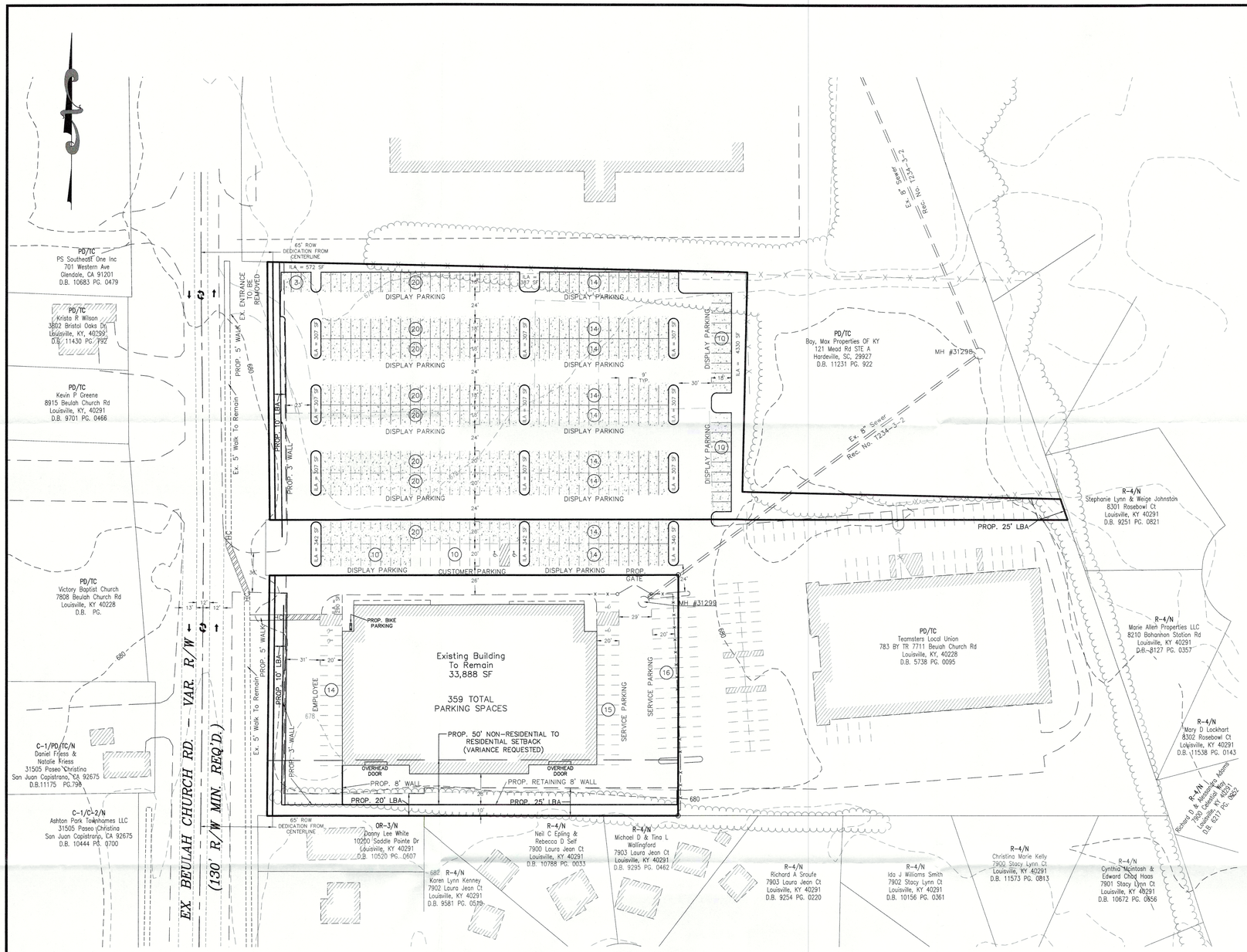
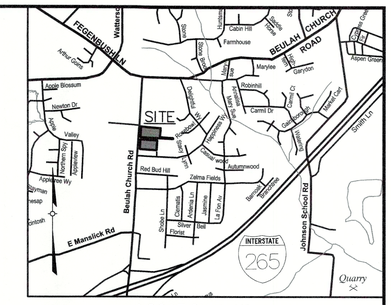




LOCATION MAP
NOT TO SCALE

WAIVER REQUESTED:

1. A Waiver is requested from Chapter 10.2.4 of the Louisville Metro Land Development Code to allow an 8' retaining wall and pavement within the property perimeter Landscape Buffer Area.

VARIANCE REQUESTED:

1. A Variance is requested from Section 5.3.1.C.5 of the Louisville Metro Land Development Code to allow a building & pavement to encroach into the required setback.

PROJECT DATA

TOTAL SITE AREA	= 4.26± Ac. (185,546 SF)
TRACT 1 AREA	= 1.85± Ac. (80,580 SF)
TRACT 2 AREA	= 2.41± Ac. (104,966 SF)
EXISTING ZONING	= PD
FORM DISTRICT	= TOWN CENTER
EXISTING USE	= VACANT
PROPOSED USE	= MOTOR VEHICLE SALES
BUILDING HEIGHT	= 1 STORY (35' MAX. ALLOWED)
BUILDING AREA	= 33,888 SF
F.A.R.	= 0.42 (1.0 MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
MOTOR VEHICLE SALES		
56,210/7,000 S.F. MIN. (OUTDOOR DISPLAY) =	8 SP	
56,210/5,000 S.F. MAX. (OUTDOOR DISPLAY) =		12 SP
AUTO SERVICE (20 EMPLOYEES + 2 BAYS)		
1SP/EMPLOYEE + 2 PER SERVICE BAY =	24 SP	
1SP/EMPLOYEE + 5 PER SERVICE BAY =		30 SP
TOTAL PARKING REQUIRED =	32 SP	42 SP
TOTAL PARKING PROVIDED	= 55 SPACES (4 HC SP INCLUDED)	
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM/2 LONG TERM	
TOTAL VEHICULAR USE AREA	= 123,893 SF	
INTERIOR LANDSCAPE AREA REQUIRED	= 9,291 SF	
INTERIOR LANDSCAPE AREA PROVIDED	= 9,366 SF	
EXISTING IMPERVIOUS	= 145,000 SF (SEE MSD NOTE 7)	
PROPOSED IMPERVIOUS	= 157,781 SF (9% INCREASE)	
AREA OF DISTURBANCE	= 53,350 SF	

GENERAL NOTES:

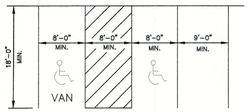
1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. There shall be no commercial signs in the right-of-way.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
5. 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.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. A cross access agreement shall be recorded between the subject property and the Teamsters Local Union property prior to final plan transmittal.
8. Construction plans, bond, & KTC permit required prior to construction plan approval by Metro Public Works.
9. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current KTC standards and shall be inspected prior to final bond release.
10. Right-of-way dedication by deed or minor plat must be recorded prior to construction approval by Public Works.

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. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0096 E dated December 5, 2006.
4. Drainage pattern depicted by arrows (⟹) is for conceptual purposes.
5. Site will be subject to MSD Regional Facilities Fee.
6. 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.
7. Existing impervious area was calculated using historical imagery.

LEGEND

- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	185,546 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	20% (37,109 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	20% (37,440 S.F.)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

RECEIVED
MAR 16 2020
PLANNING & DESIGN SERVICES

SITE ADDRESS:
7709, 7713 & 7715 BEULAH CHURCH ROAD
TAX BLOCK 0646, LOT 0280, 0293 & 0305
D.B. 11486, PG. 414

COUNCIL DISTRICT – 23
FIRE PROTECTION DISTRICT – HIGHVIEW
MUNICIPALITY – LOUISVILLE

CASE #19-DDP-0076
WM #12081

NO.	DATE	DESCRIPTION	BY
1	12/23/19	REVISED PER AGENCY COMMENTS	JH
2	3/16/20	REVISED PER AGENCY COMMENTS	JH

REVISIONS

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 19225-DDP
DATE: 11/25/19
SCALE: AS SHOWN
DRAWN BY: JH
CHECKED BY: DT

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
527 WEST PROPTAT BLVD. LOUISVILLE, KENTUCKY 40232
PHONE: 502.426.9375
FAX: 502.426.9714
WEB SITE: WWW.LDD-INC.COM

DETAILED DISTRICT DEVELOPMENT PLAN

VA QUALITY MOTORS

DEVELOPER
VILDAN AHMIC
5500 FERN VALLEY RD
LOUISVILLE, KY 40228

JOB NO. 19225

SHEET 1 OF 1

19-DDP-0076