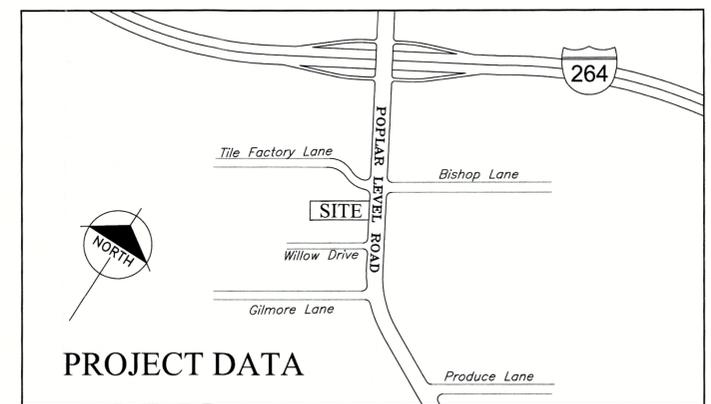


TILE FACTORY LANE 60' R/W



PROJECT DATA

- GENERAL NOTES**
1. LOTS TO BE CONSOLIDATED PRIOR TO CONSTRUCTION APPROVAL.
  2. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  3. WHEELSTOPS AND PROTECTIVE CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHT-OF-WAYS TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE AT LEAST THREE FEET FROM ANY ADJACENT PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.
- WORKS NOTES**
1. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY KYTC PRIOR TO CONSTRUCTION APPROVAL.
  2. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
  3. SIDEWALK AND VERGE SHALL BE RESTORED AFTER NORTHERN ENTRANCE IS REMOVED.
  4. ALL PARKING MUST BE ON A HARDBY DURABLE SURFACE.
- AFCD NOTES**
1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- MSD NOTES**
1. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FIRM PANEL 21111C0019E, DATED DECEMBER 5, 2006.
  2. DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR INFORMATIONAL PURPOSES. ALL AREAS OF THE SITE ARE TO BE PAVED OR FINISH GRADED IN A MANNER THAT RESULTS IN SHEET FLOW AS DEPICTED. NO AREAS OF PONDING WATER WILL BE ACCEPTED.
  3. EROSION & SILT CONTROL PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD.
  4. 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 DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES PERMITTED WITHIN THE FENCED AREA.
  5. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
  6. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
  7. ON-SITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
  8. SITE IS SUBJECT TO REGIONAL FACILITY FEE X 1.5 OR 450 PER CENT REDUCTION OF THE 100-YEAR STORM EVENT.
  9. THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS DEVELOPMENT PLAN THE AREA OF DISTURBANCE IS 32,380 SF.

- LEGEND**
- CB CATCH BASINS
  - SHEET DRAINAGE FLOW
  - EXISTING CONTOUR
  - EXISTING UPDLE W/ OVERHEAD ELECTRIC
  - SILT FENCE
  - EXISTING SEWER
  - PROPOSED FENCE

APPROVED DISTRICT DEVELOPMENT PLAN  
 DOCKET NO. 16ZON1029  
 APPROVAL DATE 10/5/17  
 EXPIRATION DATE  
 SIGNATURE OF PLANNING COMMISSION  
 [Signature]  
 PLANNING COMMISSION

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:  
 BY: [Signature]  
 DATE: 10/5/17  
 LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

4563 POPLAR LEVEL RD  
 SPEEDWAY LLC  
 539 S MAIN ST  
 FINDLAY, OH, 45840-3229  
 DB 10750, P 824

PRELIMINARY APPROVAL  
 Condition of Approval:  
 [Signature]  
 Development Review Date: 10-4-17  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**PRELIMINARY DRAINAGE CALCULATION**  
 DISTURBED AREA : 32,380 SF EXISTING IMPERVIOUS AREA : 4,196 SF PROPOSED IMPERVIOUS AREA : 22,170 SF  
 PRELIMINARY DETENTION CALCULATIONS: NEW IMPERVIOUS 100YR : 17,974sf \* CN .61 pre & .98 post = 2,868cf per hydrocad

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES:** The approved erosion prevention and sediment control (EPCS) plan shall be implemented prior to any land disturbing activity on the construction site. Any modifications to the approved EPCS plan must be reviewed and approved by MSD's Private Development Review office. EPCS BMP's shall be installed per the plan and MSD's 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 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. 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 has ceased. 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 or catch basin.

PROJECT DATA

EXISTING ZONING : R-4 FORM DISTRICT : NEIGHBORHOOD  
 PROPOSED ZONING : C-2 PROPOSED FORM DISTRICT : SUBURBAN WORKPLACE  
 TOTAL SITE AREA : 1.35 ACRES 58,918 SQ. FT. TOTAL BUILDING AREA : 2,160 SF  
 EXISTING USE : RENTAL HOUSE PROPOSED USE : RENTAL HOUSE & USED CAR SALES  
 EXISTING BUILDING AREA : 2,160 SF PROPOSED BUILDING AREA : 2,112 SF  
 EXISTING HOUSE BUILDING HEIGHT : 24' PROPOSED BUILDING HEIGHT : 18'  
 TOTAL BUILDING AREA : 2,160 SF FAR : 0.13 SF  
 PARKING CALCULATION: 15 SPACES PROPOSED  
 REQUIRED SPACES 15 SPACES MINIMUM - 27 SPACES MAXIMUM  
 1 space per 250 sf min. of sales building - 1,580 /250 = 6 min. /150 = 10 max.  
 1 space per 7000 sf min. of outside sales area - 4760sf/7000 = 1 min. /5000 = 1 max.  
 2 spaces per service bay min. 5 spaces per bay max. - 4 spaces min 10 spaces max.  
 1 space per employee max. shift - 2 min. 2 max.  
 single family residence - 2 spaces min. 4 max.  
 VEHICULAR USE AREA : 17,650 SF  
 REQUIRED ILA @7.5% : 1,324 SF PROPOSED ILA : 1,684 SF

TREE CANOPY CALCULATIONS  
 TOTAL SITE AREA 58,918 SF SW/COMMERCIAL AREA CLASS "C"  
 EXISTING TREE CANOPY TO REMAIN 1,900 or 2%  
 REQUIRED/PROPOSED NEW TREE CANOPY 18% or 10,605 SF

A Waiver is being requested to allow the existing building to encroach into the required 25' landscape buffer area.  
 PDS PROJECT# 16ZONE1079  
 TAX BLOCK 74 LOTS 24 & 28 DEED BOOK 10596 PAGE 876  
 PARCEL ID# 074000240000 & 074000280000

DETAILED DISTRICT DEVELOPMENT PLAN  
 4558 & 4562 POPLAR LEVEL ROAD, LOUISVILLE, KY 40213

Jet Li Imports

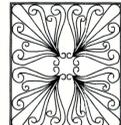
OWNER/DEVELOPER: YHR888 LLC  
 13509 SQUIRE SPRING COURT  
 LOUISVILLE, KY 40245  
 (502) 889-6566



RECEIVED  
 OCT 02 2017  
 PLANNING COMMISSION  
 DESIGN SERVICES

FILE NO.  
 DDP

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES:** The approved erosion prevention and sediment control (EPCS) plan shall be implemented prior to any land disturbing activity on the construction site. Any modifications to the approved EPCS plan must be reviewed and approved by MSD's Private Development Review office. EPCS BMP's shall be installed per the plan and MSD's 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 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. 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 has ceased. 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 or catch basin.



**MILLER-WIHRY**  
 MWGLLC  
 Land Planners • Engineers • Surveyors  
 1387 South Fourth St. Louisville, KY 40208 (502)636-5501

REVISIONS	SCALE
9-30-2017	1"=30'
	DR.
	CK.
	DATE
	6-29-2017