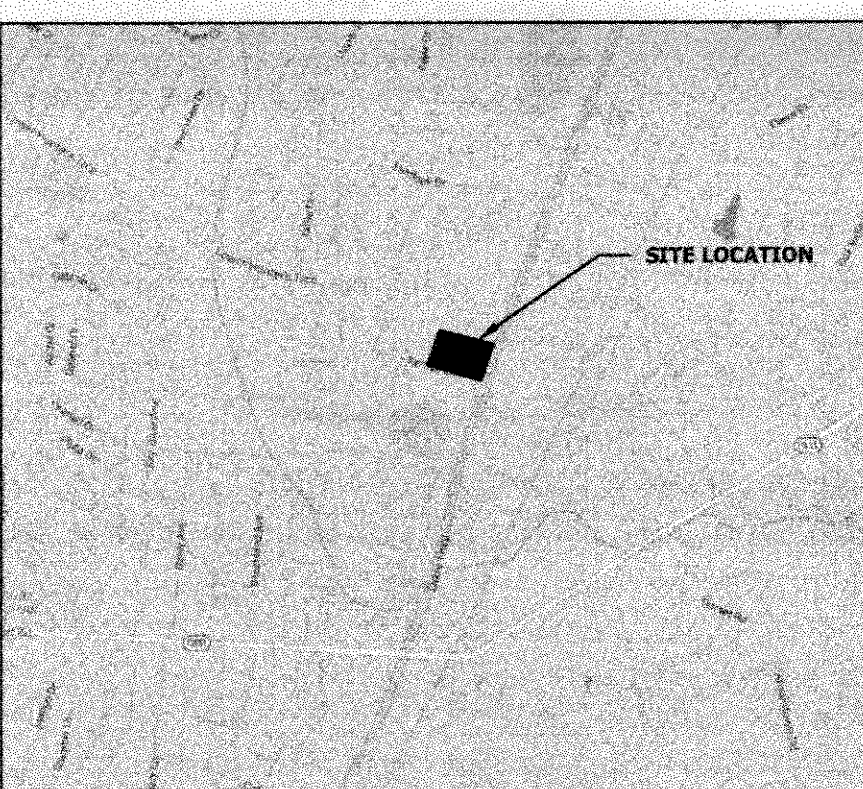


LOT AREA		ZONE		LAND USE		FORM DISTRICT		GROSS BUILDING FLOOR AREA		DISCOUNT TIRE PARKING		LONG TERM BICYCLE PARKING		SHORT TERM BICYCLE PARKING		FLOOR AREA RATIO	
EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
0.763 AC (33,249 SF)		C-2		RETAIL PARKING LOT	RETAIL TIRE STORE	SUBURBAN MARKETPLACE CORRIDOR		0,000 SF	7,373 SF	27 MINIMUM (15 EMPLOYEES MAX 1SP/EMPLOYEE) (6 BAYS - 2SP/BAY) 45 MAXIMUM (15 EMPLOYEES MAX 1SP/EMPLOYEE) (6 BAYS - 5SP/BAY)	32 SPACES	2	2	2	2	5.0 MAXIMUM	0.22

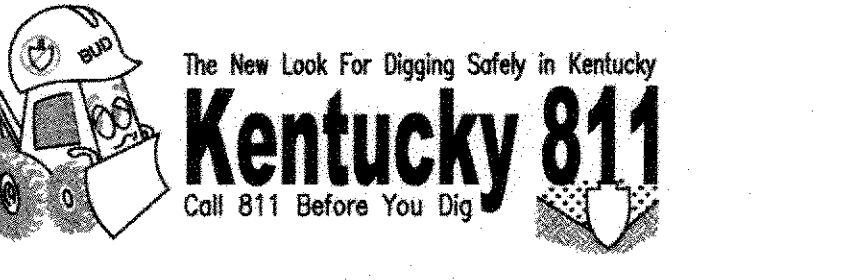
LANDSCAPE REQUIREMENTS		
INTERIOR LANDSCAPE AREA (ILA)		
WVA	REQUIRED	PROVIDED
16,609 SF	7.5 %	7.9 %
	1,252 SF	1,309 SF
TREE CANOPY REQUIREMENTS (CLASS C)		
REQUIRED:	NEW	TOTAL
PRESERVED	20%	6,650 SF (20%)
NONE		
PROPOSED:	NEW	TOTAL
PRESERVED	21%	6,836 SF (21%)
NONE		

TREE CANOPY CALCULATIONS			
TREE	SIZE AND TYPE	DESIGNATION	AREA (SF)
A	2" GINKGO	A	720
B	2" HACKBERRY	A	720
C	2" HACKBERRY	A	720
D	2" MAPLE	A	720
E	2" MAPLE	A	720
F	6' EASTERN RED CEDAR	B	432
G	6' EASTERN RED CEDAR	B	432
H	6' EASTERN RED CEDAR	B	432
I	6' EASTERN RED CEDAR	B	432
J	6' EASTERN RED CEDAR	B	432
K	6' EASTERN RED CEDAR	B	432
L	6' EASTERN RED CEDAR	B	432
M	2" TREE LILAC	C	106
N	2" TREE LILAC	C	106
TOTAL			6,836 SF

LEGEND	
—	EXISTING BOLLARD
—	EXISTING UTILITY POLE
—	EXISTING SIGN
—	EXISTING SANITARY SEWER CLEAN-OUT
—	EXISTING WATER METER
—	EXISTING GAS METER
—	EXISTING ELECTRIC METER
—	EXISTING TELEPHONE PEDESTAL
—	EXISTING FIRE HYDRANT
—	EXISTING LIGHT
—	EXISTING CATCH BASIN
—	EXISTING SANITARY SEWER MANHOLE
—	EXISTING ELECTRIC MANHOLE
—	EXISTING REINFORCED CONCRETE PIPE
—	EXISTING OVERHEAD ELECTRIC, TELEPHONE & CABLE LINES
—	EXISTING UNDERGROUND ELECTRIC LINE
—	EXISTING UNDERGROUND TELEPHONE LINE (AT&T)
—	EXISTING UNDERGROUND WATER LINE
—	EXISTING UNDERGROUND GAS LINE
—	INDICATES SET 1/2" BY 18" IRON PIN WITH CAP STAMPED "MINK 3492"
—	DRAINAGE ARROW
—	PARKING SPACE COUNT
—	PROPOSED CONCRETE SIDEWALK
—	PROPOSED INTERIOR LANDSCAPE AREAS (ILA) (REFER TO TABLE FOR AREAS)



M.S.D (W.M.) # 10955

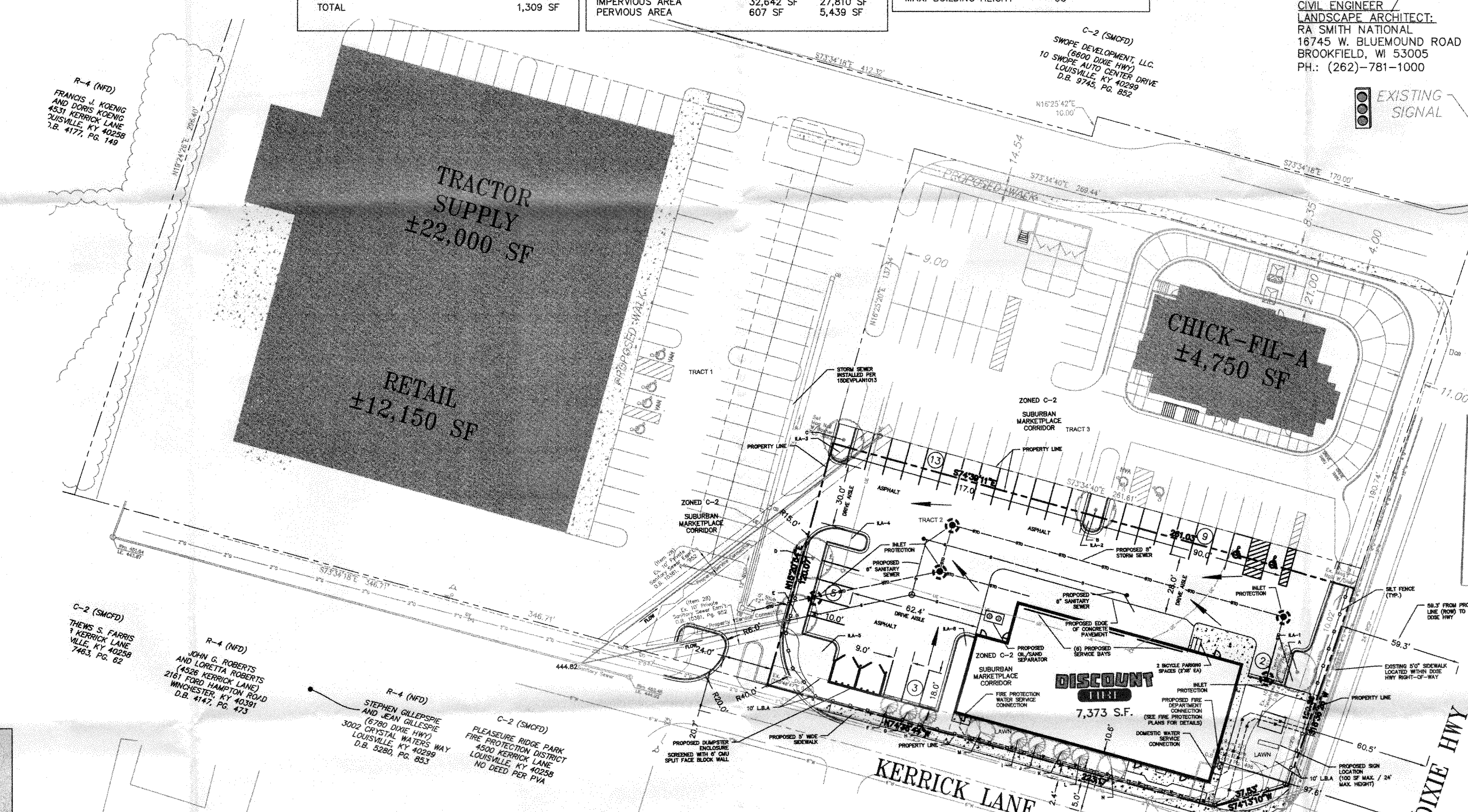


EXISTING LANDSCAPE BUFFERS	
ADJACENT PROPERTY - C2 (NORTH)	0 FEET
DIXIE HIGHWAY (EAST)	10 FEET
KERRICK LANE (SOUTH)	10 FEET
PRIVATE DRIVE (WEST)	10 FEET

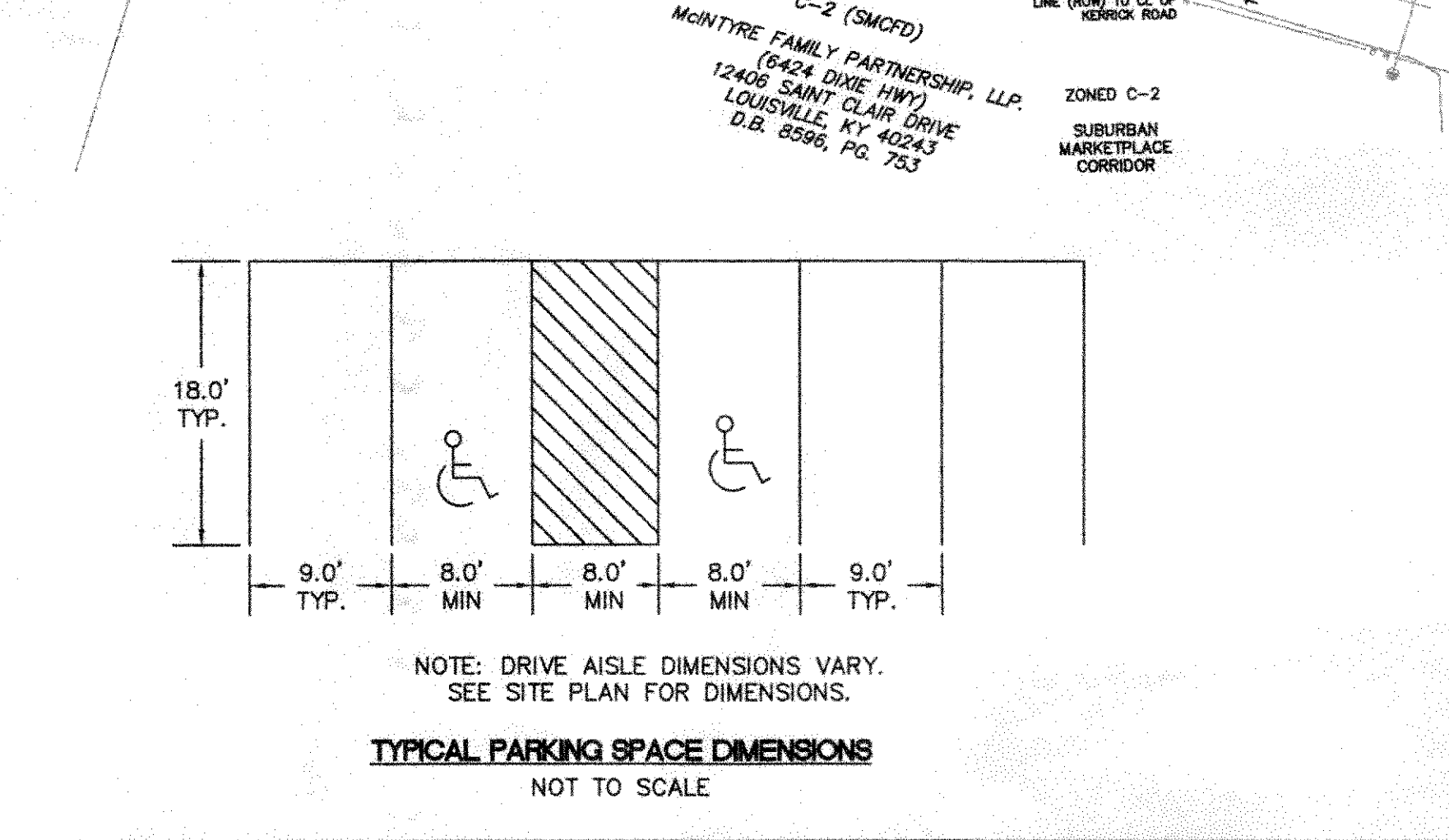
INTERIOR LANDSCAPE AREA (ILA)	
ILA-1	178 SF
ILA-2	155 SF
ILA-3	155 SF
ILA-4	155 SF
ILA-5	352 SF
ILA-6	314 SF
TOTAL	1,309 SF

REVISED SITE DATA		
TOTAL PARCEL AREA	EXISTING	PROPOSED
BUILDING HEIGHT	NONE	26.0 FT
GROSS BUILDING FOOTPRINT	NONE	7,373 SF
GROSS BUILDING FLOOR AREA	NONE	10,105 SF
VEHICLE USE AREA	32,642 SF	16,609 SF
IMPERVIOUS AREA	32,642 SF	27,810 SF
PERVIOUS AREA	607 SF	5,439 SF

SETBACK DATA	
MIN. FRONT YARD	65' FROM C/L
MAX. FRONT YARD	275' FROM P/L
STREET SIDE YARD	30' FROM C/L
SIDE YARD	NONE
REAR YARD	NONE
MAX. BUILDING HEIGHT	60'



- GENERAL NOTES:**
- ACCORDING TO THE LAND DEVELOPMENT REPORT DATED 08/26/2015 FOR PARCEL 102606300000, LOCATED AT 6660 DIXIE HWY, KARST TERRAIN HAS NOT BEEN IDENTIFIED.
 - THERE SHALL BE NO COMMERCIAL SIGNS WITHIN THE RIGHT OF WAY OF DIXIE HIGHWAY OR KERRICK ROAD.
 - ALL STRIPED PARKING EXISTING ON THE SITE WILL BE REMOVED.
 - SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS TRAVELING ALONG DIXIE HIGHWAY OR KERRICK ROAD.
 - DRAINAGE PATTERNS SHOWN ARE APPROXIMATE. DRAINAGE SYSTEM AND PATTERNS WILL BE FINALIZED DURING CONSTRUCTION DESIGN PHASE.
 - SITE IS SUBJECT TO ALL APPLICABLE FEES.
 - SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER'S/DEVELOPER'S EXPENSE.
 - THE DEVELOPMENT LIES WITHIN THE PLEASURE RIDGE PARK FIRE DISTRICT.
 - SANITARY SEWERS TO BE PROVIDED BY PROPERTY SERVICE CONNECTION, SUBJECT TO ANY APPLICABLE FEES AND CHARGES.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111100089E REV. DECEMBER 5, 2006).
 - REGIONAL METROPOLITAN SEWERAGE DISTRICT, DEREK R. GUTHRIE QUALITY TREATMENT CENTER.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
 - ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN THE RIGHT OF WAY.
 - PRIOR TO ANY CONSTRUCTION AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL.
 - BUILDING TO COMPLY WITH CHAPTER 5.5.2 OF LAND DEVELOPMENT CODE. SEE ARCH. PLANS FOR DETAILS.
 - A CROSS OVER AND SHARED PARKING AGREEMENT WILL BE PROVIDED BETWEEN THE THREE TRACTS, PER 15DEVPLAN1013.
 - ADA TACTILE WARNINGS WILL BE PROVIDED AT THE ACCESS POINTS OFF OF KERRICK LANE.



PROPERTY ADDRESS:
6660 DIXIE HWY
LOUISVILLE, KENTUCKY 40258

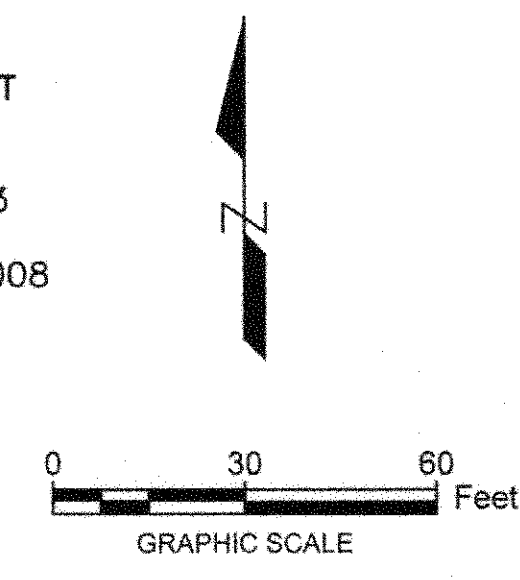
PREVIOUS DEVELOPMENT PROPOSALS:
CASE#: 15DEVPLAN1013
CASE#: 15MINORPLAT1008
DOCKET#: 9-10-77

PROPERTY OWNER:
TYLER CENTER, LLC
LONGBOAT PROPERTIES, LLC
C/O NICKLIES DEVELOPMENT
6060 DUTCHMANS LANE, SUITE 110
LOUISVILLE, KY 40205

PARCEL ID: 102606300000
DEED BOOK: 10302, PG. 715
TAX BLOCK: 1026, LOT 605

CIVIL ENGINEER / LANDSCAPE ARCHITECT:
RA SMITH NATIONAL
18745 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
PH.: (262)-781-1000

DEVELOPER:
HALLE PROPERTIES, LLC.
20225 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85255
PH.: (480) 606-6000



PRELIMINARY APPROVAL
Condition of Approval: _____
Tommy Kelly
Development Review
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

R.A. Smith National
Beyond Surveying and Engineering
www.rasmithnational.com

**DISCOUNT TIRE - DIXIE HWY
KYL 10682 - CITY OF LOUISVILLE**

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

RECEIVED
A77 102611
PLANNING & DESIGN SERVICES

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R.A. Smith National, Inc.
DATE: 11-02-15
SCALE: 1" = 30'
JOB NO. 3150442
PROJECT MANAGER:
TODD MOSHER
DESIGNED BY: CBW
CHECKED BY: MAB
SHEET NUMBER
DDDP-01

WM # 11276

15 DEVRAN 1159