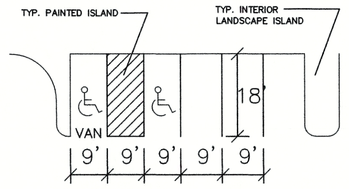


TYPICAL PARKING DETAIL

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD 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 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.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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, SWALE, OR CATCH BASIN.

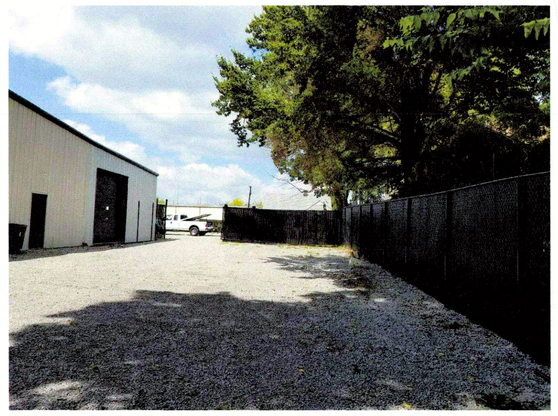
WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

Kentucky 811 * CALL BEFORE YOU DIG "B.U.D." * 1 (800) 752-6007

NOTE: THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY, OR UTILITY MARKINGS PERFORMED BY THIRD PARTIES (BEFORE YOU DIG SERVICES AND/OR LOCATION SERVICES).

NOTE: THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND SHALL CONTACT THE KENTUCKY UNDERGROUND PROTECTION, INC. A MINIMUM OF TWO WORKING DAYS PRIOR TO DIGGING AT TELEPHONE 1 (800) 752-6007. NO EXCAVATION SHALL COMMENCE UNTIL ALL APPLICABLE UTILITIES HAVE BEEN CLEARED.

NOTE: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED, IMMEDIATELY, TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

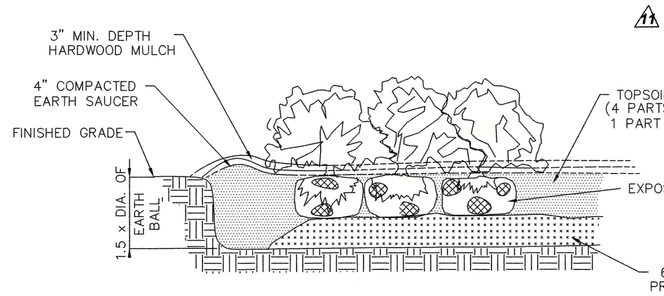


EX. SCREENING ALONG EAST PROPERTY LINE

TREE CANOPY REQUIREMENTS:

SITE AREA	= 47,486 S.F.
TCPA Category (0 TO 40%)	Class "C"
REQUIRED TREE CANOPY SQUARE FOOTAGE	= 7,123 S.F. (15%) PRESERVED
PRESERVED TREE CANOPY COVERAGE AREA	= 28,800 S.F. (60.6%)
(21) TYPE "A" TREES > 10 inch = 9 x 1200	= 25,200 S.F. (53.1%)
(3) TYPE "A" STREET TREES > 10 inch = 3 x 1200	= 3,600 S.F. (7.6%)

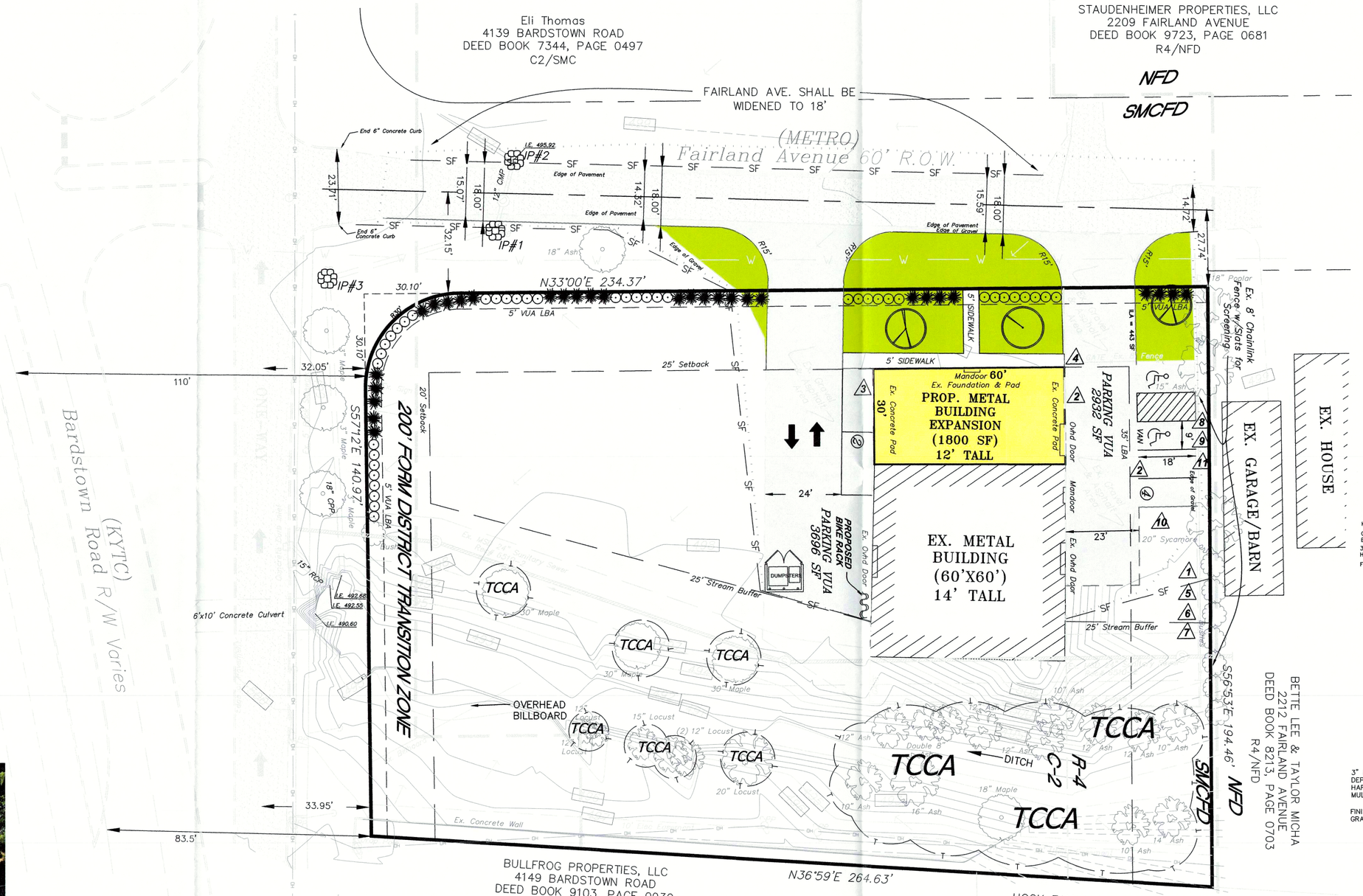
==> GREATER THAN 15% PRESERVED THEN 0% ADDL REQUIRED



SHRUB PLANTING DETAIL

LANDSCAPING NOTES

1. GRASS OR GROUND COVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREAS NOT OCCUPIED BY LANDSCAPE MATERIAL.
2. THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS SHALL BE PLANTED USING EITHER SHRUBS, GROUNDCOVER, OR TURF PER LDC 10.2.13.
3. ALL PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED DUE TO WORK REQUIRED BY THE UTILITY COMPANY SHALL BE IMMEDIATELY REPLACEDBY THE OWNER IN ACCORDANCE WITH CHAPTER 10 OF THE LDC.
4. EXISTING TREES AND PLANTS ARE BEING USED TO MEET LANDSCAPE CODE REQUIREMENTS. IF ANY TREES DIE OR ARE REMOVED THEY WILL BE REPLACED AS PER THE LANDSCAPE CODE REQUIREMENTS.
5. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE PER LDC 10.2.8, FIGURE 10.4.1.
6. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIALSHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
7. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERPETUALLY MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER LAND DEVELOPMENT CODE REGULATIONS. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE VERGE AND ASSOCIATED TREES WITHIN THE VERGE, UNLESS THE AGENCY HAVING JURISDICTION OVER THAT VERGE ASSUMES RESPONSIBILITY.
8. LIGHT POLES, SIDEWALKS, BENCHES, ETC..SHALL NOT OCCUPY MORE THAN 25% OF ANY INTERIOR LANDSCAPE AREA (ILA) OR REDUCE THE WIDTH OF ANY PLANTED AREA TO LESS THAN 4 FEET. CONTRACTOR TO COORDINATE LIGHT POLE LOCATIONS WITH LANDSCAPE PLAN. LIGHT POLES SHALL NOT BE IN CONFLICT WITH PROPOSED PLANTINGS.
9. IRRIGATION SHALL BE PROVIDED BY RAINBIRD (OR EQUAL) COMMERCIAL MODEL INCLUDING METER, VALVES AND APPERTENANCES WITH STANDARD PVC PIPING AND POP UP HEADS FOR ALL LANDSCAPE AREAS INCLUDING PARKWAY BERM/BUFFER.
10. ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 10, SECTION 10.2.6 AND 10.4.9. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS, TELECOM BOXES, ETC..
11. AN AUTHORIZED INSPECTOR SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS; LOCATED IN THE RIGHT-OF-WAY, PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN; OR REPORTED AS A PUBLIC HAZARD.



LANDSCAPE/TREE PRESERVATION/EPSC

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

CONDITIONAL USE REQUESTED:

1. A Conditional Use is requested to allow the existing parking to remain within the R-4 zoning along the east property line.

WAIVERS REQUESTED:

1. Waiver of Form District Transition Standards for buffering & plantings per LDC Section 5.7.B.3.a.
2. Waiver of Building Design requirements for Building Facades adjoining residential property along the North side of the new building per LDC Section 5.7.1.B.3.b.
3. Waiver of Building Design requirements for Principal Buildings and Building Entrances abutting public streets along the South side of the new building per LDC Section 5.5.2.A.1.
4. Waiver of Required Building Side Yard Setback for Suburban Marketplace Corridor Form District per LDC Section 5.3.2.C.2.b.
5. Waiver of Landscape Buffer Area (LBA) along the North property line in the R-4 portion of the site per LDC Section 10.2.3.
6. Waiver of Property Perimeter Landscape Buffer Area (LBA) along the North property line in the R-4 portion of the site per LDC Section 10.2.4.
7. Waiver of Property Perimeter Landscape Buffer Area (LBA) along the North property line in the R-4 portion of the site per LDC Section 10.2.5.
8. Waiver of Vehicular Use Area Landscape Buffer Area (VUA-LBA) along the North property line in the R-4 portion of the site per LDC Section 10.2.10.
9. Waiver of Vehicular Use Area (VUA) perimeter plantings along the North property line in the R-4 portion of the site per LDC Section 10.2.11.
10. Waiver of Interior Landscape Area (ILA) for parking area along the North property line in the R-4 portion of the site per LDC Section 10.2.12.
11. Waiver of Vehicular Use Area Landscape Buffer Area (VUA-LBA) along the North property line in the R-4 portion of the site per LDC Section 10.2.10.

CLEANOUT & MAINTENANCE SCHEDULE

For the sediment control, the contractor shall construct and maintain the silt fence and shall remove silt accumulation weekly and after 0.5 inches of rain or more until construction is complete and vegetation in the drainage area has been established. Please refer to the contractor's self inspection form for maintenance schedule for each BMP item whether shown here or not.

PHASING AND SEQUENCING NOTES

1. Before beginning consruction, silt fence and inlet protection shall be installed to protect the site. The existing gravel entrance will be utilized as the construction entrance for the project.
2. If any erosion control measures are removed, they shall be replaced or modified as such on the approved EPSC Plan, and with the MSD site inspector.
3. All areas shall be stabilized and all erosion control measures will remain until such time as areas are paved with asphalt or concrete, and grass areas have substantial vegetation.

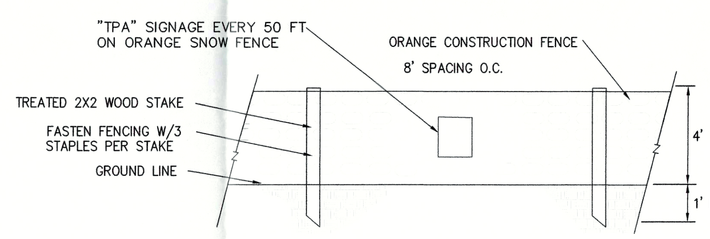
PLANT LEGEND

QTY	NOTE	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TREE TYPE	SPACING
1	RM		Acer rubrum 'October Glory'	OCTOBER GLORY RED MAPLE	1 3/4" Cal.	A	AS SHOWN OR 30' O.C.
1	WO		Quercus phellos	WILLOW OAK	1 3/4" Cal.	A	AS SHOWN OR 30' O.C.
24	JU		Juniperus chinensis 'Nick's compacta'	NICK'S COMPACT JUNIPER	18" Ht. (Min.) (2 Gal. Container)		4.0' O.C.
29	BW		Buxus sempervirens green velvet	GREEN VELVET BOXWOOD	18" Ht. (Min.) (2 Gal. Container)		3.0' O.C.

STAY OUT
TREE PRESERVATION/ PROTECTION AREA

NO equipment, materials or vehicles shall be stored or placed within the area enclosed by this 'Tree Preservation Protection' Fence. This fence may not be removed without the approval of the Louisville Metro Planning Commission. Failure to comply will result in fines and tree mitigation.

Report non-compliance to (502) 574-6230

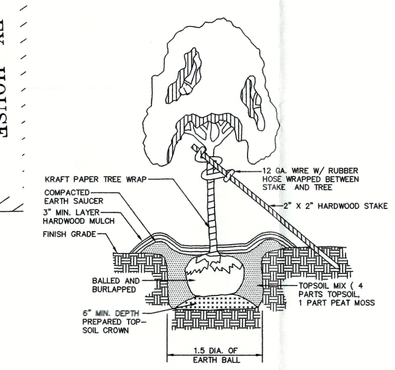


TYPE "C" TREE PRESERVATION FENCE DETAIL & SIGNAGE

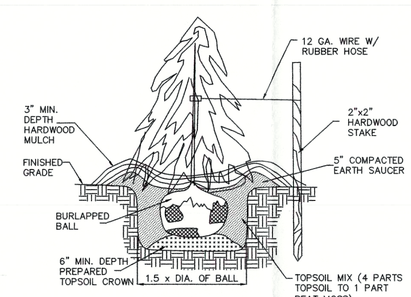
N.T.S.

LEGEND

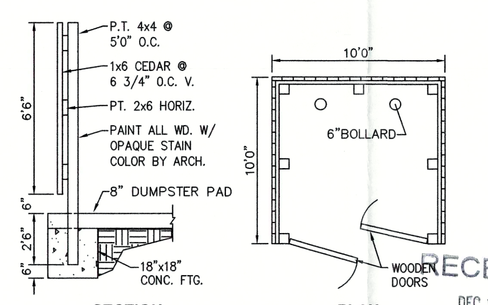
DRAINAGE ARROW
HANDICAP PARKING
INTERNAL LANDSCAPE AREA
PROPOSED CONTOURS
EXISTING CONTOURS
WHEEL STOP
EXISTING TREE
WATER LINE
TELEPHONE LINE
GAS LINE
CL FENCE
WOOD FENCE
GAS VALVE
TRANSFORMER
TREE PROTECTION FENCING (ORANGE)
FIRE HYDRANT
WATER METER
DITCH/FLOW LINE
TCPA TREE CANOPY PROTECTION AREA
PROPOSED STORM SEWER
EXISTING STORM SEWER
EXISTING SANITARY SEWER
SF SILT FENCE
RCP REINFORCED CONCRETE PIPE
PAVEMENT HATCH
POWER POLE
IP STONE BAG INLET PROTECTION (MSD DWG. EF-03-01)



DECIDUOUS TREE
2" CALIPER



EVERGREEN TREE



RECEIVED
DEC 18 2017
PLANNING & DESIGN SERVICES

DUMPSTER SCREENING DETAIL

GENERAL TREE PRESERVATION/PROTECTION NOTES

1. CONSTRUCTION FENCING SHALL BE ERECTED WHEN OFF-SITE TREES OR TREE CANOPY EXISTS WITHIN 3' OF A COMMON PROPERTY LINE. FENCING SHALL BE IN PLACE PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE PROTECTED AREA.
2. PRIOR TO SITE DISTURBANCE OR CONSTRUCTION ACTIVITIES A SITE INSPECTION BY PDS STAFF OR DESIGNEE SHALL BE SCHEDULED TO CONFIRM AND VERIFY THE TREE PRESERVATION/PROTECTION FENCING AND SIGNAGE IS INSTALLED AND CORRECTLY PLACED. TO SCHEDULE AN INSPECTION APPOINTMENT CALL PDS CUSTOMER SERVICE AT 574-6230.
3. THE CONTRACTOR SHALL POST SIGNAGE ON THE TREE PRESERVATION/PROTECTION FENCING IDENTIFYING THE ENCLOSED AREA AS TREE PRESERVATION/PROTECTION AREA. THE SIGNS SHALL INCLUDE THE FOLLOWING TEXT SAYING "STAY OUT TREE PRESERVATION/PROTECTION AREA", NO EQUIPMENT, MATERIALS, OR VEHICLES SHALL BE STORED OR PLACED WITHIN THE AREA ENCLOSED BY THE "TREE PRESERVATION/PROTECTION FENCE". THIS FENCE MAY NOT BE REMOVED WITHOUT THE APPROVAL OF THE METRO LOUISVILLE PLANNING COMMISSION, AND FAILURE TO COMPLY WILL RESULT IN FINES AND TREE MITIGATION. REPORT NON-COMPLIANCE TO 574-6230. REFER TO https://louisvilleky.gov/sites/default/files/planning_design/pre-applications/tree_pres_sign_0.pdf.
4. THE TREE PRESERVATION/PROTECTION AREA SIGNAGE SHALL BE POSTED EVERY 50 FEET ALONG THE TREE PRESERVATION FENCE. THE SIGNS SHALL BE A MIMIMUM SIZE OF 8"X10" AND WEATHER RESISTANT. IF THE SIGNS ARE DAMAGED OR FADE THEY SHALL BE REPLACED WITHIN 10 WORKING DAYS OR 2 WEEKS.
5. DURING ALL CONSTRUCTION ACTIVITY (INCLUDES CLEARING, GRADING, BUILDING CONSTRUCTION, AND VUA CONSTRUCTION) A COPY OF THE APPROVED TREE PRESERVATION PLAN SHALL BE ON-SITE.
6. AN AUTHORIZED INSPECTOR SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS; LOCATED IN THE RIGHT-OF-WAY; PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN; OR REPORTED AS A PUBLIC HAZARD.

TREE CANOPY PRESERVATION/PROTECTION AREA (TCPA) NOTES:

1. TREE CANOPY PROTECTION AREAS (TCPAs) IDENTIFIED ON THIS PLAN REPRESENT INDIVIDUAL TREES AND/OR PORTIONS OF THE SITE DESIGNATED TO MEET THE TREE CANOPY REQUIREMENTS OF CHAPTER 10. PART 1 OF THE LAND DEVELOPMENT CODE AND ARE TO BE PERMANENTLY PROTECTED. ALL CLEARING, GRADING, AND FILL ACTIVITY IN THESE AREAS MUST BE IN KEEPING WITH RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL. AS TREES WITHIN TCPAs ARE LOST THROUGH NATURAL CAUSES, NEW TREES SHALL BE PLANTED IN ORDER TO MAINTAIN MINIMUM TREE CANOPY AS SPECIFIED ON THE APPROVED DEVELOPMENT OR PRELIMINARY SUBDIVISION PLAN.
2. DIMENSION LINES HAVE BEEN USED ON THIS PLAN TO ESTABLISH THE GERNERAL LOCATION OF TCPAs AND REPRESENT MINIMUM DISTANCES. THE FINAL BOUNDARY FOR EACH TCPA SHALL BE ESTABLISHED IN THE FIELD TO INCLUDE CANOPY AREA OF ALL TREES AT OR WITHIN THE DIMENSION LINE.
3. TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TCPSs PRIOR TO SITE DISTURBANCE APPROVAL TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS. THE FENCING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM THE OUTSIDE EDGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED.
4. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN TCPAs.
5. DURING ALL CONSTRUCTION ACTIVITY (INCLUDING CLEARING, GRADING, BUILDING CONSTRUCTION, AND VUA CONSTRUCTION) A COPY OF THE APPROVED TREE PRESERVATION PLAN SHALL BE ON-SITE.

VICINITY MAP
NOT TO SCALE

SITE DATA:

TOTAL ORIGINAL LOT (4141 BARDSTOWN RD)	1.09 AC (47,486 SF)
EXISTING & PROPOSED USE	AUTOMOBILE REPAIR
EXISTING ZONING/FORM DISTRICT	C1 & R4 / SMC
EX. & PROPOSED BUILDING HEIGHT	15' (1-STY)
EXISTING FAR	0.076
PROP. FAR	0.113
EXISTING BUILDING SQUARE FOOTAGE(GARAGE AREA)	3,600 SF
PROP. BUILDING ADDITION SQUARE FOOTAGE (SHOWROOM AREA)	1,800 SF
TOTAL PROPOSED BUILDING SQUARE FOOTAGE	5,600 SF
PROP. PARKING VUA	6,628 SF
PROP. PARKING ILA (5% = 331 SF)	PROVIDED 296 SF
PARKING REQUIREMENTS FOR PROPOSED AUTO REPAIR: (1 PER BAY)	3 SPACES
(PLUS ONE SPACE EMPLOYEE)	
PARKING REQUIRED NUMBER OF EMPLOYEES (3)	3 SPACES
TOTAL PARKING REQUIRED	6 MIN.
PARKING PROVIDED (3 BAY SPACES INSIDE)	9 SPACES
ACCESSIBLE PARKING REQUIRED	1 SPACE
ACCESSIBLE PARKING PROVIDED	1 SPACE

BICYCLE PARKING REQUIREMENTS

SPACES REQUIRED	2 SP
SPACES PROVIDED	2 SP

(2 LONG-TERM SPACES PROVIDED INSIDE THE BUILDING)

GENERAL NOTES

1. SITE IS CURRENCTLY ZONED C1 & R4 IN THE SUBURBAN MARKETPLACE CORRIDOR FORM DISTRICT
2. SITE IS LOCATED IN COUNCIL DISTRICT 10 & FIRE PROTECTION DISTRICT BUECHEL
3. SITE IS LOCATED IN THE FLOODPLAIN REVIEW ZONE PER FEMA MAP#21111C0061E.
4. SITE IS LOCATED IN A KARST TERRAIN AREA.
5. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FROM THE KENTUCKY TRANSPORTATION CABINET FOR ALL WORK WITHIN THE RIGHT-OF-WAY OF BARDSTOWN ROAD, AND LOUISVILLE METRO PUBLIC WORKS FOR ALL WORK WITHIN THE FAIRLAND AVENUE RIGHT-OF-WAY.
6. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICLE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
7. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH.
8. GRAVEL WITHIN FAIRLAND AVENUE SHALL BE REMOVED AND VERGE RESTORED WITHIN THE RIGHT-OF-WAY, AND A DEFINED 24' ACCESS POINT SHALL BE PROVIDED
9. FAIRLAND AVENUE SHALL BE WIDENED TO A MINIMUM OF 18' IN WIDTH FROM BARDSTOWN ROAD EAST PAST THE FURTHEST ENTRANCE
10. ALL PARKING SHALL BE A HARD A DURABLE SURFACE
11. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

MSD NOTES:

1. LOWEST FINISHED FLOOR ELEVATION TO BE AT OR ABOVE 501.8 AND LOWEST MACHINERY TO BE AT OR ABOVE 502.8 OR PROVIDE FLOOD PROOF CERTIFICATION
2. MSD FLOODPLAIN PERMIT ACQUIRED 3/23/2017
3. KDOW APPROVAL ACQUIRED 3/10/2017 (PERMIT NO. 26677P)
4. ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT RATIO OF 1.5:1
5. THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN ONE ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN THE AREA OF DISTURBANCE IS AT XXXX SF
6. THIS SITE IS SUBJECT TO REGIONAL FACILITIES FEES
7. SANITARY SEWER SERVICE TO BE PROVIDED BY EXISTING PSC, SUBJECT TO ANY FEES AND APPLICABLE CHARGES
8. FEMA FLOOD PROOF CERTIFICATION IS REQUIRED TO BE SUBMITTED TO MSD PRIOR TO CERTIFICATE OF OCCUPANCY

EPSC Legend

—— SF ——	SILT FENCE (MSD DWG. EF-09-02)
- - - - - -	LIMITS OF DISTURBANCE (0.54 ACRES)
EX. IMPERVIOUS	= 15,837 SF
PROP IMPERVIOUS	= 12,081 SF
==> DECREASE OF	3,756 SF

PREVIOUS/RELATED CASES: 17WAIVER1028 MSD WM NO:11290

CASE NO. 17LSCAPE1111/17CUP1085

DATE	DESCRIPTION	BY
8/17	METRO COMMENTS	JV
12/17	METRO COMMENTS	CC
09/17	LANDSCAPE COMMENTS	CC

BlueStone Engineers, PLLC
3703 Taylorsville Road, Suite 205, Louisville, Kentucky 40220
Phone: 502.298.2272, Mobile 502.292.9288
chris@bluestoneengineers.com, www.bluestoneengineers.com

DATE
SIGNATURE

Project: 4141 BARDSTOWN ROAD
Title: CONDITIONAL USE/LANDSCAPE & TREE PRESERVATION PLAN
SITE INFORMATION: 2216 Fairland Avenue, Louisville, KY 40218 Tax Block 0200, Lot 0002 Deed Book 8755, Page 0433
OWNER & DEVELOPER: CFA SUNNYVIEW, LLC 9913 SHELBYVILLE ROAD LOUISVILLE, KY 40223 (502) 776-4008

Draw By: CS	Checked By: DL
Scale: 1"=20'	
Drawing Date: 9/25/2017	
Drawing Name: 2017-42-CU00	
Sheet: CU.00	

17 CUP 1085