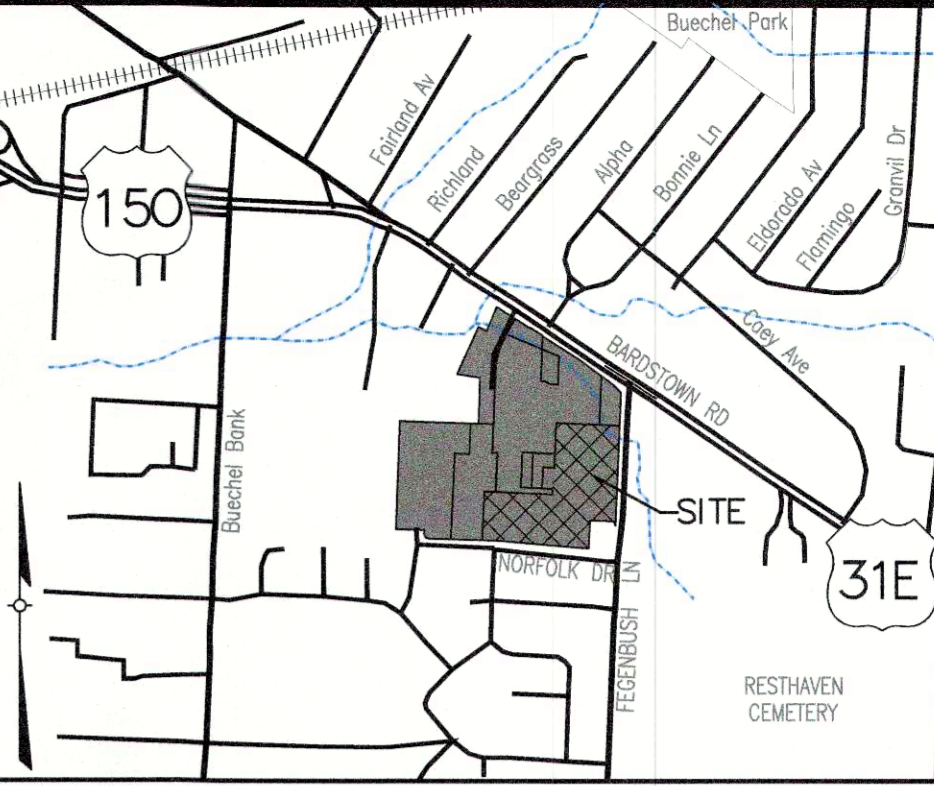


**NOTE:**  
TRACT 2 IS THE ONLY TRACT BEING REVISED (BUILDING ADDITION) PER THIS REVISED DEVELOPMENT PLAN.

**WAIVER REQUEST**  
A WAIVER IS REQUESTED FROM LOUISVILLE METRO LAND DEVELOPMENT CODE, CHAPTER 5, PART 8 STREET AND ROADSIDE DESIGN STANDARDS, SECTION 5.8.1.B. TO WAIVE THE REQUIRED SIDEWALK DUE TO THE EXISTING NEIGHBORHOOD CONTEXT, COMPLETE LACK OF SURROUNDING SIDEWALKS TO CONNECT, AND LACK OF CONNECTIVITY TO THE REAR OF SUBJECT SITE WHICH IS SECURED WITH AN 8' TALL CHAINLINK FENCE TOPPED WITH RAZOR WIRE.



**PROJECT DATA**

TOTAL SITE AREA	= 43.45± ACRES
TRACT 1 (4220 BARDSTOWN RD.)	= 12.04± ACRES
TRACT 1A (4230 BARDSTOWN RD.)	= 0.95± ACRES
TRACT 2 (SITE-4220 FEGENBUSH LN.)	= 12.66± ACRES (551,470 S.F.)
TRACT 3 (4218 FEGENBUSH LN.)	= 0.63± ACRES
TRACT 4 (4216 FEGENBUSH LN.)	= 0.44± ACRES
TRACT 5 (4208 BARDSTOWN RD.)	= 0.62± ACRES
TRACT 6 (4200 BARDSTOWN RD.)	= 0.60± ACRES
TRACT 7 (4180 BARDSTOWN RD.)	= 3.07± ACRES
TRACT 8 (4142 NORFOLK DR.)	= 4.52± ACRES
TRACT 9 (4140 NORFOLK DR.)	= 7.92± ACRES
EXISTING ZONING	= C-2
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= AUTOMOBILE SERVICES (CAR SALES, SERVICE, RENTAL)
PROPOSED USE	= EXISTING USE TO REMAIN
EXISTING BUILDING AREA	= 214,491 S.F.
PROPOSED BUILDING ADDITION AREA	= 24,350 S.F. (11% INCREASE IN AREA)
PROPOSED BUILDING HEIGHT	= 30' MAXIMUM (45' MAXIMUM ALLOWED)
PARKING REQUIRED (TRACT 2)	MIN. MAX.
1/SP./EMPLOYEE+2SP./SERVICE BAY	= 52 SPACES
20EMPLOYEES+16 SERVICE BAYS	= 100 SPACES
1/SP./EMPLOYEE+5SP./SERVICE BAY	= 80 SPACES
20EMPLOYEES+16 SERVICE BAYS	= 133 SPACES
OUTDOOR DISPLAY: 39526/7000	= 6 SPACES
OUTDOOR DISPLAY: 39526/5000	= 8 SPACES
INDOOR SALES DISPLAY: 20000/250	= 80 SPACES
INDOOR SALES DISPLAY: 20000/150	= 138 SPACES
TOTAL REQUIRED PARKING SPACES	= 138 SPACES 241 SPACES
PARKING PROVIDED (TRACT 2)	= 142 EXISTING SPACES (7 ACCESSIBLE SPACES)
VEHICULAR STORAGE SPACES	= APPROXIMATE 481 TOTAL SPACES
BICYCLE PARKING REQUIRED	= 2 SHORT TERM/2 LONG TERM (PROVIDED INDOORS)
FAR	= 0.04 (5.0 MAXIMUM ALLOWED)
TOTAL VEHICULAR USE AREA	= 319,285 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= NOT REQUIRED PER LDC SECTION 10.2.2.A.3.
EXISTING IMPERVIOUS AREA	= 485,310 S.F.
PROPOSED IMPERVIOUS AREA	= 485,310 S.F.
TOTAL SITE DISTURBANCE AREA	= 27,824 S.F.

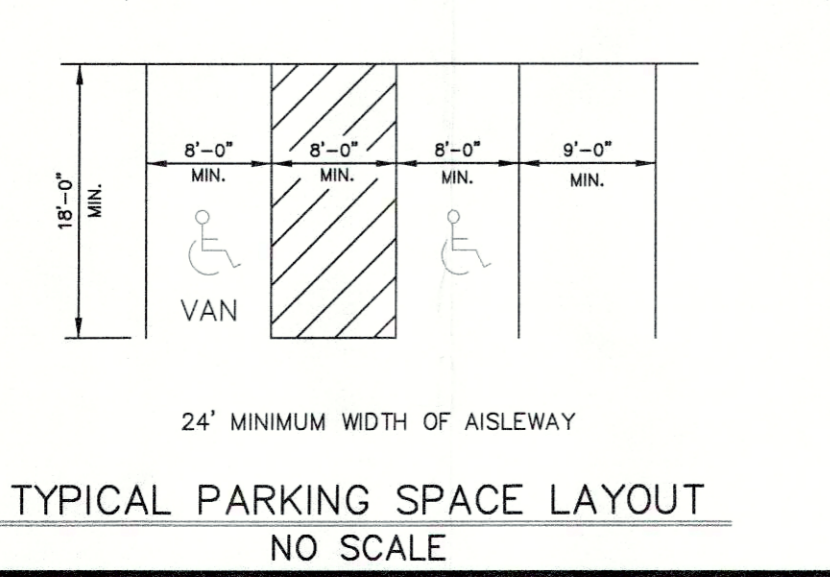
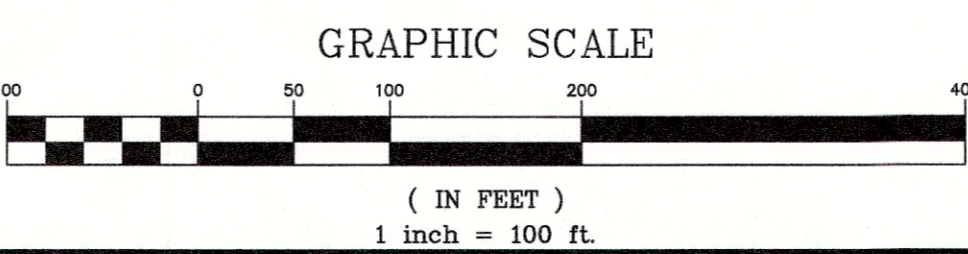
- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
  - There shall be no commercial signs in the Right of Way.
  - There shall be no landscaping in the Right of Way without an encroachment permit.
  - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
  - 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.
  - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
  - No rock activity was observed on the site per a site visit on 3/30/17 by Landscape Architect Sarah Beth Sammons.
  - Vehicle and pedestrian connections shall be established between this site and the property to the west if the adjacent property to the west is redeveloped.
  - Off-street loading and refuse collection areas shall be located and screened so as not to be visible from adjacent public streets and from residential uses.
  - Cross access agreement and sidewalk easements along Bardstown Road and Fegenbush Lane per Plot Book 48, Page 19.

- MSD NOTES:**
- Sanitary sewer service will be provided by plumbing connection to existing on-site sanitary sewer plumbing.
  - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0078E dated December 5, 2006.
  - Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
  - On-site storm water detention is not required.
  - 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 27,824 s.f. (0.6 Acres).
  - A Downstream Facilities Capacity Request was approved by MSD on August 3, 2017.
  - Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
  - Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.

- EROSION PREVENTION AND SEDIMENT CONTROL NOTES**
- 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 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.
  - Where construction or land disturbance 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 calendar days after the activity has ceased.
  - Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
  - 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

**TREE CANOPY CALCULATIONS - TRACT 2**

TOTAL SITE AREA	= 551,470 S.F.
TOTAL EXISTING TREE CANOPY	= 40,320 S.F. (7%)
TOTAL TREE CANOPY AREA REQUIRED	= NOT REQUIRED PER LDC SECTION 10.1.2.B.3.
EXISTING TREE CANOPY TO BE PRESERVED	= 7% (40,320 S.F.)



**LEGEND**

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- EXISTING DRAINAGE SWALE
- FEMA FLOODPLAIN LIMIT

**MSD STANDARD EROSION CONTROLS**

- STONE BAG CHECK DAM IN DITCH
- WINGED HEADWALL INLET PROTECTION
- SILT FENCE

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	11/29/17	ADD PROP. FEGENBUSH SIDEWALK	SBS

PROJECT DATA  
FILE NAME: 17027 Sidewalk Waiver.dwg  
DATE: 10/23/17  
CHECKED BY: KY  
DRAWN BY: SBS

LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
905 WILSON BLVD., SUITE 100  
LOUISVILLE, KY 40204  
WWW.LDD&D.COM

**COLLINS BODY SHOP TRACT 9**  
OWNER/DEVELOPER  
COLLINS DEVELOPMENT, LLC.  
4220 BARDSTOWN ROAD  
SUITE E  
LOUISVILLE, KENTUCKY 40218-3295

RECEIVED  
NOV 30 2017  
PLANNING & DESIGN SERVICES  
CASE: 17DEVPLAN1037  
RELATED CASE: 17DEVPLAN1050 & 09-086-89  
WM#1632

JOB NO. 17027  
SHEET 1 OF 1