



GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 10' 20' 40'

SCALE: 1" = 20'

1. ALL BUILDING DESIGN SHALL BE IN ACCORDANCE WITH CHAPTER 5.5 & 5.6 OF THE LAND DEVELOPMENT CODE.
2. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
3. COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
4. 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.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY ALAN HARTLEY AND SURVEYS.
6. ANY NEW SIGNAGE WILL COMPLY WITH LAND DEVELOPMENT CODE.
7. ALL DUMPSITE AND SERVICE STRUCTURES TO BE SCREENED PER L.D.C. REQUIREMENTS.
8. STREET TREES ARE REQUIRED ALONG ALL RIGHT-OF-WAY FRONTAGES PER L.D.C. CHAPTER 10.2.8.
9. CONCRETE WALKWAYS, STORIES OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING DRIVEWAYS, WALKWAYS, STORIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WALKWAYS OR CURBING SHALL BE LOCATED AT LEAST THREE(3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.



1. MSD SINGLE FAMILY, DEMOLITION OR SMALL COMMERCIAL PERMIT REQUIRED PRIOR TO ISSUE OF A BUILDING PERMIT.
2. EXISTING BUILDING TO UTILIZE EXISTING SANITARY SEWER SERVICE CONNECTION. NO NEW CONSTRUCTION. SUBJECT TO FEES AND ANY APPLICABLE CHARGES.

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

1. EACH PROPOSED LOT/BUILDING MUST CONNECT TO IT OWN SANITARY SEWER PSC WITH A SIX-INCH SANITARY SEWER.
2. OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
3. SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
4. 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.
5. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
6. ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
7. MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
8. PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.



SITE AREA	0.63 ACRES
	27,631.67 SQ.FT.
EXISTING ZONING	OR-1
EXISTING FORM DISTRICT	TCFD
EXISTING USE	OFFICE
EXISTING BUILDING	3,300 SQ.FT.
ONE STORY	
MAX. ALLOWED FLOOR AREA RATIO	5.0
EXISTING FLOOR AREA RATIO	0.12
PROPOSED ZONING	C-2
PROPOSED USE	AUTO SALES, DISPLAY & RETAIL
PARKING CALCULATIONS	
AUTO SALES DISPLAY	
MINIMUM PARKING REQUIRED	9 SPACES
1 SP/500 SF AUTO SALES	7 SPACES
1 SP/1,000 SF OUTDOOR DISPLAY AREA	2 SPACE
MAXIMUM PARKING ALLOWED	20 SPACES
1 SP/200 SF AUTO SALES	17 SPACES
1 SP/500 SF OUTDOOR DISPLAY AREA	3 SPACES

PARKING PROVIDED	
CUSTOMER AND AUTO SALES	
PARKING PROVIDED	13 SPACES
(INC. 1 HANDICAP SPACE)	
DISPLAY SPACES	8 SPACES

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

EX. VEHICLE USE AREA	9,003 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	675 SQ.FT.
I.L.A. PROVIDED	992 SQ.FT.

TOTAL SITE AREA	27,632 S.F
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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.

TOTAL SITE AREA	0.63 ACRES
EXISTING IMPERVIOUS SURFACE	0.295 ACRES
PROPOSED IMPERVIOUS SURFACE	1.299 ACRES
INCREASE IN IMPERVIOUS SURFACE	0.004 ACRES

	PROPOSED DISPLAY AREA
	EXISTING SANITARY SEWER
	EXISTING CONTOUR
	EXISTING FENCE
	EXISTING WATER LINE
	EX. OVERHEAD ELECTRIC
	ROAD CENTERLINE
	EXISTING UTILITY POLE
	EXISTING SIGN
	WATER METER
	DRAINAGE FLOW

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SITE INFORMATION:
D.B. 11989 PG. 459
PARCEL # 063800310

6604 BARDSTOWN ROAD
LOUISVILLE KY 40291

OWNER:
TK REAL ESTATE, LLC
1414 NORTHWIND ROAD
LOUISVILLE KY 40207

240772-01-001-DDP
DRAWING

**FOR
REVIEW
ONLY**

PLAN STATUS			
9/11/23	RESUBMITTAL		
DATE	DESCRIPTION		
DHS DESIGN	DHS DRAWN	JMA CHKD	
SCALE	H: 1"=20' V: N/A		
JOB No. 240772-01-001			
DATE : 06/05/23			
FILE No.			
SHEET 1		OF 1	

NOT FOR CONSTRUCTION