

TYPICAL PARKING LAYOUT

LEGEND

- Property Line
- Existing Sewerline
- Existing Trees
- Existing light pole
- Flow Arrow
- Existing Storm Line
- Proposed Storm Line

MSD NOTES WM# 12195

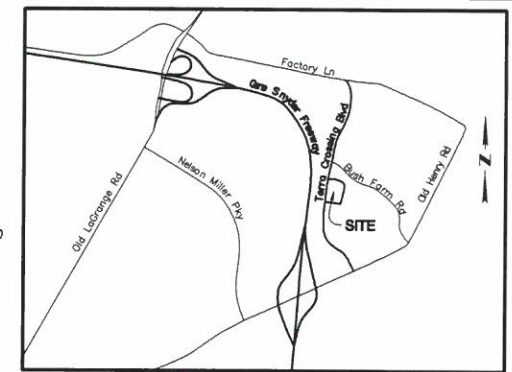
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- ALL MS4 WATER QUALITY REGULATIONS PROVIDED OFF SITE WITH WM#11374.
- SANITARY SEWER SERVICE BY PROPERTY SERVICE CONNECTION. SANITARY SEWER CAPACITY FEES MAY APPLY.
- DETENTION IS PROVIDED OFF SITE WITH WM#11374. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS.
- PRIOR TO CONSTRUCTION PLAN APPROVAL, AN EASEMENT PLAT SHALL BE REQUIRED FOR ANY THRU DRAINAGE ON SITE.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAP PANEL 21111C0034E.

PUBLIC WORKS NOTES

- FORTY EIGHT (48) HOURS PRIOR TO CONSTRUCTION, NOTICE SHALL BE GIVEN BY THE CONTRACTOR TO LOUISVILLE METRO PUBLIC WORKS DEPARTMENT FOR INSPECTIONS OF BASE, PAVEMENT AND SIDEWALKS.
- ALL CONSTRUCTION METHODS, MATERIALS AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH THE KENTUCKY TRANSPORTATION CABINET DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS AND SUPPLEMENT FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION UNLESS OTHERWISE SPECIFIED. THE CURRENT KENTUCKY STANDARD DRAWINGS WILL ALSO APPLY UNLESS OTHERWISE NOTED ON THE PLANS.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT IS REQUIRED BY LOUISVILLE METRO PUBLIC WORKS DEPARTMENT, FOR ANY WORK IN PUBLIC RIGHT OF WAYS.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR RAMP" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
- ALL SIDEWALKS, PEDESTRIAN RAMPS, LANDINGS, AND CROSSWALKS, ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE AMERICAN DISABILITIES ACT (A.D.A.).
- ALL TRAFFIC SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS, CURRENT EDITION.
- MINOR PLAT TO BE EXECUTED PRIOR TO CONSTRUCTION APPROVAL.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

DEVELOPMENT NOTES

- PROPERTY IS IN THE ANCHORAGE MIDDLETOWN FIRE DISTRICT AND SUBJECT TO APPROVAL.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT "BUD" TOLL FREE 1-800-752-6007 FOR LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.
- CAMPABLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 10, SECTION 10.2.6 AND 10.4.9.
- A KARST SURVEY OF THE SITE WAS PERFORMED BY MARK SITES, PE, AND NO POTENTIAL KARST TOPOGRAPHY WAS IDENTIFIED. PER GENERAL DEVELOPMENT PLAN 16ZONE1019, APPROVED FEBRUARY 23, 2017.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- TERRA CROSSINGS BLVD (80' ROW) TO BE DEDICATED AS PUBLIC ROW PER GENERAL PLAN 16ZONE1019.



VICINITY MAP

NO SCALE

Site Development Data

Location:	Terra Crossing Blvd
Inst. No.:	D.B. PG. 0015 0041 0000
Tax Block, Lot, Sublot:	181,717.36
Area:	4.31
Zoning:	C-2
Form District:	SW
Existing Use:	Vacant
Proposed Use:	Motorcycle Sales
Plan Certain:	16ZONE1019

I L A Requirements

Vehicle Use Area:	108,527 S.F.
ILA Required:	(7.5%) 8,140 S.F.
ILA Provided:	(7.68%) 8,331 S.F.
ILA Trees Required:	(1/4000 S.F.) 27 trees
ILA Trees Provided:	27 trees

Impervious Areas

Total Site Area	187,717 S.F.
Existing Conditions	
Impervious	187,717 S.F.
Pervious	0 S.F.
Proposed Conditions	
Impervious	146,030 S.F.
Pervious	41,687 S.F.

Building Summary

First Floor Area:	32,962 S.F.
Showroom:	15,767 S.F.
Service Shop:	10,910 S.F.
Warehouse:	6,285 S.F.
Second Floor Area:	20,895 S.F.
Bike Storage:	10,800 S.F.
Classroom:	2,200 S.F.
Office:	2,520 S.F.
Classroom:	5,375 S.F.

F.A.R.:	0.29
Max Allowed F.A.R.:	5
Building Height:	50'

Dimensional Standards

Building Setbacks	Min	Perimeter Buffering
Front:	25'	15' LBA
Side:	None	15' LBA
Street Side:	n/a	15' LBA
Rear:	25'	15' LBA
Max. Height of Building:	50'	

Parking Summary

Shopping, goods or services 1SP/500S.F.	Min	Max
First Floor:	32,962 S.F.	1SP/250S.F.
Second Floor:	20,895 S.F.	
Total Spaces Required	108	215
Spaces Provided	134	spaces
	1SP/1,5EMP	ADA spaces
	134	Total
Bicycle Parking	2 Long-Term	2 Short-Term

Tree Canopy

Class C Tree Canopy Category	
Gross Site Area	187,717 S.F.
Existing Tree Canopy	0 S.F.
Ex. Tree Canopy %	0.0 %
Preserved Tree Canopy Coverage Area	0 S.F.
Preserved Tree Canopy Coverage %	0.0 %
Tree Canopy Area Required	65,701.1 S.F.
Tree Canopy Area Required %	35.0 %
New Tree Canopy Provided	67,200 S.F.
Tree Canopy Provided	67,200 S.F.
% Tree Canopy Provided	35.8 %

PROJECT REFERENCES

Planning & Zoning Related Cases:	
DDP	20-DDP-0053
GDOP	16-ZONE-1019
Minor Plat #	20-MPLAT-0122
MSD WM #:	12195



DATE: 10/1/2020
REVISION: 1
AL ENGINEERING INC.
Civil Engineering & Land Development Services
1000 S. 2nd St., Suite 200
Louisville, KY 40202
Phone: (502) 254-2245
Fax: (502) 597-4445
ACCOUNT: 2020-562
DATE: 10/01/20
DESIGNED BY: AMR
CHECKED BY: AMR
APPROVED BY: AMR
Lichtfeld, Inc.
908 South 8th Street
Louisville, KY 40203
Bluegrass
Harley Davidson
Terra Crossing Blvd
Louisville, Kentucky
DETAILED DISTRICT
DEVELOPMENT PLAN
DRAWING
1
SHEET
OF 1

20-DDP-005