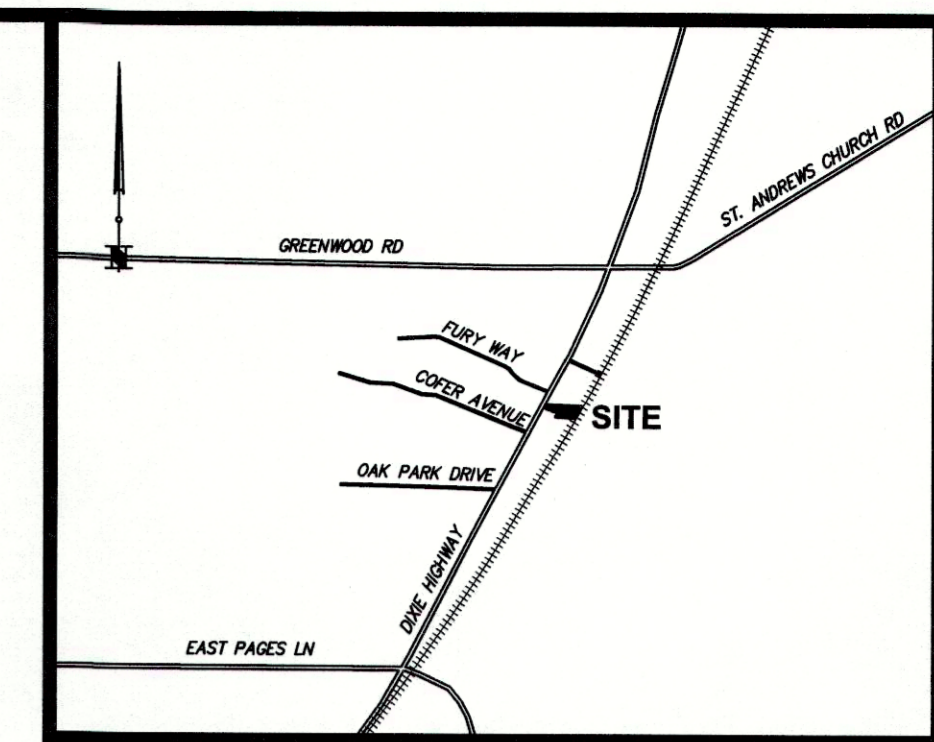


PRELIMINARY APPROVAL  
 Condition of Approval:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Development Review Date  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**WAIVER REQUEST**

WAIVER OF LDC SECTION 10.2.4 TO OMIT 15' PROPERTY PERIMETER LANDSCAPE BUFFER AREA ALONG SOUTHERN PROPERTY LINE ADJACENT TO M-2 DISTRICT.



LOCATION MAP  
 LOUISVILLE, JEFFERSON COUNTY, KENTUCKY  
 NO SCALE

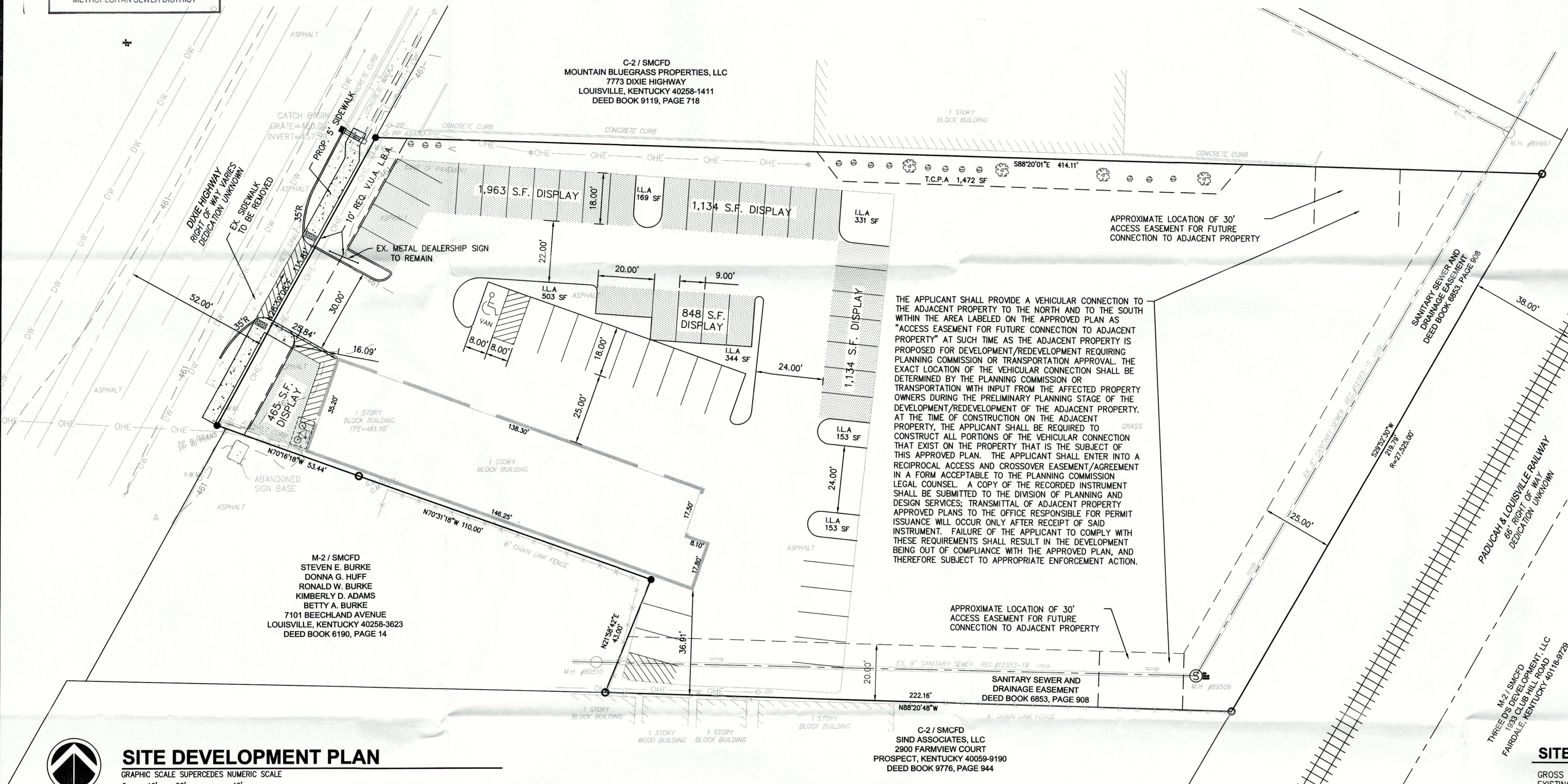
NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	ADDITION OF ACCESS NOTE	12-23-15	JMA

**BTM Engineering, Inc.**  
 Consulting Engineers, Landscape Architects, Planners & Surveyors  
 3001 S. Main Street, Louisville, Kentucky 40220  
 (502) 459-8400  
 www.btmeng.com

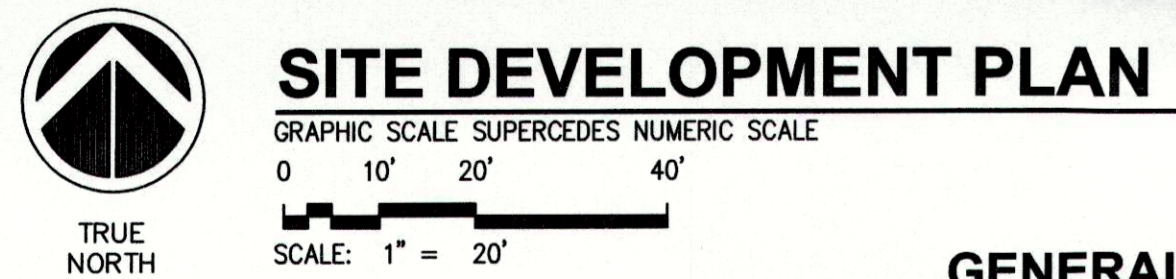


RECEIVED  
 DEC 28 2015  
 PLANNING & DESIGN SERVICES

DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 BTM PROJECT NO.: 150228  
 SITE INFORMATION:  
 TAX BLOCK 1041 LOT 80  
 D.B. 10001 P.C. 19  
 TITLE: **DETAILED DEVELOPMENT PLAN**  
**7775 DIXIE HIGHWAY**  
**LOUISVILLE, KENTUCKY 40258**  
 OWNER/DEVELOPER:  
 U.S. BANK FINANCIAL LLC  
 1938 CLAYTON HILL ROAD  
 LOUISVILLE, KENTUCKY 40207-1665  
 DRAWN BY: DHS  
 CHECKED BY: JMA  
 DATE: 08-31-15  
 DRAWING: 150228-DDP  
 SCALE: 1" = 20'  
 SHEET

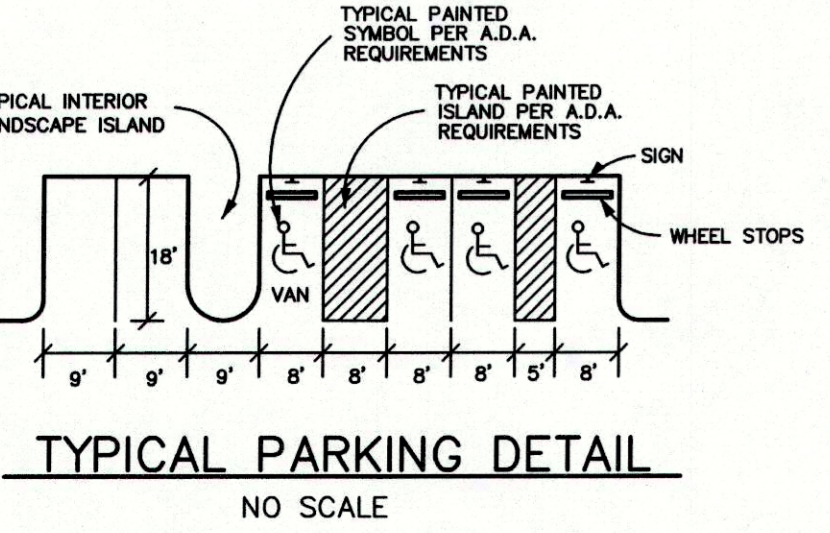


THE APPLICANT SHALL PROVIDE A VEHICULAR CONNECTION TO THE ADJACENT PROPERTY TO THE NORTH AND TO THE SOUTH WITHIN THE AREA LABELED ON THE APPROVED PLAN AS "ACCESS EASEMENT FOR FUTURE CONNECTION TO ADJACENT PROPERTY" AT SUCH TIME AS THE ADJACENT PROPERTY IS PROPOSED FOR DEVELOPMENT/REDEVELOPMENT REQUIRING PLANNING COMMISSION OR TRANSPORTATION APPROVAL. THE EXACT LOCATION OF THE VEHICULAR CONNECTION SHALL BE DETERMINED BY THE PLANNING COMMISSION OR TRANSPORTATION WITH INPUT FROM THE AFFECTED PROPERTY OWNERS DURING THE PRELIMINARY PLANNING STAGE OF THE DEVELOPMENT/REDEVELOPMENT OF THE ADJACENT PROPERTY. AT THE TIME OF CONSTRUCTION ON THE ADJACENT PROPERTY, THE APPLICANT SHALL BE REQUIRED TO CONSTRUCT ALL PORTIONS OF THE VEHICULAR CONNECTION THAT EXIST ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPROVED PLAN. THE APPLICANT SHALL ENTER INTO A RECIPROCAL ACCESS AND CROSSOVER EASEMENT/AGREEMENT IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNSEL. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO THE DIVISION OF PLANNING AND DESIGN SERVICES; TRANSMITTAL OF ADJACENT PROPERTY APPROVED PLANS TO THE OFFICE RESPONSIBLE FOR PERMIT ISSUANCE WILL OCCUR ONLY AFTER RECEIPT OF SAID INSTRUMENT. FAILURE OF THE APPLICANT TO COMPLY WITH THESE REQUIREMENTS SHALL RESULT IN THE DEVELOPMENT BEING OUT OF COMPLIANCE WITH THE APPROVED PLAN, AND THEREFORE SUBJECT TO APPROPRIATE ENFORCEMENT ACTION.



**GENERAL NOTES**

- 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 (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 PRE 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.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- 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.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- 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 DIMENSIONED AS REQUIRED BY THE LDC.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
- BUILDING TO UTILIZE EXISTING SANITARY SEWER CONNECTION.



**LANDSCAPE REQUIREMENTS**

EXISTING VEHICLE USE AREA	24,583 SQ.FT.
EXISTING INTERIOR LANDSCAPE AREA	0 SQ.FT.
PROPOSED VEHICLE USE AREA	21,996 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	1,650 SQ.FT.
INTERIOR LANDSCAPE AREA PROPOSED	1,653 SQ.FT.

**TREE CANOPY CALCULATIONS**

TREE CANOPY CATEGORY CLASS C	
<b>SITE AREA INVENTORY</b>	
4-6" OAKS (TYPE A) @ 960 SF CREDIT EACH	3,840 S.F.
TOTAL TREE AREA	3,840 S.F.
<b>TREE CANOPY PRESERVED</b>	
4-6" OAKS (TYPE A) @ 960 SF CREDIT EACH	3,840 S.F.
TOTAL TREE CANOPY PRESERVED	3,840 S.F.
<b>TREE CANOPY CALCULATIONS</b>	
TOTAL SITE AREA	67,954 S.F.
EX. TREE CANOPY TO BE PRESERVED	3,840 S.F. (5.7%)
TREE CANOPY REQUIRED	12,911 S.F. (19%)
(TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	
ADDITIONAL TREE CANOPY REQUIRED	9,071 S.F. (13.3%)
13 2" CAL. TYPE A TREES @ 720 S.F. EACH	9,360 S.F.

PRELIMINARY APPROVAL  
 DEVELOPMENT PLAN  
 CONDITIONS:  
 BY: [Signature]  
 DATE: 12/24/15  
 LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

**SITE DATA**

GROSS SITE AREA	1.56 ACRES
EXISTING ZONING	M-2
EXISTING FORM DISTRICT	SMCFD
EXISTING USE	TRUCK SALES
EXISTING BUILDING	5,012 SQ.FT.
	ONE STORY/4 BAYS/4 EMPLOYEES MAX. SHIFT
	5,544 SF OUTDOOR DISPLAY
PROPOSED ZONING	C-2
PROPOSED USE	AUTO REPAIR FACILITY & AUTO SALES DISPLAY PARKING
<b>PARKING CALCULATIONS</b>	
AUTO SALES DISPLAY	
MINIMUM PARKING REQUIRED	1 SPACES
(1 SP/7,000 SF OUTDOOR DISPLAY AREA)	
MAXIMUM PARKING ALLOWED	1 SPACES
(1SP/5,000 SF OUTDOOR DISPLAY AREA)	
AUTO REPAIR FACILITY	
MINIMUM PARKING REQUIRED	12 SPACES
(1 SP/EMPLOYEE + 2 SP/BAY)	
MAXIMUM PARKING ALLOWED	24 SPACES
(1 SP/EMPLOYEE + 5 SP/BAY)	
<b>PARKING PROVIDED</b>	
CUSTOMER AND AUTO REPAIR FACILITY PARKING PROVIDED (INC. 4 BAYS, 1 HANDICAP SPACES)	23 SPACES
DISPLAY PARKING SPACES	31 SPACES
<b>BICYCLE PARKING</b>	
2 SHORT TERM REQ./PROVIDED	
2 LONG TERM REQ./PROVIDED (INSIDE BUILDING)	

MSD WM # 6241

NOT FOR CONSTRUCTION