

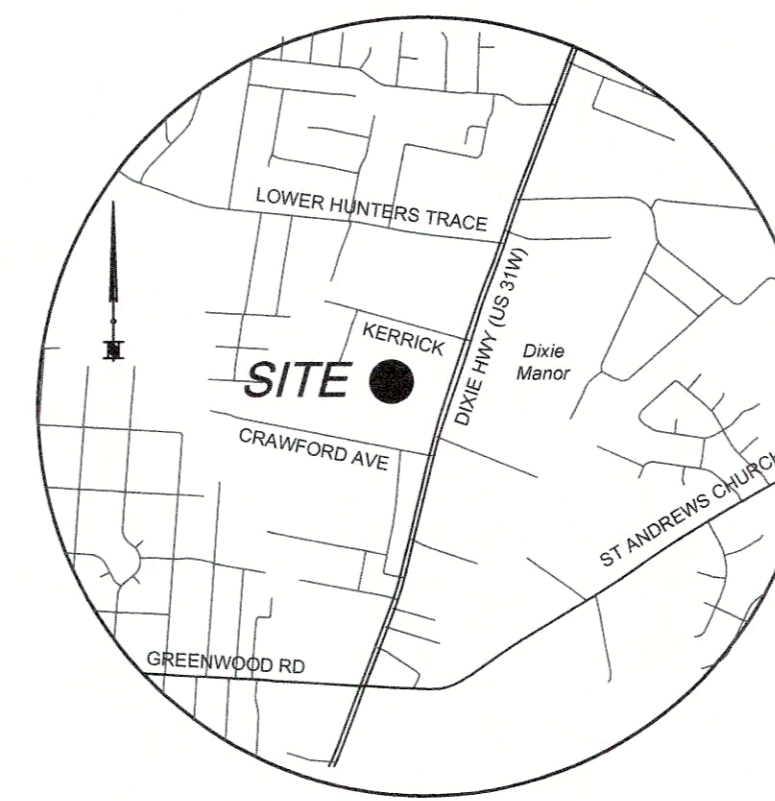
APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. _____
 APPROVAL DATE _____
 EXPIRATION DATE _____
 SIGNATURE OF PLANNING COMMISSION _____
 PLANNING COMMISSION

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: _____

BY: *James W. Jett*
 DATE: *7/11/18*
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



REZONING SITE DATA

GROSS SITE AREA	0.47 ACRES (20,516.51 SQ.FT.)
NET SITE AREA	0.45 ACRES (19,551.23 SQ.FT.)
EXISTING ZONING	R-4
EXISTING FORM DISTRICT	NFD
EXISTING USE	RESIDENTIAL
PROPOSED FORM DISTRICT	SMCFD
PROPOSED ZONING	C-2
PROPOSED USE	AUTO SALES DISPLAY PARKING 6,490 SQ.FT. OUTDOOR DISPLAY

PARKING CALCULATIONS

AUTO SALES DISPLAY	
MINIMUM PARKING REQUIRED	1 SPACES
(1 SP/7,000 SF OUTDOOR DISPLAY AREA)	
MAXIMUM PARKING ALLOWED	1 SPACES
(1SP/5,000 SF OUTDOOR DISPLAY AREA)	

PARKING PROVIDED

DISPLAY PARKING	41 SPACES
-----------------	-----------

*EMPLOYEE PARKING PROVIDED OFF-SITE

RDDP SITE DATA

GROSS SITE AREA	2.94 ACRES (128,066.40 SQ.FT.)
NET SITE AREA	2.89 ACRES (125,888.40 SQ.FT.)
EXISTING ZONING	C-2
EXISTING FORM DISTRICT	NFD & SMCFD
PROPOSED FORM DISTRICT	SMCFD
EXISTING USE	RESIDENTIAL
PROPOSED USE	AUTO REPAIR FACILITY & AUTO SALES DISPLAY PARKING 12,000 SQ.FT.

PROPOSED BUILDING

ONE STORY/15 BAYS/15 EMPLOYEES MAX. SHIFT
 21,377 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)	

EXISTING PARKING PROVIDED

DISPLAY PARKING	109 SPACES
AUTO REPAIR FACILITY	72 SPACES
(INC. 15 BAYS, 2 HANDICAP SPACES)	
CUSTOMER PARKING PROVIDED	4 SPACES
PROPOSED ADDITIONAL PARKING	22 SPACES

TOTAL PARKING PROVIDED 131 SPACES

*EMPLOYEE PARKING PROVIDED OFF-SITE

LANDSCAPE REQUIREMENTS

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

PROPOSED V.U.A. VEHICLE USE AREA	90,723 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	6,804 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	9,289 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	6,480 S.F.
3-10" TYPE A TREES @ 1,200 S.F. CREDIT EACH	3,600 SF
5-8-10" TYPE B TREES @ 576 S.F. CREDIT EACH	2,880 SF

TREE CANOPY CALCULATIONS

TOTAL TREE CANOPY TO BE PRESERVED	145,440 S.F.
TREE CANOPY REQUIRED (TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	21,816 S.F. (15%)
ADDITIONAL TREE CANOPY REQUIRED	15,336 S.F. (10.5%)

IMPERVIOUS AREA (SITE)

TOTAL SITE AREA	3.34 ACRES
EXISTING IMPERVIOUS SURFACE	0.44 ACRES (13.24%)
PROPOSED IMPERVIOUS SURFACE	2.32 ACRES (69.50%)
INCREASE IN IMPERVIOUS SURFACE	1.88 ACRES (56.29%)

DETENTION CALCULATIONS

ExCm = $(0.42 \times 0.95) + \frac{2.92 \times 0.22}{3.34} = 0.312 \sim 0.31$

PostCm = $(2.46 \times 0.95) + \frac{1.06 \times 0.22}{3.34} = 0.770 \sim 0.77$

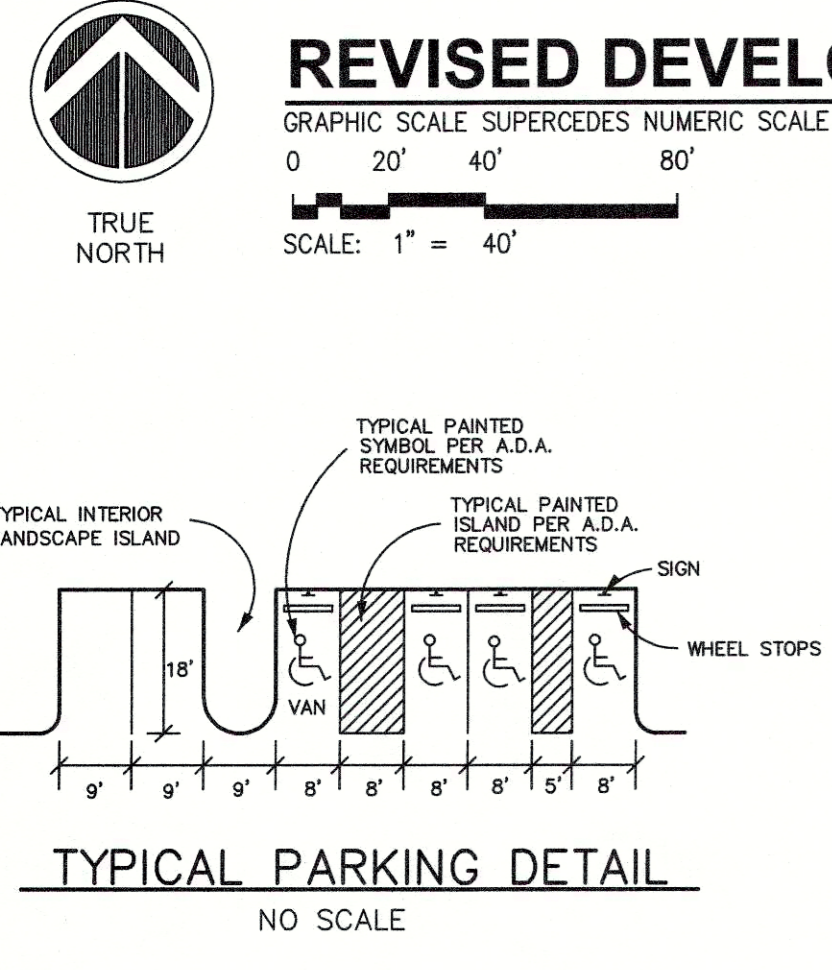
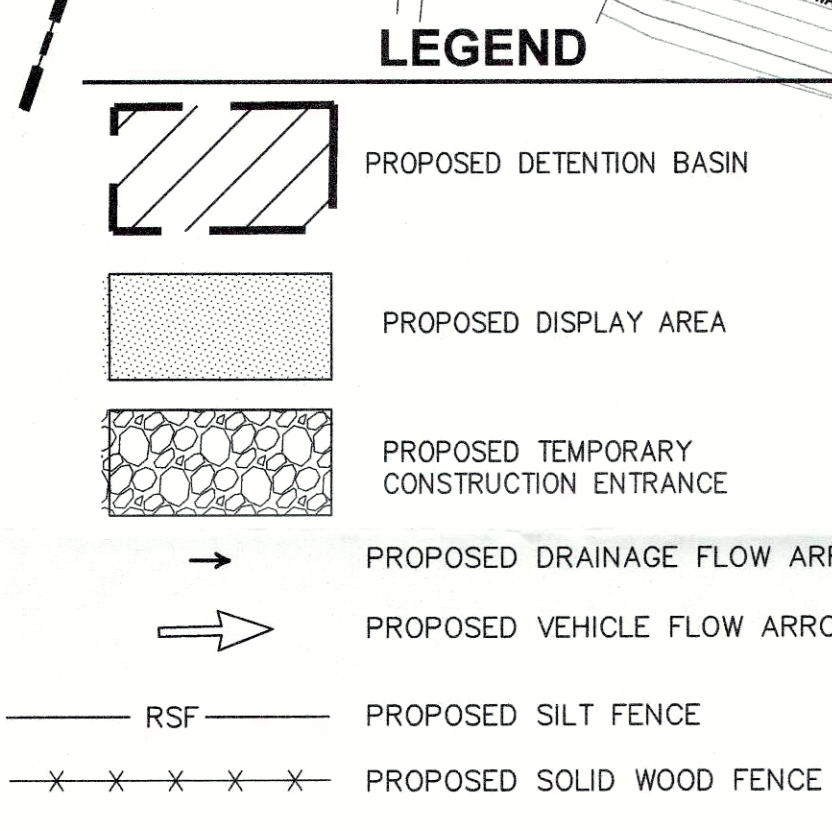
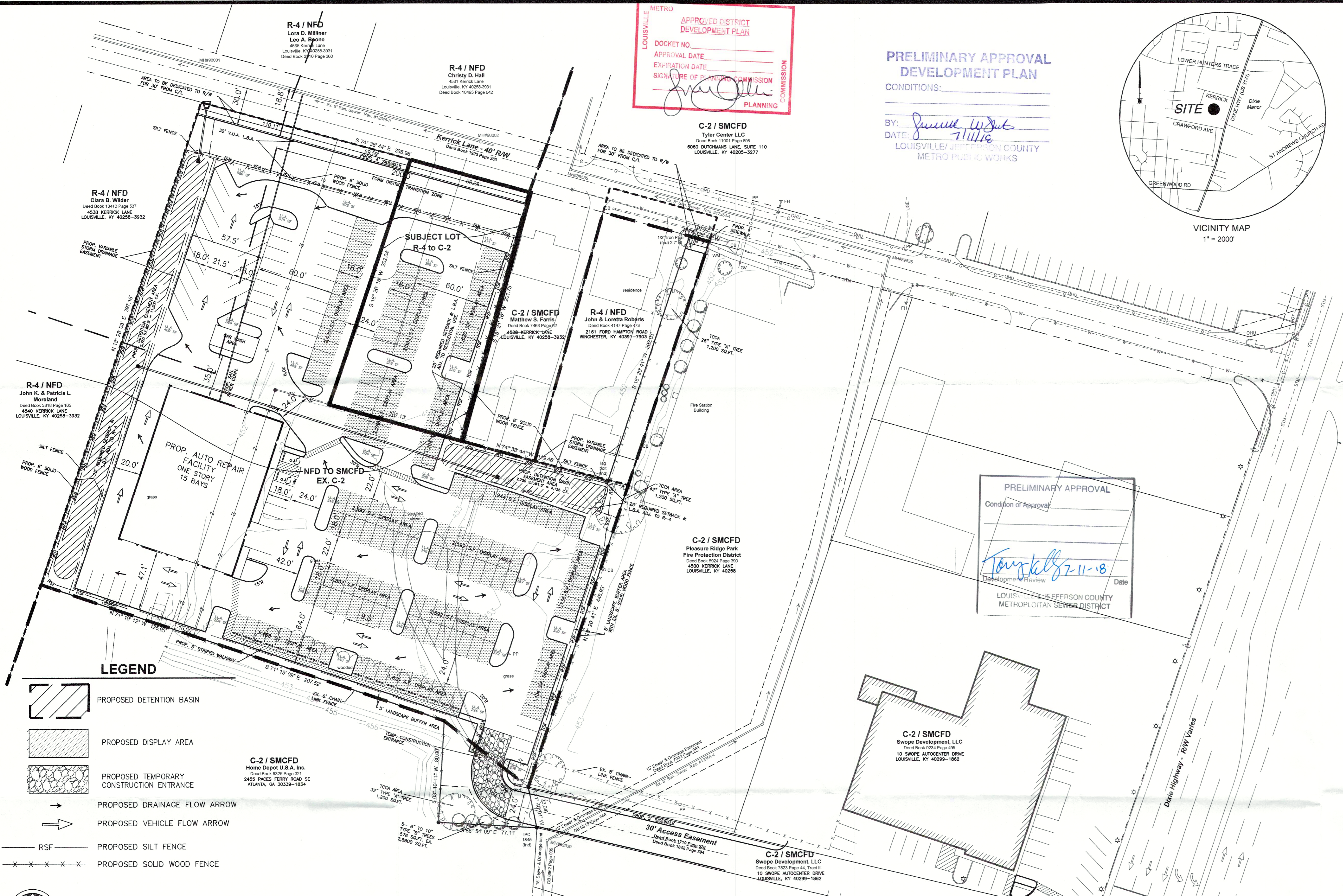
DETENTION CALCS
 $(0.77 - 0.31) \times (2.8/12) \times (3.34 \text{ Ac.}) = 0.358 \text{ AcFt} \sim 15,594 \text{ CuFt.}$

WAIVER & VARIANCE GRANTED
 CASE #18ZONE1020

1. WAIVER TO ALLOW PAVEMENT TO ENDOACH INTO A 25' L.B.A. FROM 1' TO 14.2' FOR APPROXIMATELY 50 LINEAR FEET.
2. WAIVER TO ALLOW DRAINAGE EASEMENTS TO ENDOACH 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 ENDOACH INTO A 25' SETBACK 1' TO 14.2' FOR APPROXIMATELY 50 LINEAR FEET.

WAIVER & VARIANCE REQUESTS

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. ON-SITE 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.



- GENERAL NOTES**
1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATION AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
 2. 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.
 3. 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.
 4. 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.
 5. 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.
 6. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEED, 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 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.
 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.

REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	6-18-18	JMA
2	DHS	REVISIONS PER AGENCY COMMENTS	7-9-18	JMA

BTM Engineering, Inc.
 Consulting Engineers, Landscape Architects, Planners & Surveyors
 "Serving the Bluegrass and Beyond"
 3001 Taylor Springs Drive, Louisville, Kentucky 40220
 (502) 452-9900 Fax (502) 452-9947 Fax

DATE: JUL 09 2018
 RECEIVED
 PLANNING & DESIGN SERVICES

REVISIED DETAILED DISTRICT DEVELOPEMNT PLAN
 6780 DIXIE HIGHWAY
 LOUISVILLE, KENTUCKY 40258

BTM PROJECT NO.: 180027

OWNER / DEVELOPER:
 SWOPE DEVELOPMENT, LLC
 11601 PLAINSIDE DRIVE
 LOUISVILLE, KENTUCKY 40299

DATE: 2-19-2018
 DRAWING: 180027-DDP
 SCALE: 1" = 40'
 SHEET: 1.00