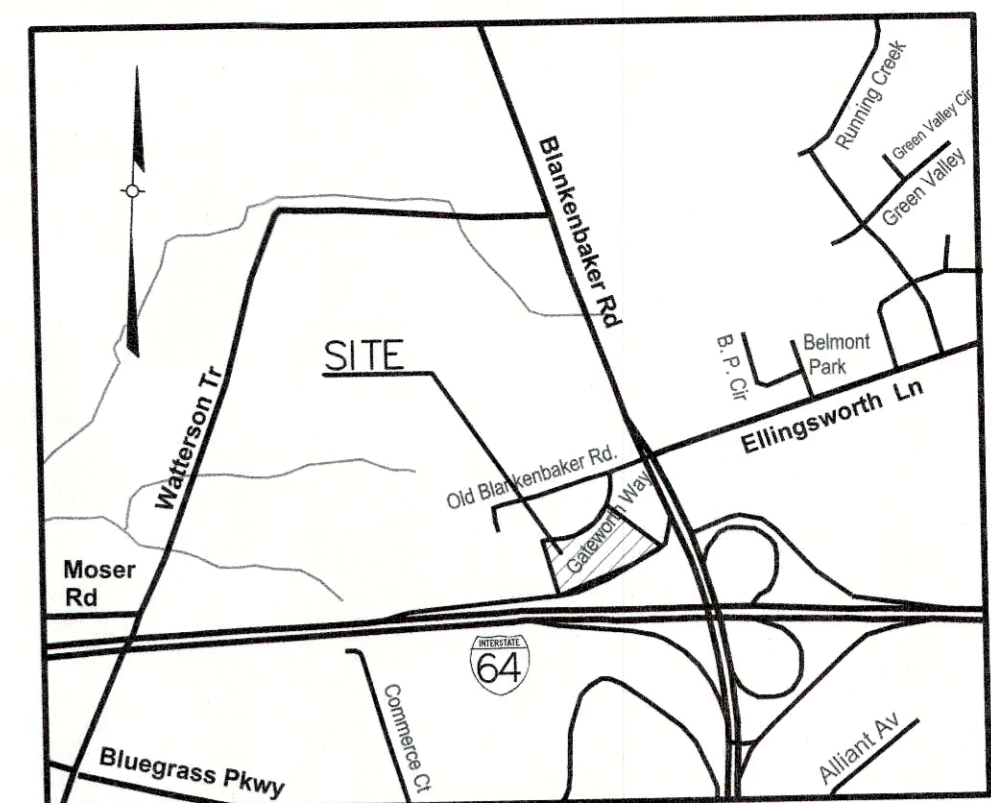


SITE IS LOCATED IN THE CITY OF MIDDLETOWN AND IS SUBJECT TO THE LOUISVILLE METRO LAND DEVELOPMENT CODE DATED JULY 2004.

VARIANCES REQUESTED

- 1) A VARIANCE IS REQUESTED FROM SECTION 5.3.5.C.3.a OF THE LAND DEVELOPMENT CODE TO VARY THE GATEWORTH WAY 25 FEET FRONT SETBACK TO 15 FEET.
- 2) A VARIANCE IS REQUESTED FROM SECTION 5.3.5.C.3.a OF THE LAND DEVELOPMENT CODE TO VARY THE EXPRESSWAY 50 FT SETBACK (ADJACENT TO THE I-64 RAMP).



PROJECT DATA

TRACT 1 AREA	= 2.50 AC (108,981 SF)
TRACT 2 AREA	= 1.96 AC (85,215 SF)
TOTAL AREA	= 4.46 AC (194,196 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= CAMPUS
EXISTING USE	= MOTORCYCLE SALES
PROPOSED USE	= VEHICLE SALES
EXISTING BUILDING FOOTPRINT	= 25,600 SF
PARKING REQUIRED	MIN. MAX.
MOTOR VEHICLE SALES INDOOR SALES AREA	
21,600/250 SF. MIN.	= 86
21,600/150 SF. MAX.	= 144
OUTDOOR SALES AREA	
5,245/7,000 SF. MIN.	= 1
5,245/5,000 SF. MAX.	= 1
AUTO SERVICE 5 BAYS	
1 SP/EMPLOYEE (35) MIN.	= 35
2 SP/BAY MIN.	= 10
1 SP/EMPLOYEE (35) MAX.	= 35
5 SP/BAY MAX.	= 25
TOTAL PARKING REQUIRED	= 132 SP = 205 SF
EXISTING PARKING TO REMAIN	= 62 SP
PROPOSED PARKING ADDITION	= 106 SP
TOTAL PARKING TO BE PROVIDED	= 168 SP
	(6 ADA SP INCLUDED)
	(28 DISPLAY SP NOT INCLUDED)
EXISTING VJA AREA TO REMAIN	= 52,162 SF
PROPOSED VJA AREA	= 44,315 SF
TOTAL VJA AREA	= 96,477 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 7,236 SF (7.5%)
EXISTING ILA	= 2,610 SF
PROPOSED ILA	= 4,633 SF
TOTAL TO BE PROVIDED	= 7,243 SF
EXISTING IMPERVIOUS	= 1.84 AC (80,270 SF)
PROPOSED IMPERVIOUS	= 2.80 AC (122,077 SF) (66% INCREASE)

GENERAL NOTES:

1. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
2. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
3. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
4. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.

MSD NOTES:

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C C0048 F dated December 5, 2006.
3. Drainage pattern depicted by arrows (→) is for conceptual purposes.
4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
5. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
6. 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 Mgmt. Practices.
7. Onsite detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for the 2, 10, 25 and 50% 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
8. A Downstream Capacity Request was submitted to MSD on May 10, 2021.

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MAY 10 2021

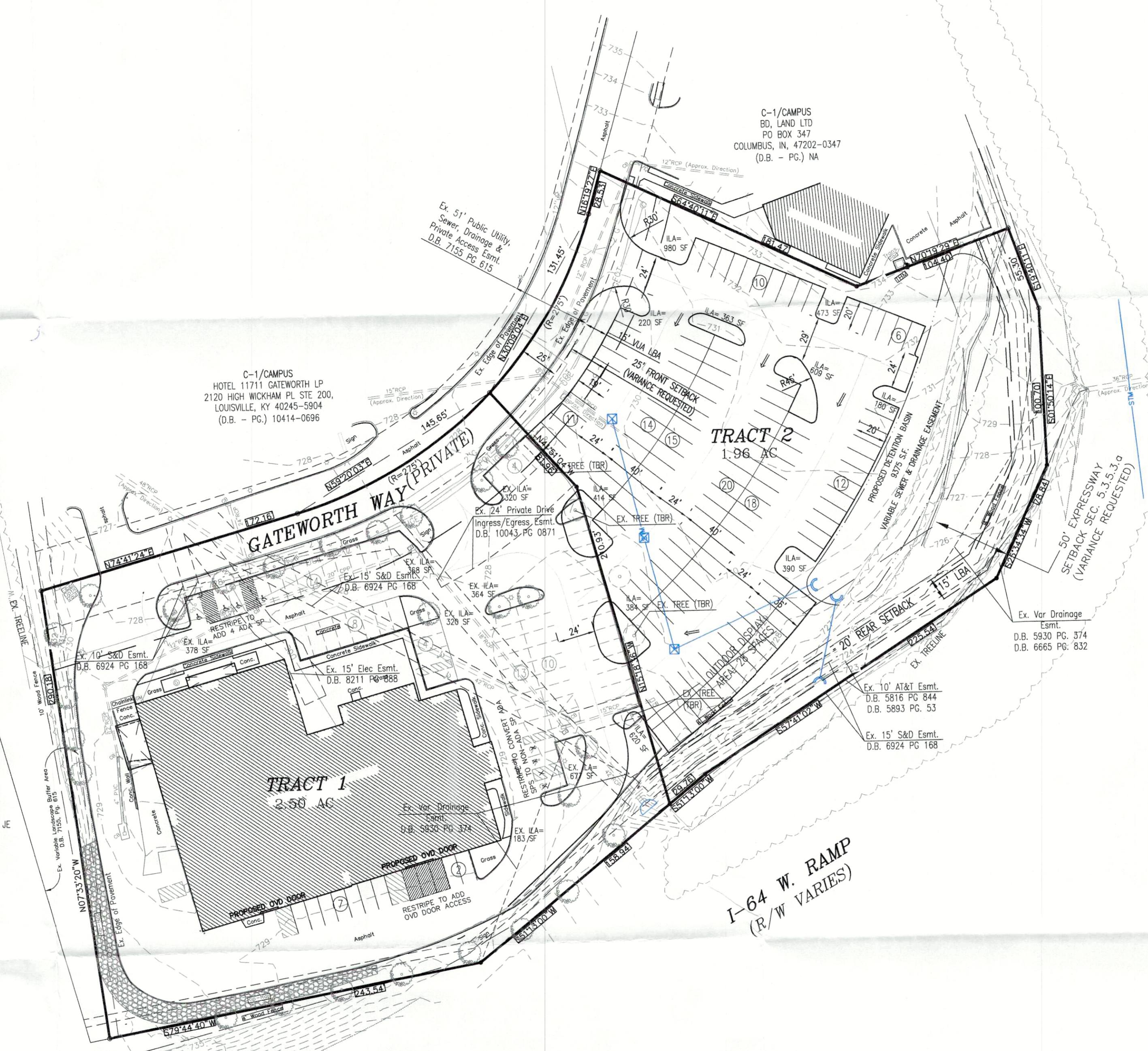
PLANNING & DESIGN SERVICES
CASE # 21-RDDP-0043
RELATED CASE: Docket 09-63-00

OWNER: BENNETT, REALTY LLC
8105 SHEPHERDSVILLE RD
LOUISVILLE, KY, 40219-4528

TRACT 1 SITE ADDRESS: 11701 GATEWORTH WAY
PARCEL ID: 003905380000
D.B. 10043, PG. 0869

TRACT 2 SITE ADDRESS: 11715 GATEWORTH WAY
PARCEL ID: 003910630000
D.B. 10043, PG. 0869

COUNCIL DISTRICT - 20
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN
MUNICIPALITY - MIDDLETOWN
MSD WM#: 7992

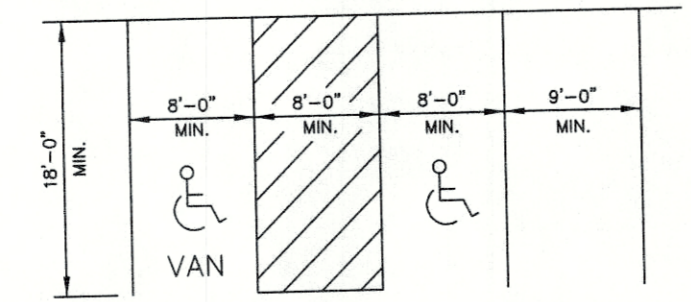


TREE CANOPY CALCULATIONS CLASS C

TABLE 10.1.1 CLASS C: 0%-40% OF THE TOTAL SITE IS COVERED IN EX. TREE CANOPY	
TOTAL SITE AREA TR 1 & TR	= 4.46 AC (194,192 SF)
TOTAL EXISTING TREE CANOPY	= 31,000 S.F. (16%)
TOTAL TREE CANOPY TO BE PRESERVED	= 23,303 S.F. (12%)
TOTAL TREE CANOPY REQD	= 31,070 S.F. (16%)
TOTAL TREE CANOPY PRVD	= 32,000 S.F. (17%)

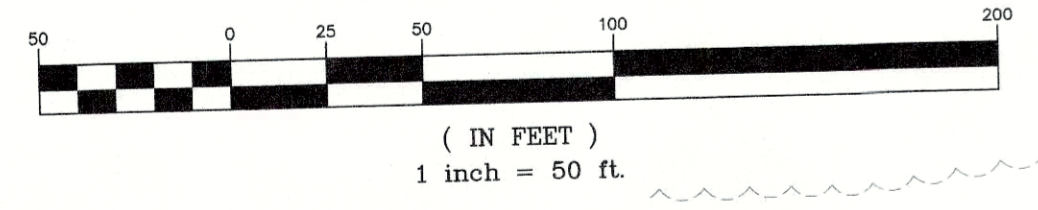
DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.85 - 0.23 = 0.42$
 $A = 1.96$ ACRES
 $R = 2.8$ INCHES
 $X = (0.42)(1.96)(2.8)/12 = 0.283$ AC-FT = 12,352 CU-FT.
 REQUIRED 12,352 CU.FT.
 PROVIDED BASIN = 9,375 SQ.FT.
 TOTAL = 9,375 SQ.FT. @ APPROX. 1.5 FT. DEPTH
 = 14,062 CU.FT. > 12,352 CU.FT.



TYPICAL PARKING SPACE LAYOUT
NO SCALE

GRAPHIC SCALE



LEGEND

- EXISTING SEWER AND MANHOLE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- PROPOSED SEWER AND MANHOLE

Current Projects\21056\DWG\Planning\21056-DDDP-05-10-2021.dwg, 5/10/2021 11:37:10 AM, Richard

NO.	DATE	DESCRIPTION	BY	AR
1	5-10-21			

REVISIONS

PROJECT DATA

FILE NAME: 21056-DDDP.DWG
DATE: 04/12/2021
CHECKED BY: AR

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE
505 WASHINGTON ST. SUITE 200
LOUISVILLE, KY 40202
PHONE: 502.442.9714
FAX: 502.442.9715
WEB SITE: WWW.LDD-INC.COM

REVISOR: DETAILED DISTRICT DEVELOPMENT PLAN
11715 + 11701 GATEWORTH WAY
DEVELOPER: DRAKE REAL ESTATE SERVICES
496 S. BROADWAY
DENVER, CO 80209

JOB NO. 21056
SHEET 1 OF 1

21-DDP-0043