

- GENERAL NOTES:**
- TOPOGRAPHIC INFORMATION PROVIDED BY MSD LOJIC.
 - DRAINAGE PATTERN DEPICTED BY ARROWS (←) IS FOR CONCEPT PURPOSES ONLY.
 - BOUNDARY INFORMATION TAKEN FROM DEEDS AND DOES NOT CONSTITUTE A SURVEY.
 - SITE TO UTILIZE EXISTING SANITARY CONNECTION.
 - KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVAL REQUIRED.
 - 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.
 - NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING PROPERTIES AND ROADWAYS.
 - 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.
 - CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
 - SITE SUBJECT TO MSD'S REGIONAL FACILITY FEE.
 - SIGHT LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
 - NO NEW ENTRANCES WILL BE PERMITTED TO DIXIE HIGHWAY (US 31W).

LEGEND

- VEHICLE REPRESENTATION
- EXISTING FENCE
- EXISTING BUILDING
- CENTERLINE
- EXISTING CATCH BASIN
- EXISTING TREE
- EXISTING PARKING STRIPE
- POWER POLE
- TYPICAL DIMENSION
- TYPICAL CONTOUR LINE
- DRAINAGE FLOW
- SALES DISPLAY AREA
- EXISTING FORM DISTRICT BOUNDARY
- EXISTING ZONING BOUNDARY
- PROPOSED EVERGREEN TREE

PRELIMINARY APPROVAL

Condition of Approval:

Development Review: _____ Date: _____

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

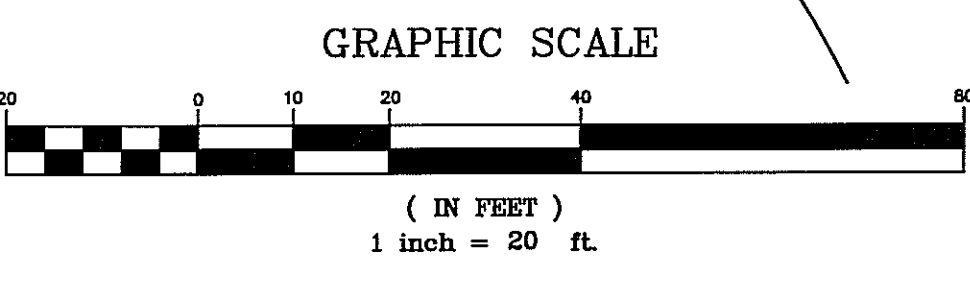
PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Gary Mallett*

DATE: 8-2-12

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



NEIGHBORHOOD FORM DIST.

SUBURBAN MARKETPLACE FORM DIST.

C-2/SMCFD

ATTN: DEPT. 11-090
PLANNING DIVISION
MEMPHIS, TENNESSEE 38101-2198
D.B. 5801 PG. 952

SHD ASSOCIATES, LLC
2900 FARMVIEW COURT
PROSPECT, KENTUCKY 40059-9190
D.B. 9776 PG. 944

STEVEN E. BURKE & DONNA HUFF
7101 BEECHLAND AVE.
LOUISVILLE, KENTUCKY 40258-3623
D.B. 6190 PG. 14

CHARLES E. & LANORA M. ELDRIDGE
4306 MADAI WAY
LOUISVILLE, KENTUCKY 40207-3046
D.B. 5485 PG. 627

MOUNTAIN BLUEGRASS PROPERTIES, LLC
7733 DIXIE HIGHWAY
LOUISVILLE, KENTUCKY 40258
D.B. 9119 PG. 718

C-1/SMCFD

FURY LAND TRUST
1355 BARDSTOWN ROAD, SUITE 21
LOUISVILLE, KENTUCKY 40204-1353
D.B. 8734 PG. 357

C-2/SMCFD

FURY LAND TRUST
1355 BARDSTOWN ROAD, SUITE 21
LOUISVILLE, KENTUCKY 40204-1353
D.B. 8371 PG. 791

M-2/SMCFD

M-2/SMCFD

NOTICE

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

METRO LOUISVILLE APPROVED DISTRICT DEVELOPMENT PLAN LOCATION MAP

DOCKET NO. 17385

APPROVAL DATE 11/2/12

EXPIRATION DATE 11/2/14

SIGNATURE OF PLANNING COMMISSION

PLANNING COMMISSION

DATA

SITE AREA	1.33 ACRES
EXISTING ZONING	C-1 & C-2
C-1 AREA	0.44 ACRES
C-2 AREA	0.89 ACRES
EXISTING FORM DISTRICT	SMCFD
EXISTING USE	AUTO SALES (21,684 S.F. OUTDOOR SALES DISPLAY AREA)
EXISTING BUILDING AREA	912 SQ.FT.
EXISTING FAR	0.016
PROPOSED ZONING	C-2
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED	3 SPACES (1SP/7,000 S.F. OUTDOOR SALES DISPLAY AREA)
MAXIMUM PARKING ALLOWED	4 SPACES (1SP/5,000 SQ.FT. OUTDOOR SALES DISPLAY AREA)
EXISTING PARKING PROVIDED	125 SPACES
DISPLAY	115 SPACES
STORAGE/AUTO PREP	6 SPACES
CUSTOMER	4 SPACES (INC. 1 HANDICAP SPACE)
LANDSCAPE REQUIREMENT	
EX. V.U.A.	30,148 SQ.FT.
PROP. NEW V.U.A.	14,424 SQ.FT.
(PER ARTICLE 10.2.2.B.1, PROP. INCREASE IN V.U.A. IS GREATER THAN 20% BUT LESS THAN 50%)	
7.5% REQUIREMENT (FOR PROP. NEW V.U.A.)	1,082 SQ.FT.
I.L.A. PROVIDED	1,871 SQ.FT.

VARIANCE AND WAIVER REQUESTS:

- REQUEST VARIANCE OF 2.5 FEET UNDER CHAPTER 8.3.3.K TO ALLOW EXISTING SIGN TO BE 26.5 FEET TALL.
- REQUEST WAIVER OF CHAPTER 10.2.10 TO ALLOW ENCROACHMENT OF EXISTING PARKING INTO REQUIRED 15' V.U.A. L.B.A. ALONG FRONTAGE OF DIXIE HIGHWAY.
- REQUEST AMENDMENT OF BINDING ELEMENT (9-02-84) TO ALLOW EXISTING SIGN TO BE 96 SQ. FT. IN AREA.

MSD NOTE:

10,376 SQ.FT. OR 0.24 AC. NET INCREASE IN IMPERVIOUS SURFACE.

RECEIVED

AUG 03 2012

PLANNING & DESIGN SERVICES

SITE TREE CANOPY REQUIREMENTS

TREE CANOPY CATEGORY CLASS C

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	57,930 S.F.
EX. TREE CANOPY TO BE PRESERVED	1,921 S.F. (3%)
TREE CANOPY REQUIRED (TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	11,009 S.F. (19%)
(PER ARTICLE 10.1.2.B.2, PROP. INCREASE IN V.U.A. IS GREATER THAN 20% BUT LESS THAN 50%)	
TREE CANOPY REQUIRED	5,504 S.F. (9.5%)
ADDITIONAL TREE CANOPY PROVIDED	3,583 S.F. (6%)
TOTAL TREE CANOPY PROVIDED	9,087 S.F. (15.5%)

REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISION PER PRE-APPLICATION COMMENTS	5/23/2012	JMA
2	DHS	REVISION PER AGENCY COMMENTS	6/29/2012	JMA
3	DHS	ADDITIONAL REVISIONS PER AGENCY COMMENTS	8/22/2012	JMA
4	DHS	ADDITIONAL REVISIONS PER AGENCY COMMENTS	9/25/2012	JMA
5	DHS	ADDITIONAL REVISIONS PER AGENCY COMMENTS	9/25/2012	JMA
6	JJA	Per DPX05	8/26/12	JJA

BTM Engineering, Inc.

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
Serving the Bluegrass and Beyond
3001 18th Avenue, Louisville, Kentucky 40220
(502) 485-9911 Fax: (502) 485-9917 Fax

DETAILED DISTRICT DEVELOPMENT PLAN & REVISED DETAILED DISTRICT DEVELOPMENT PLAN

DOCKET NO. 17385

7800 DIXIE HIGHWAY

DATE: MARCH 2012

DRAWING: 120092-DDP

SCALE: 1" = 20'

SHEET

MSD WM #10579

Binding Elements - Case 17385

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee (and to the City of Lyndon, St. Matthews, Hurstbourne, or Middletown) for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed **912** square feet of gross floor area.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from *Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works, and the Metropolitan Sewer District*.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A reciprocal access and crossover easement agreement in a form acceptable to Planning Commission legal counsel shall be secured from the adjoining property owner and recorded prior to construction approval. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services.
4. Signs shall be in accordance with Chapter 8 or as presented at the public hearing (**96** square feet in area and **26.5** feet in height).
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. The materials and design of existing/proposed structures shall be substantially the same as depicted in the photos/rendering as presented at the October 4, 2012 Planning Commission public hearing.