

SITE DATA

TOTAL SITE AREA	0.34 ACRES (14,998.98 SQ.FT.)
EXISTING ZONING	C-2
EXISTING FORM DISTRICT	SMCFD
EXISTING USE	AUTO SALES/RENTAL
EXISTING BUILDING AREA	980 SQ.FT.
PROPOSED USE	TRANSIT STOP
FLOOR AREA RATIO	0.07
PARKING REQUIREMENT	TO BE DETERMINED
MINIMUM PARKING REQUIRED (TRAVEL & MOVEMENT - TRD BY DIRECTOR)	TO BE DETERMINED
MAXIMUM PARKING ALLOWED (25% MORE THAN MINIMUM)	TO BE DETERMINED
PROP. PARKING PROVIDED (INC. 1 ACCESSIBLE SPACE)	7 SPACES
SETBACKS	
FRONT YARD	65' FROM C/L (M.R. ART.)
STREET SIDE YARD	25' FROM C/L (LOCAL)
SIDE YARD	0'
REAR YARD	0'
MAXIMUM ALLOWED BUILDING HT.	60'
LANDSCAPE REQUIREMENTS	
EX. VEHICLE USE AREA	9,152 SQ.FT.
7.5% I.L.A. REQUIREMENT	0 SQ.FT.
NO I.L.A. REQUIRED PER CHAPTER 10.2.2.A.3	

- 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 (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.
 - DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEED AND STABILIZED.
 - 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.
 - SANITARY SEWERS TO BE PROVIDED BY EXISTING PSC AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS AND GREASE POLICY.

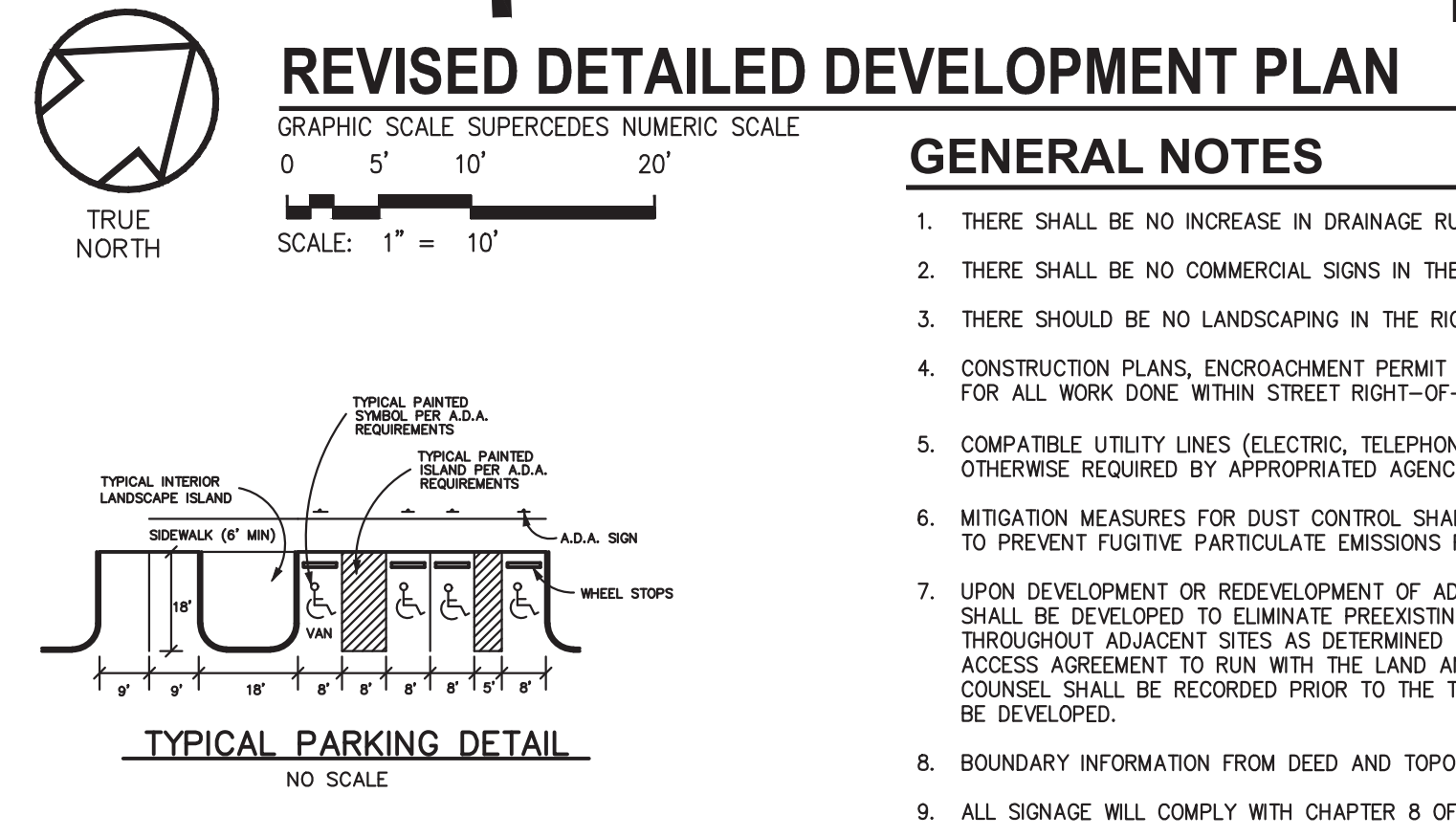
WAIVER GRANTED

- WAIVER GRANTED BY DOCKET NO. 09-030-04 FROM CHAPTER 10.2 TO ALLOW REQUIRED LANDSCAPE BUFFER AREA ADJACENT TO OR-1 ZONE TO BE LESS THAN 35'.

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C	
SITE AREA	14,999 S.F.
EX. TREE CANOPY ON SITE	5,160 S.F. (34.4%)
2 - 6"-12" "TYPE A" TREES @ 1,500 S.F. = 3,000 S.F.	
3 - 1 1/2"-6" "TYPE B" TREES @ 720 S.F. = 2,160 S.F.	
EX. TREE CANOPY TO BE PRESERVED	5,160 S.F. (34.4%)
TREE CANOPY REQUIRED	5,250 S.F. (35%)

NO ADDITIONAL TREE CANOPY REQUIRED PER CHAPTER 10.1.2.B.3. LESS THAN 20% CHANGE ON SITE. NO NEW CONSTRUCTION.



REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY/CLIENT COMMENTS	5/25/2021	CRB
2	DHS	REVISIONS PER ADDL. CLIENT COMMENTS	6/2/2021	CRB

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners, & Surveyors
3001 The Bluegrass and Beyond
Louisville, KY 40220
(502) 459-8402
www.btmeng.com

DATE: _____
SIGNATURE: _____
FOR REVIEW ONLY

REVISED DETAILED DEVELOPMENT PLAN
4826 PRESTON HIGHWAY
LOUISVILLE, KY 40227

BTM PROJECT NO.: 210141
SITE INFORMATION:
DEED BOOK 7971, PAGE 141
TRK RECORD 750, LOT 69

DEVELOPER:
GREYHOUND LINES, INC.
550 NORTH SAINT PAUL STREET
DALLAS, TX 75201

OWNER:
FRANK & VICTORIA SEPARAGIA
8372 CORDON CIRCLE
LOUISVILLE, KY 40228-5626

DATE: APRIL 13, 2021
DRAWING: 210141 - RDDP
SCALE: 1" = 10'
SHEET: 1.00

CASE # 21-DDP-0048
RELATED CASE # 09-030-04
MSD WM #8387