

**LEGEND**

- PROPERTY LINE
- GAS — EXISTING GAS LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- W — W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER
- DS — EXISTING STORM SEWER
- 101.00 — EXISTING CONTOUR (LOJC)
- [Pattern] EXISTING ASPHALT
- — PROPOSED PRIVACY FENCE
- x — x — EXISTING FENCE
- [Sun] EXISTING LIGHT POLE
- [Tower] EXISTING POWER POLE
- [Wire] EXISTING GUY POLE/WIRE
- [Circle] EXISTING SANITARY MH
- [Shrub] PROPOSED SHRUB
- [Tree] PROPOSED TREE
- [Arrow] TRAFFIC FLOW
- [Wavy] STORMWATER RUNOFF PATTERN

**PROJECT SITE DATA**

OWNER: ABDALLAH BADOUAN  
6919 ROCK HOLLOW DR.  
LOUISVILLE, KY 40219

PARCEL IDS: 065F-0088-0000, 065F-0098-0000  
RECORDED AT DB 9442, PG 833 (DEED REFERENCES  
LOTS 20, 21, 22 IN BLOCK 47, JACOB'S ADDITION)

ZONING: C1

FORM DISTRICT: TRADITIONAL NEIGHBORHOOD

EXISTING USE: RESTAURANT & STORE

TOTAL AREA: 0.436 ACRES (19,000 SF)  
EXISTING IMPERVIOUS AREA = 0.414 AC. (18,040 SF)  
PROPOSED IMPERVIOUS AREA = 0.343 AC. (14,930 SF)

PROPOSED ZONING: C2

PROPOSED USE: AUTO SALES

**CH. 9 PARKING SUMMARY:**

EXISTING # OF PARKING SPACES: NOT KNOWN, FADED STRIPING  
APPROXIMATELY 7,500 SF OF OUTDOOR SALES AREA AVAILABLE

MINIMUM # OF REQUIRED PARKING SPACES:  
1 SPACE/7,000 SF OUTDOOR DISPLAY AREA = 1  
TOTAL MIN. # SPACES REQUIRED = 1

MAXIMUM # OF PARKING SPACES:  
1 SPACE/5,000 SF OUTDOOR DISPLAY AREA = 2  
TOTAL MAX. SPACES REQUIRED = 2

TOTAL PARKING SPACES PROVIDED = 2

**CH. 10 LANDSCAPING SUMMARY:**

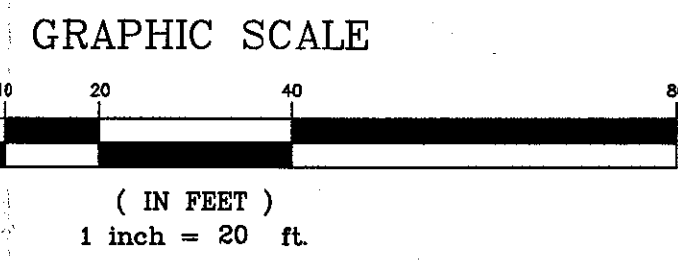
TREE CANOPY:  
NO TREE CANOPY COVERAGE REQUIRED DUE TO A DECREASE IN  
IMPERVIOUS AREA.

PROPOSED VUA = 16,000 SF  
LBA REQUIRED FROM TABLES 10.2.1, 10.2.2, 10.2.3: 5 FT  
VUA LBA FROM TABLE 10.2.6: 5 FT  
ILA REQUIRED = 5% = 900 SF  
ILA PROVIDED = 907 SF

LBA FOR ADJOINING R-5 PROPERTY TO WEST IS REQUIRED  
TO BE 15' WIDE WITH AN 8' PRIVACY FENCE AND 4.5 TREES  
PER 100 LF.

**UTILITY NOTE**

All utilities shown on these plans are approximate. Individual service lines are not shown. The Contractor or Subcontractor shall Notify the Utility Protection Center "B.U.D." (Toll Free Phone No. 1-800-752-6007) forty-eight (48) hours in advance of any construction on this project. This number was established to provide accurate locations of existing below ground utilities (i.e. cables, electric wires, gas, and water lines). The Contractor shall be responsible for becoming familiar with all utility requirements set forth on the Plans in the Technical Specifications and Special Provisions.



**WAIVERS REQUESTED**

1. FROM LDC 10.2 TO ENCRoACH INTO THE 15' LBA ALONG THE WEST PROPERTY LINE.
2. FROM LDC 10.2 TO ENCRoACH INTO THE 5' VUA LBA ALONG BERRY BLVD.

**GENERAL NOTES**

1. THIS PROJECT INVOLVES REMODELING OF AN EXISTING BUILDING AND PARKING IMPROVEMENTS TO CREATE AN AUTO SALES OFFICE AND STORAGE/DISPLAY AREAS.
2. NO PORTION OF THE PROJECT SITE IS LOCATED WITHIN THE 100-YR. FLOOD PLAIN PER FIRM MAP NO. 21111C0056E, DATED DECEMBER 5, 2006
3. ALL PROPOSED DUMPSTERS AND/OR SERVICE STRUCTURES SHALL BE SCREENED PER CH. 10 OF THE DEVELOPMENT CODE.
4. DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL SHOWING THAT THE PROJECT COMPLIES WITH THE CH. 4 LIGHTING REGULATIONS.
5. PROPERTY BOUNDARY WAS DETERMINED FROM DEEDS, THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. ALL SIDEWALKS TO BE A MIN. 5' WIDTH WITH HANDICAP ACCESSIBLE RAMPS.
7. BUILDING TO MAINTAIN EXISTING SANITARY SEWER BY 6" P.S.C. SANITARY SEWER SERVICE/CAPACITY SUBJECT TO MSD APPROVAL & APPLICABLE FEES. WASTEWATER TO BE TREATED AT DEREK R. GUTHRIE.
8. NO SIGNAGE PERMITTED WITHIN THE RIGHT-OF-WAY.
9. CONSTRUCTION/SALES TRAILERS TO BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH IN ACCORDANCE WITH CH. 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES. MOSQUITO CONTROL IN ACCORDANCE WITH CH. 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES. ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
10. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS BY OR THROUGH HIS/HER APPOINTED AGENT OR CONTRACTOR PRIOR TO CONSTRUCTION.
11. ALL FOOD SERVICE ESTABLISHMENTS MUST COMPLY WITH 902 KAR 45:005.
12. KDOT WILL REQUIRE AN ENCRoACHMENT PERMIT FOR ANY WORK PROPOSED TO BE DONE IN THE RIGHT-OF-WAY.
13. EXISTING STORMWATER RUNOFF PATTERNS TO BE MAINTAINED WITH NO NET INCREASE IN RUNOFF RATE OR VOLUME.
14. CH. 9 PARKING & CH. 10 LANDSCAPING REQUIREMENTS TO BE MET AS SHOWN ON THE PLAN.
16. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
17. CONCRETE WHEEL STOPS OR CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
18. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES:**

The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's Private Development Review office. EPSC BMP's shall be installed per 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 seeded 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.

All stream crossings must utilize low-water crossing structures per MSD Standard Drawing ER-02.

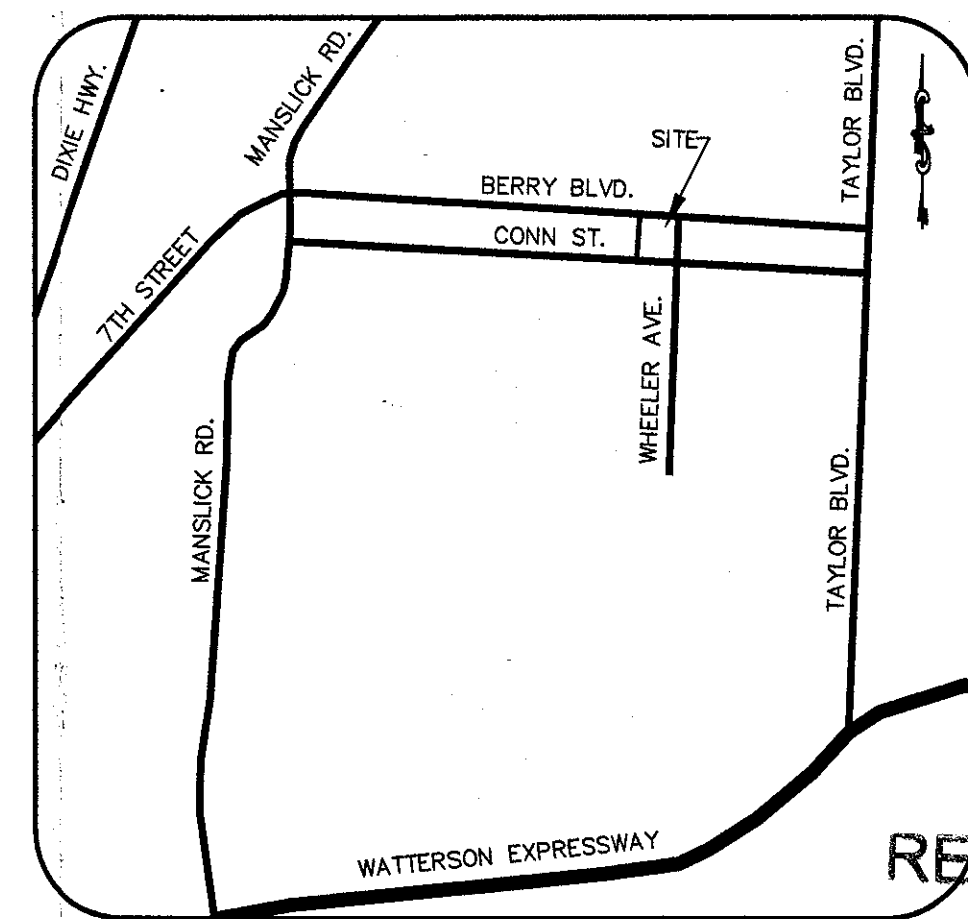
Sediment-laden groundwater encountered during trenching, boring, or other excavation activities shall be pumped to a sediment trapping device prior to being discharged into a stream, pond, swale, or catch basin.

Where construction or land disturbing activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity as ceased.

After completion of site work and site stabilization, developer/contractor is required to dredge sediment basin and restore to approved elevations and volume. 'As Builts' may be required.

**NOTICE**  
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

LOUISVILLE METRO PLANNING COMMISSION  
APPROVED DISTRICT DEVELOPMENT PLAN  
DOCKET NO. 14ZONE1055  
APPROVAL DATE April 2, 2015  
EXPIRATION DATE  
SIGNATURE OF PLANNING COMMISSION  
*Steve Henderson*



RECEIVED  
FEB 09 2015  
DESIGN SERVICES

WM #11073  
14ZONE1055

PRELIMINARY APPROVAL  
DEVELOPMENT PLAN  
CONDITIONS:  
BY: *Julie Pearson*  
DATE: 2/18/15  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL  
Condition of Approval:  
*Boyan 2/18/15*  
Date  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

NO.	DATE	REVISIONS	COMMENT
1	12/03/2014	REVIEW COMMENTS ADDRESSED	
2	1/16/2015	REVIEW COMMENTS ADDRESSED	
3	02/06/2015	REVIEW COMMENTS ADDRESSED/WAIVERS IDENTIFIED	

REVIEW PRINT

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Civil & Environmental Engineering  
456 Watt Street, Suite B  
Louisville, KY 40202  
802-282-1007 Fax  
jmcocoy@live.com  
JONATHAN L. MCCOY, P.E.  
DATE: 02/06/2015

DETAILED DISTRICT DEVELOPMENT PLAN  
BERRY AUTO SALES  
1504-1506 BERRY BLVD., LOUISVILLE, KY 40215  
OWNER: ABDALLAH BADOUAN

FILE NAME:  
113013  
SHEET NO.  
1 of 1

14ZONE1055