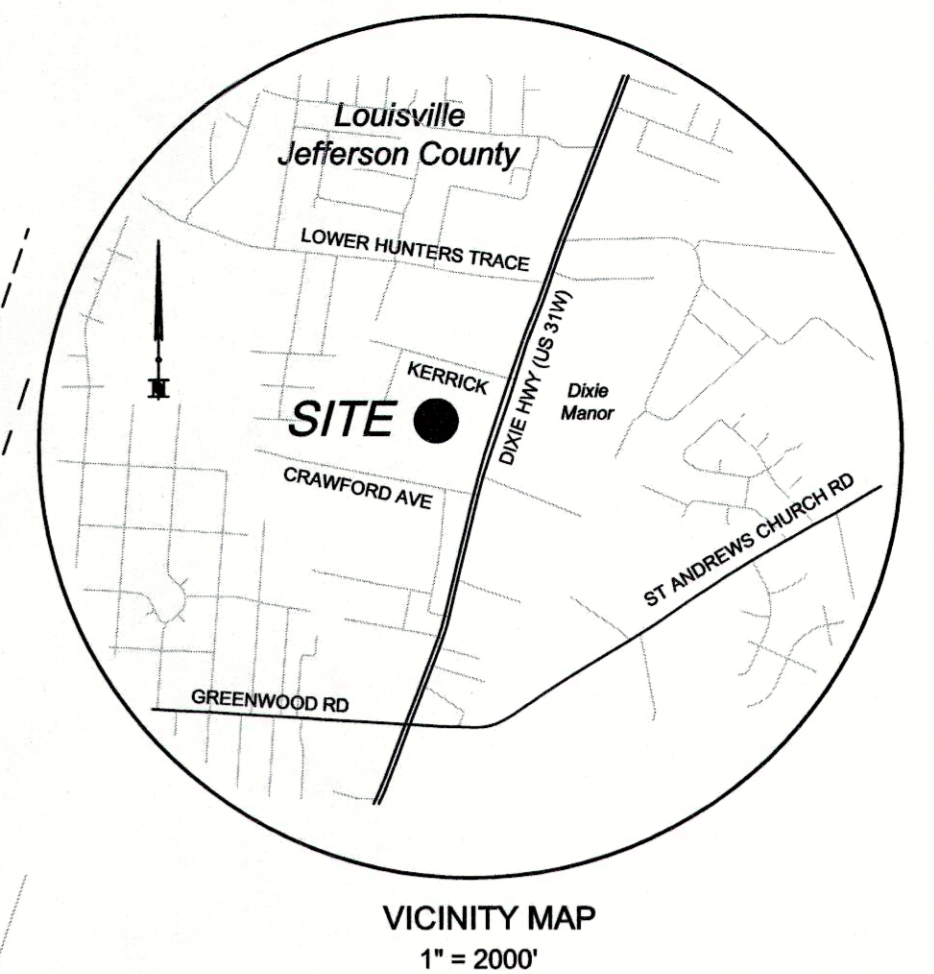


PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: *Tony Markes*
 DATE: *1-20-16*
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
 Condition of Approval:
Tony Kelly 1/20/16
 Development Review Date
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



SITE DATA

GROSS SITE AREA	2.94 ACRES
NET SITE AREA	2.89 ACRES
EXISTING ZONING	R-4
EXISTING FORM DISTRICT	NFD & SMCFD
EXISTING USE	RESIDENTIAL
PROPOSED ZONING	C-2
PROPOSED FORM DISTRICT	SMCFD
PROPOSED USE	AUTO REPAIR FACILITY & AUTO SALES DISPLAY PARKING
PROPOSED BUILDING	12,000 SQ.FT.
ONE STORY/15 BAYS/15 EMPLOYEES MAX. SHIFTS	18,144 SF OUTDOOR DISPLAY
PARKING CALCULATIONS	
AUTO SALES DISPLAY	
MINIMUM PARKING REQUIRED	3 SPACES
(1 SP/7,000 SF OUTDOOR DISPLAY AREA)	
MAXIMUM PARKING ALLOWED	4 SPACES
(1SP/5,000 SF OUTDOOR DISPLAY AREA)	
AUTO REPAIR FACILITY	
MINIMUM PARKING REQUIRED	45 SPACES
(1 SP/EMPLOYEE + 2 SP/BAY)	
MAXIMUM PARKING ALLOWED	90 SPACES
(1 SP/EMPLOYEE + 5 SP/BAY)	
PARKING PROVIDED	
DISPLAY PARKING	112 SPACES
AUTO REPAIR FACILITY	72 SPACES
(INC. 15 BAYS, 2 HANDICAP SPACES)	
CUSTOMER PARKING PROVIDED	4 SPACES

*EMPLOYEE PARKING PROVIDED OFF-SITE

LANDSCAPE REQUIREMENTS

VEHICLE USE AREA	71,187 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	5,339 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	5,867 SQ.FT.

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C

SITE AREA INVENTORY	
32'-10" + TYPE A TREES @ 1,200 SF CREDIT EACH	38,400 S.F.
5'-3'-10" TYPE A TREES @ 960 SF CREDIT EACH	4,800 S.F.
TOTAL TREE AREA	43,200 S.F.
TOTAL TREE CANOPY PRESERVED	8,400 S.F.
7'-10" + TYPE A TREES @ 1,200 S.F. CREDIT EACH	
TREE CANOPY CALCULATIONS	
TOTAL SITE AREA	125,888 S.F.
EX. TREE CANOPY TO BE PRESERVED	8,400 S.F. (6.7%)
TREE CANOPY REQUIRED	18,883 S.F. (15%)
(TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	
ADDITIONAL TREE CANOPY REQUIRED	10,483 S.F. (8.3%)

IMPERVIOUS AREA (SITE)

TOTAL SITE AREA	2.89 ACRES
EXISTING IMPERVIOUS SURFACE	0.30 ACRES (10.38%)
PROPOSED IMPERVIOUS SURFACE	2.00 ACRES (69.29%)
INCREASE IN IMPERVIOUS SURFACE	1.70 ACRES (58.82%)

DETENTION CALCULATIONS

ExCm = $(0.30 \times 0.95) + \frac{2.59}{2.89} \times (0.22) = 0.296 \sim 0.30$

PostCm = $(2.00 \times 0.95) + \frac{0.89}{2.89} \times (0.22) = 0.725 \sim 0.73$

DETENTION CALCS
 $(0.73 - 0.30) \times (2.8/12) \times (2.89 \text{ Ac.}) = 0.290 \text{ AcFt} \sim 12,632 \text{ CuFt.}$

- WAIVER & VARIANCE REQUESTS**
1. WAIVER TO ALLOW PAVEMENT TO ENCR OACH INTO A 25' L.B.A. FROM 1' TO 14.2' FOR APPROXIMATELY 50 LINEAR FEET.
 2. WAIVER TO ALLOW DRAINAGE EASEMENTS TO ENCR OACH MORE THAN 50% INTO REQUIRED LANDSCAPE BUFFER AREAS.
 3. WAIVER TO NOT PROVIDE AN INTERNAL SIDEWALK WITHIN THE INVENTORY LOT TO THE COLLISION CENTER BUILDING.
 4. VARIANCE OF 5.3.2.C.2.b TO ALLOW MANEUVERING TO ENCR OACH INTO A 25' SETBACK 1' TO 14.2' FOR APPROXIMATELY 50 LINEAR FEET.

CASE # 15ZONE1020 MSD WM #9890

REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	9-28-15	JMA
2	DHS	ADD'L REVISIONS PER AGENCY COMMENTS	10-28-15	JMA
3	DHS	ADD'L REVISIONS PER NEIGHBORHOOD MITG.	12-8-15	JMA
4	DHS	DIE HWY ENTRANCE IMPROVEMENTS	12-22-15	JMA
5	DHS	ADDITIONAL REVISIONS PER P.C. COMMENTS.	12-28-15	JMA
6	DHS	ADDITIONAL REVISIONS PER P.C. COMMENTS.	1-7-16	JMA

BTM Engineering, Inc.
 Consulting Engineers, Landscape Architects, Planners & Surveyors
 "Serving the Bluegrass and Beyond"
 3001 Taylor Springs Drive Louisville, Kentucky 40220
 (502) 452-5627 Fax
 www.btmeng.com

DATE: _____
 SIGNATURE: _____

SITE INFORMATION:
 T. B. 1032
 LOTS 200 & 334
 LOT 121-D-B, 7919 PG. 142
 LOT 230-D-B, 10261 PG. 876

DEVELOPER:
 Swope Development, LLC
 10 SWOPE AUTOCENTER DRIVE
 LOUISVILLE, KENTUCKY 40299

BTM PROJECT NO: 150125
 6780 DIXIE HIGHWAY
 LOUISVILLE, KENTUCKY 40258

DESIGNER:
 Stephen & Jean Gillespie 3002 Crystal Waters Way, Louisville, KY 40299
 John & Kati Moreland 4534 Kerrick Lane, Louisville, KY 40258
 Jackie M. Allen 4532 Kerrick Lane, Louisville, KY 40258

DATE: 8-17-2015
 DRAWING: 150125-DDP
 SCALE: 1" = 40'
 SHEET

1.00

LEGEND

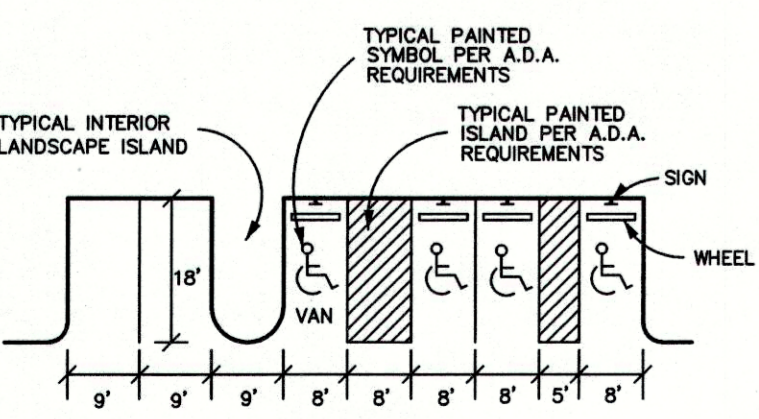
- PROPOSED DETENTION BASIN
- PROPOSED DISPLAY AREA
- PROPOSED TEMPORARY CONSTRUCTION ENTRANCE
- PROPOSED DRAINAGE FLOW ARROW
- PROPOSED VEHICLE FLOW ARROW
- PROPOSED SILT FENCE
- PROPOSED SOLID WOOD FENCE

SITE DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
 0 20' 40' 80'
 SCALE: 1" = 40'

GENERAL NOTES

1. 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.
2. 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.
3. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
4. 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.
5. 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.
6. 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.
7. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
8. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
9. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
10. CONSTRUCTION PLANS, ENCROACHMENT PERMIT, AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
11. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
12. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER-METRO PUBLIC WORKS.
13. COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
14. 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.
15. 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 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.
16. 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.
17. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
18. SANITARY SEWERS TO BE PROVIDED BY PSC AND IS SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
19. SITE SUBJECT TO MSD DRAINAGE BOND PRIOR TO CONSTRUCTION PLAN APPROVAL.
20. 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.
21. ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
22. THE EXISTING STORM SYSTEM SHALL HAVE A TV INSPECTION DONE TO ENSURE THE EXISTING CONDITION OF THE LINE MEETS MSD'S STANDARDS PRIOR TO CONSTRUCTION PLAN APPROVAL.



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