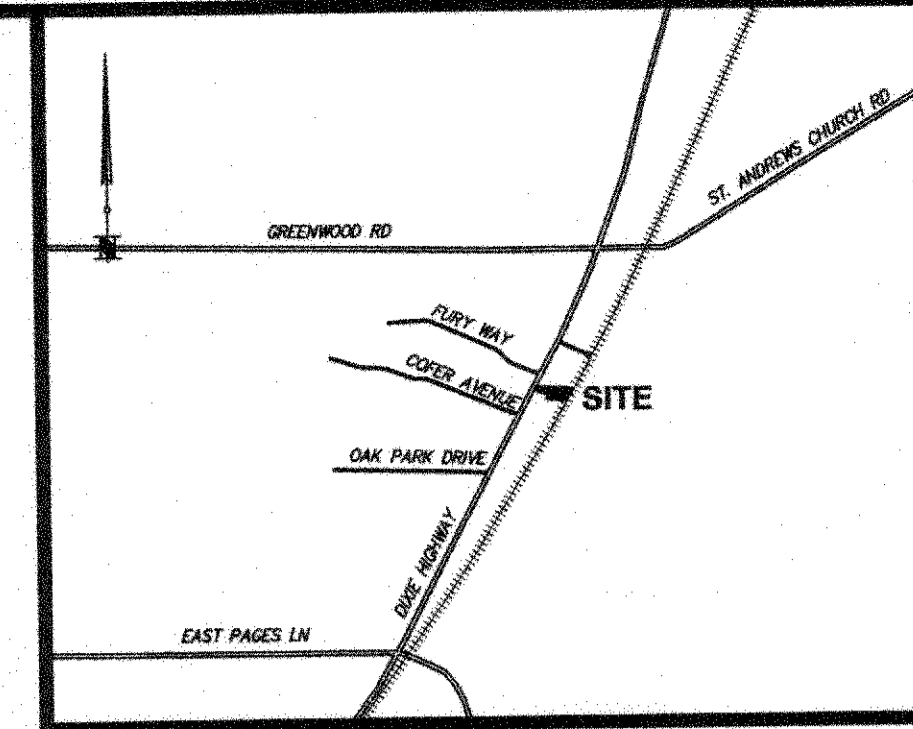


LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT  
 Development Review  
 Date: 11/18/15  
 PRELIMINARY APPROVAL  
 Condition of Approval:

**WAIVER REQUEST**

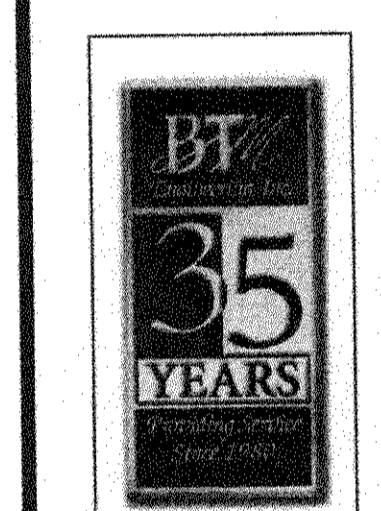
WAIVER OF LDC SECTION 10.2.4 TO OMIT 15' PROPERTY PERIMETER LANDSCAPE BUFFER AREA ALONG SOUTHERN PROPERTY LINE ADJACENT TO M-2 DISTRICT.



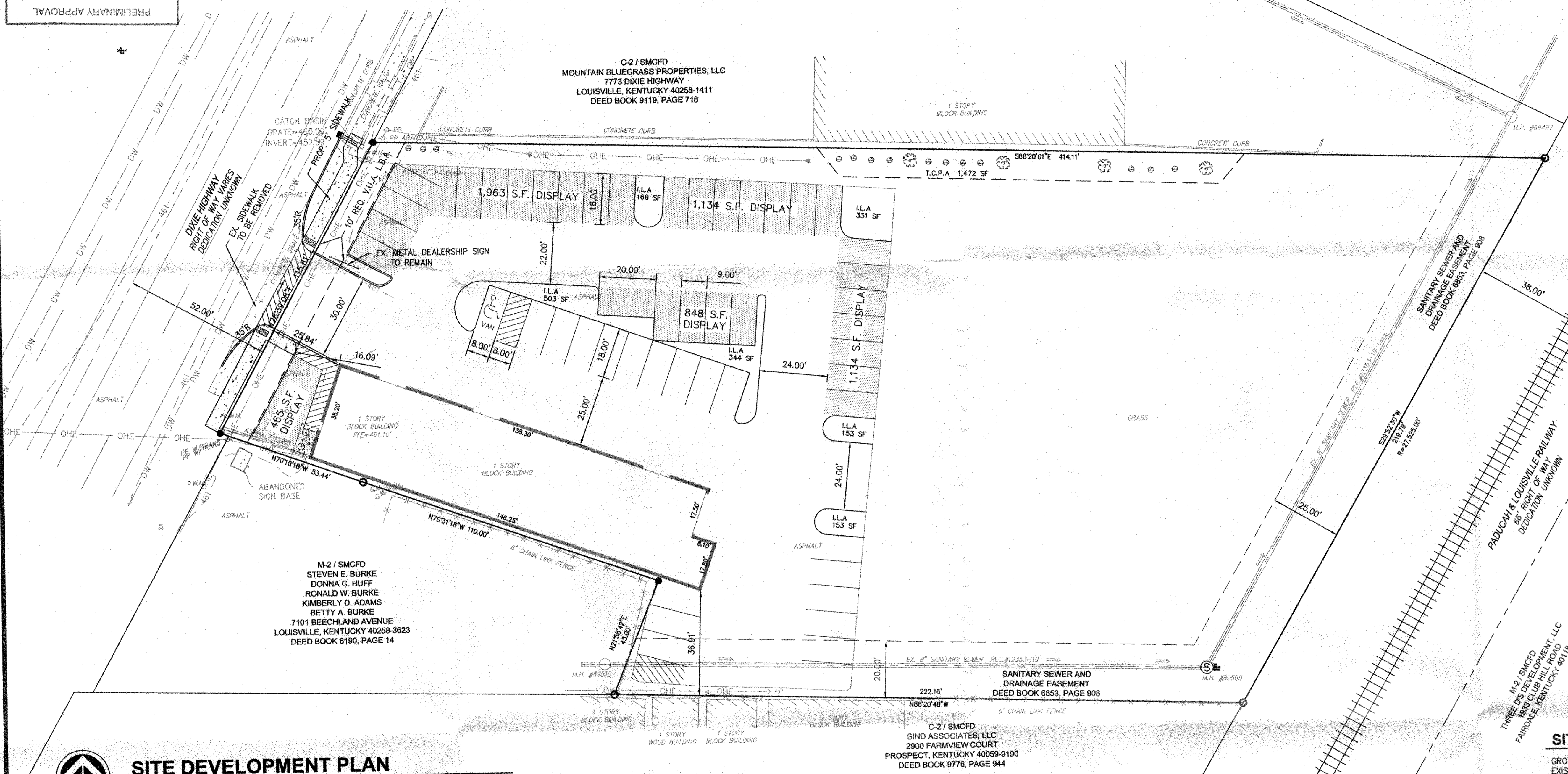
**LOCATION MAP**  
 LOUISVILLE, JEFFERSON COUNTY, KENTUCKY  
 NO SCALE

NO.	BY	DATE	DESCRIPTION

**BTM Engineering, Inc.**  
 Consulting Engineers, Landscape Architects, Planners & Surveyors  
 "Serving the Bluegrass and Beyond"  
 3001 Taylor Springs Drive Louisville, Kentucky 40220  
 (502) 451-9400 (502) 451-9427 Fax  
 www.btmeng.com



DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_



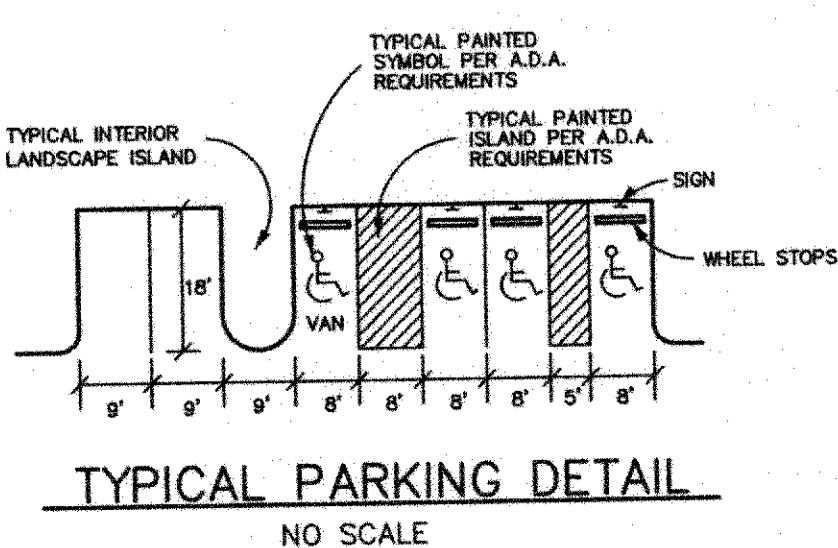
**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
 CONDITIONS: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 DATE: 11/18/15  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**SITE DEVELOPMENT PLAN**

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE  
 0 10' 20' 40'  
 SCALE: 1" = 20'

**GENERAL NOTES**

- 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.
- 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.
- 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- 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.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- 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.
- 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.
- 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.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
- BUILDING TO UTILIZE EXISTING SANITARY SEWER CONNECTION.



**LANDSCAPE REQUIREMENTS**

EXISTING VEHICLE USE AREA	24,583 SQ.FT.
EXISTING INTERIOR LANDSCAPE AREA	0 SQ.FT.
PROPOSED VEHICLE USE AREA	21,996 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	1,650 SQ.FT.
INTERIOR LANDSCAPE AREA PROPOSED	1,653 SQ.FT.

**TREE CANOPY CALCULATIONS**

TREE CANOPY CATEGORY CLASS C	
<b>SITE AREA INVENTORY</b>	
4-6" OAKS (TYPE A) @ 960 SF CREDIT EACH	3,840 S.F.
TOTAL TREE AREA	3,840 S.F.
<b>TREE CANOPY PRESERVED</b>	
4-6" OAKS (TYPE A) @ 960 SF CREDIT EACH	3,840 S.F.
TOTAL TREE CANOPY PRESERVED	3,840 S.F.
<b>TREE CANOPY CALCULATIONS</b>	
TOTAL SITE AREA	67,954 S.F.
EX. TREE CANOPY TO BE PRESERVED	3,840 S.F. (5.7%)
TREE CANOPY REQUIRED	12,911 S.F. (19%)
(TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	
ADDITIONAL TREE CANOPY REQUIRED	9,071 S.F. (13.3%)
13" 2" CAL. TYPE A TREES @ 720 S.F. EACH	9,360 S.F.

**SITE DATA**

GROSS SITE AREA	1.56 ACRES
EXISTING ZONING	M-2
EXISTING FORM DISTRICT	SMCFD
EXISTING USE	TRUCK SALES
EXISTING BUILDING	5,012 SQ.FT.
	ONE STORY/4 BAYS/4 EMPLOYEES MAX. SHIFT
	5,544 SF OUTDOOR DISPLAY
PROPOSED ZONING	C-2
PROPOSED USE	AUTO REPAIR FACILITY & AUTO SALES DISPLAY PARKING
<b>PARKING CALCULATIONS</b>	
AUTO SALES DISPLAY	
MINIMUM PARKING REQUIRED	1 SPACES
(1 SP/7,000 SF OUTDOOR DISPLAY AREA)	
MAXIMUM PARKING ALLOWED	1 SPACES
(1 SP/5,000 SF OUTDOOR DISPLAY AREA)	
AUTO REPAIR FACILITY	
MINIMUM PARKING REQUIRED	12 SPACES
(1 SP/EMPLOYEE + 2 SP/BAY)	
MAXIMUM PARKING ALLOWED	24 SPACES
(1 SP/EMPLOYEE + 5 SP/BAY)	
<b>PARKING PROVIDED</b>	
CUSTOMER AND AUTO REPAIR FACILITY PARKING PROVIDED	23 SPACES
(INC. 4 BAYS, 1 HANDICAP SPACES)	
DISPLAY PARKING SPACES	31 SPACES
<b>BICYCLE PARKING</b>	
2 SHORT TERM REQ./PROVIDED	
2 LONG TERM REQ./PROVIDED (INSIDE BUILDING)	

RECEIVED

NOV 18 2015  
 PLANNING & DESIGN SERVICE

MSD WM # 6241

**DETAILED DEVELOPMENT PLAN**  
 7775 DIXIE HIGHWAY  
 LOUISVILLE, KENTUCKY 40258

BTM PROJECT NO.: 150228  
 SITE INFORMATION:  
 TAX BLOCK: 1041 LOT: 80  
 D.B. 10001 PG. 18  
 OWNER/DEVELOPER:  
 DTS REAL ESTATE, LLC  
 1414 NORTHWIND ROAD  
 LOUISVILLE, KENTUCKY 40207-1685  
 DATE: 08-31-15  
 DRAWING: 150228-DDP  
 SCALE: 1" = 20'  
 SHEET

1.00

NOT FOR CONSTRUCTION

1520810146