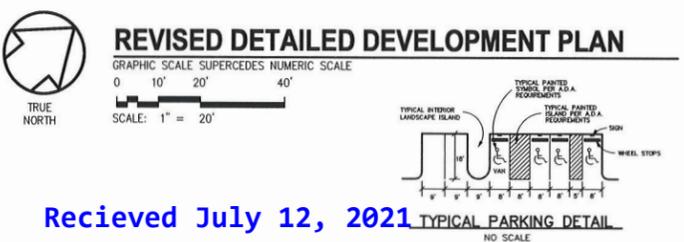


TREE CANOPY CALCULATIONS - LOT 1

SITE AREA	30,928 S.F.
EX. TREE CANOPY ON SITE	0 S.F.
TREE CANOPY REQUIRED	10,825 S.F. (35%)
TREE CANOPY PROVIDED	11,520 S.F. (37%)
8 - TYPE C STREET TREES @ 240 S.F.	1,920 S.F.
8 - TYPE A TREES @ 1,200 S.F.	9,600 S.F.

TREE CANOPY CALCULATIONS - LOT 2

SITE AREA	22,216 S.F.
EX. TREE CANOPY ON SITE	0 S.F.
TREE CANOPY REQUIRED	7,775 S.F. (35%)
TREE CANOPY PROVIDED	8,640 S.F. (39%)
6 - TYPE C STREET TREES @ 240 S.F.	1,440 S.F.
6 - TYPE A TREES @ 1,200 S.F.	7,200 S.F.



REVISIONS

NO.	BY	DESCRIPTION	DATE
1	DHS	REVISIONS PER AGENCY COMMENTS	5/24/2021 JMA
2	DHS	REVISIONS PER ADDITIONAL AGENCY COMMENTS	6/7/2021 JMA
3	DHS	REVISIONS PER MSD COMMENTS	6/16/2021 JMA
4	DHS	REVISED V.U.A. L.B.A. WAIVER REQUEST	6/20/2021 JMA
5	DHS	REVISED V.U.A. L.B.A. PER P/C COMMENTS	7/7/2021 JMA

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DATE: _____
 SIGNATURE: _____
 DATE: _____
 SIGNATURE: _____

FOR REVIEW ONLY

BTM PROJECT NO.: 210142
 SITE INFORMATION: DEED BOOK 5845, PAGE 706 TAX BLOCK 1112, LOT 67
 DEVELOPER: N3 PROPERTY ADVISORS, LLC 1240 N. KIMBALL AVENUE SOUTHPLATE, TX 76082
 OWNER: BHPH PROPERTIES, LLC 1414 NORTHWIND ROAD LOUISVILLE, KY 40207-1665

REVISED DETAILED DEVELOPMENT PLAN
 7770 & 7800 DIXIE HIGHWAY
 LOUISVILLE, KY 40258

TITLE: _____
 DRAWN BY: DHS
 CHECKED BY: JMA
 DATE: APRIL 27, 2021
 DRAWING: 210142 - RDDP
 SCALE: 1" = 20'
 SHEET: _____

CASE # 21-DDP-0050
RELATED CASE # 17385, 9-02-84
MSD WM #10579

1.00

Recieved July 12, 2021

Planning & Design

NOT FOR CONSTRUCTION