

Bowman

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DEVELOPMENT PLAN  
7791 DIXIE HIGHWAY

OWNER / DEVELOPER:  
BPH PROPERTIES, LLC  
1414 NORTHWIND ROAD  
LOUISVILLE, KY 40207

240724-01-001 - DDP  
DRAWING

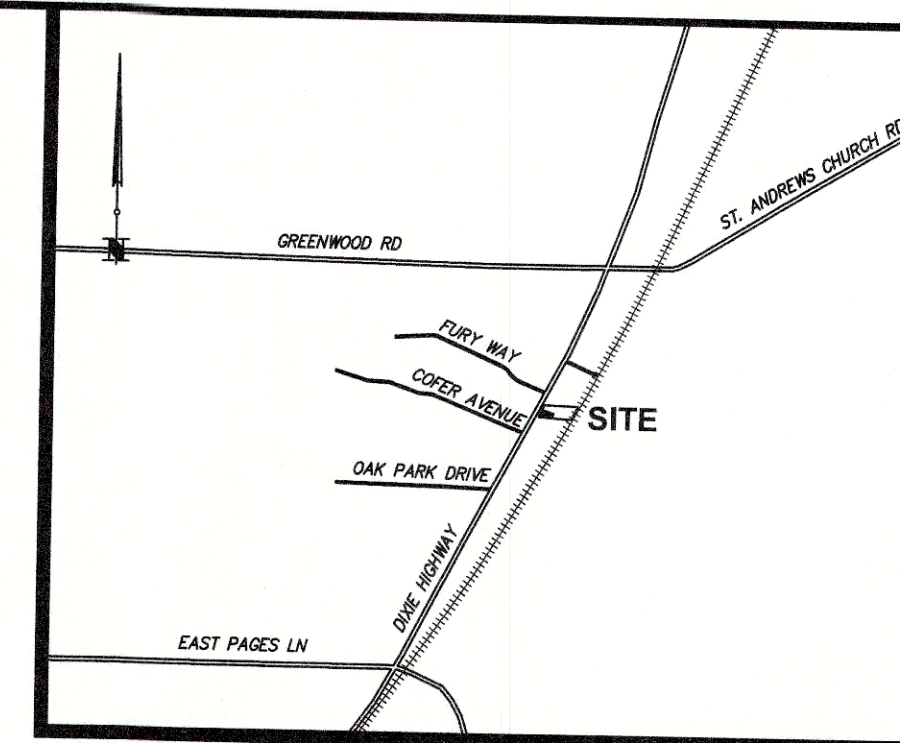
FOR  
REVIEW  
ONLY

PLAN STATUS		
5/23/23	ENTRANCE REV.	

DATE	DESCRIPTION
DHS	DHS
DESIGN	DRAWN
SCALE	H: 1"=20' V: N/A
JMA	CHKD
JOB No.	240724-01-001
DATE :	5/12/2023
FILE No.	

SHEET 1 OF 1

NOT FOR CONSTRUCTION



LOCATION MAP  
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY  
NO SCALE

### SITE DATA

GROSS SITE AREA 0.26 ACRES  
EXISTING FORM DISTRICT 11,530.95 SQ.FT.  
EXISTING ZONING M-2  
EXISTING USE SMOFD  
EXISTING BUILDING EMPTY  
ONE STORY, AUTO SALES/REPAIR 2,904 SQ.FT.  
PROPOSED ZONING C-2  
PROPOSED USE AUTO SALES

PARKING CALCULATIONS  
AUTO SALES DISPLAY  
MINIMUM PARKING REQUIRED 5 SPACES  
1 SP/500 SF AUTO SALES/REPAIR 6 SPACES  
1 SP/1,000 SF OUTDOOR DISPLAY AREA 1 SPACE  
30% REDUCTION PER LDC 9.1.3.F -2 SPACES  
MAXIMUM PARKING ALLOWED 17 SPACES  
1 SP/200 SF AUTO SALES/REPAIR 15 SPACES  
1 SP/500 SF OUTDOOR DISPLAY AREA 2 SPACES

PARKING PROVIDED  
CUSTOMER AND AUTO SALES  
PARKING PROVIDED 5 SPACES  
(INSIDE BUILDING SPACE)

BICYCLE PARKING 3 SPACES  
3 SPACES OR 10% OF PARKING, WHICHEVER IS GREATER  
(INSIDE BUILDING).

### LANDSCAPE REQUIREMENTS

NO NEW LANDSCAPE REQUIRED PER CHAPTER 10.1 & 10.2  
BASED ON PERCENT OF IMPROVEMENTS NOT MEETING THE  
THRESHOLD FOR LANDSCAPE REQUIREMENTS.

EX. VEHICLE USE AREA 5,987 SQ.FT.

### TREE CANOPY CALCULATIONS

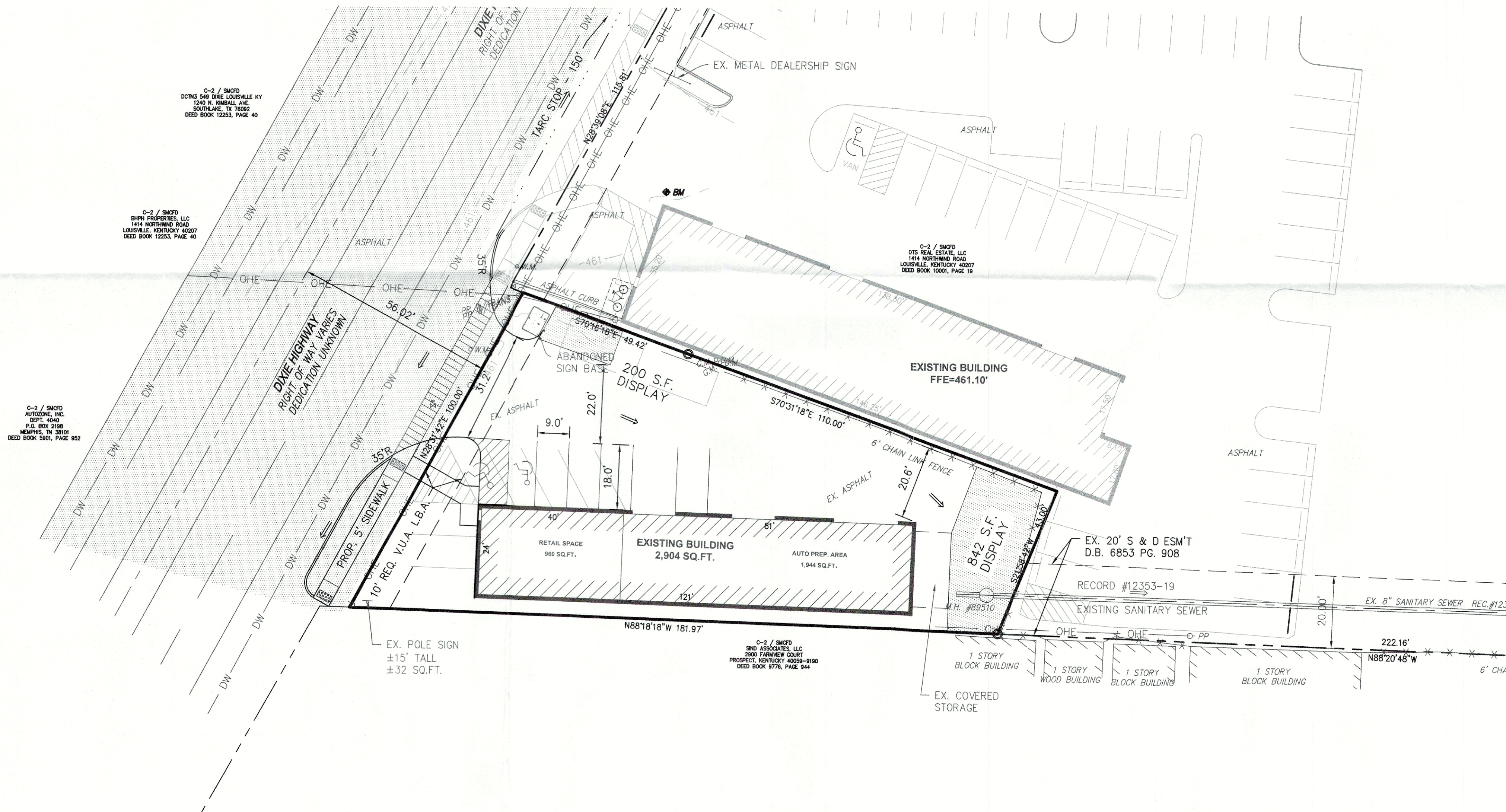
TOTAL SITE AREA 11,531 S.F.  
NO ADDITIONAL TREE CANOPY REQUIRED PER CHAPTER  
10.1.2.B.3 OF THE L.D.C. FOR INCREASE OF LESS THAN 20%  
NO NEW CONSTRUCTION.

### LEGEND

[Symbol]	PROPOSED DISPLAY AREA
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING WATER LINE
[Symbol]	EX. OVERHEAD UTILITIES
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING SIGN
[Symbol]	GAS METER
[Symbol]	EXISTING GAS VALVE
[Symbol]	WATER METER
[Symbol]	EXISTING LIGHT STANDARD
[Symbol]	DRAINAGE FLOW

RECEIVED  
JUN 08 2023  
PLANNING &  
DESIGN SERVICES

CASE# 23-ZONE-0051



### SITE DEVELOPMENT PLAN

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

### GENERAL NOTES

- ALL BUILDING DESIGN SHALL BE IN ACCORDANCE WITH CHAPTER 5.5 & 5.6 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- 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.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING.
- ALL SIGNAGE WILL COMPLY WITH LAND DEVELOPMENT CODE.
- ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER L.D.C. REQUIREMENTS.
- STREET TREES ARE REQUIRED ALONG ALL RIGHT-OF-WAY FRONTAGES PER LDC 10.2.8.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES 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.
- ALL ENTRANCES WILL BE MADE WITH A HARD AND DURABLE SURFACE.

### MSD NOTES

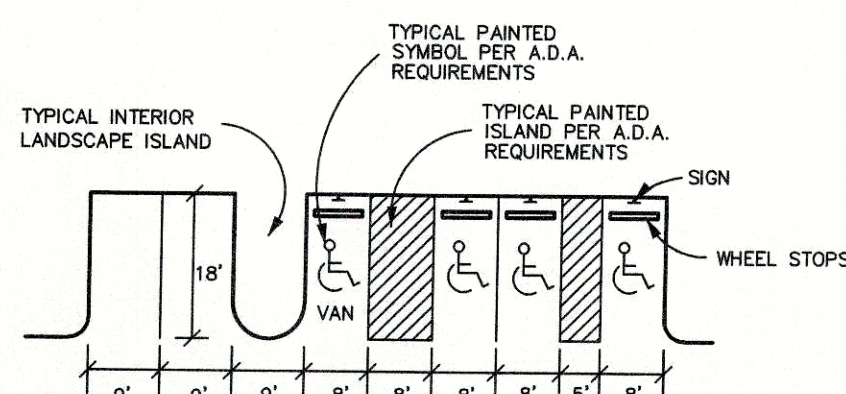
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED 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 PER 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 SEEDED, 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.
- EXISTING BUILDING TO UTILIZE EXISTING SANITARY SEWER SERVICE CONNECTION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.

### KYTC NOTES:

- KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVAL REQUIRED.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS ON THE RIGHT-OF-WAY NOR ANY SIGNAGE ATTACHED TO THE RIGHT-OF-WAY FENCE..
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT-OF-WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- ALL DRAINAGE STRUCTURES WITHIN STATE R.O.W. SHALL BE OF STATE DESIGN.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
- THERE SHALL BE NO PARKING NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT-OF-WAY.
- DESIGN OF ACCESS TO STATE HIGHWAY SHALL COMPLY WITH KYTC STANDARD DRAWINGS. ENTRANCE THROAT WIDTH WILL BE LIMITED TO 36' MAXIMUM WITH 35' MINIMUM CORNER RADII.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.

### HEALTH DEPT. NOTES

- OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
- SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45.005 REGULATIONS.
- PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.



TYPICAL PARKING DETAIL  
NO SCALE