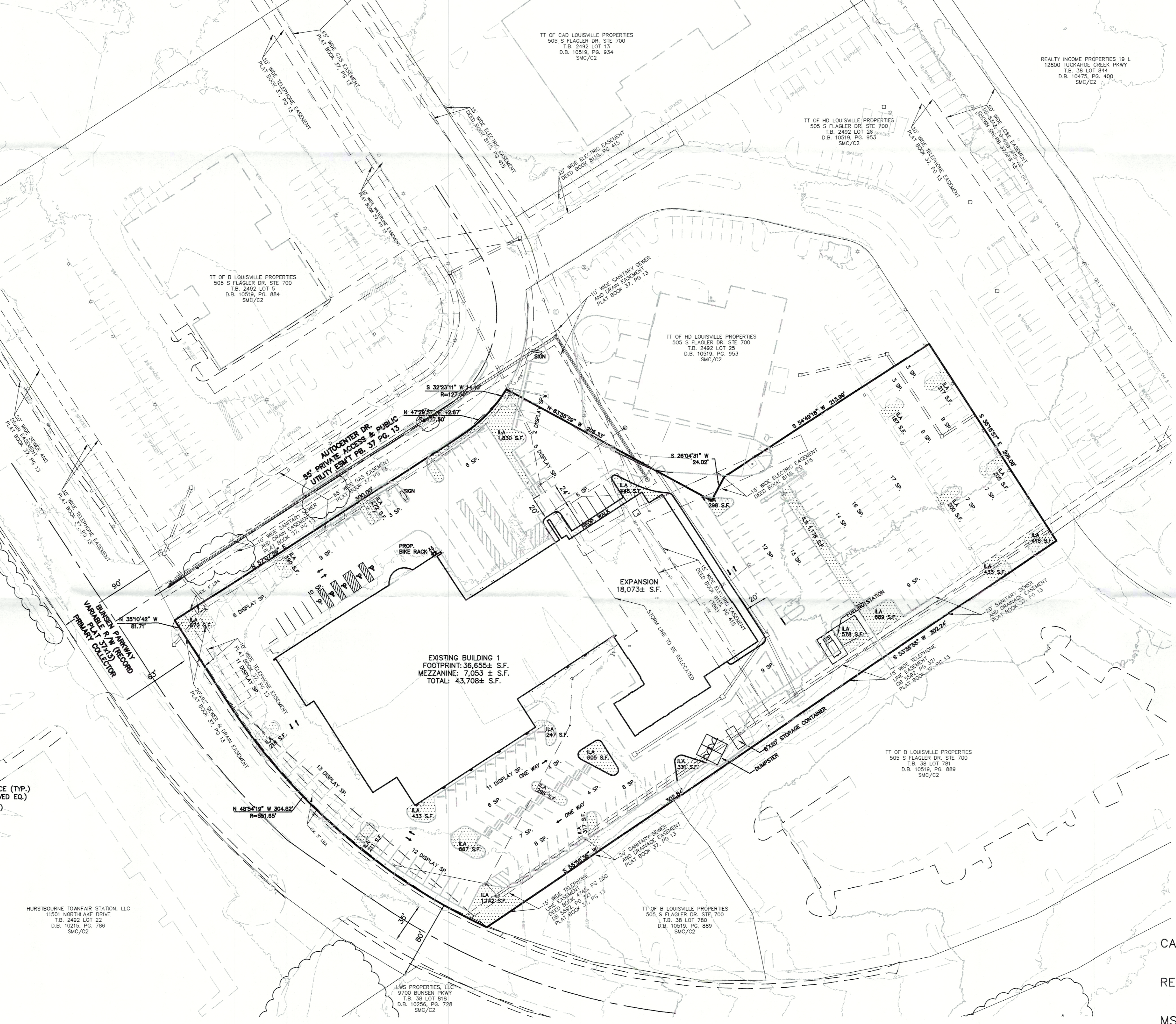
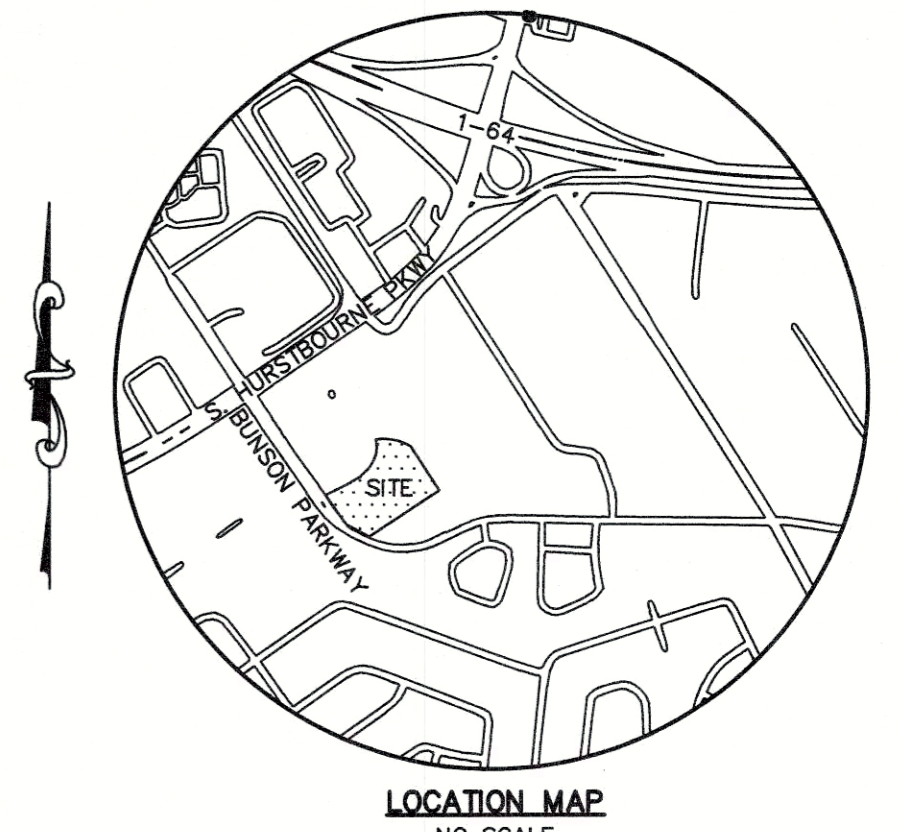


- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
  - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
  - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
  - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
  - ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (E.G. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
  - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
  - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
  - WASTEWATER: SANITARY SEWER BY EXISTING CONNECTION TO THE MORRIS FOREMAN WASTE WATER TREATMENT PLANT SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
  - DRAINAGE/STORMWATER DETENTION: DETENTION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PLANNING PURPOSES ONLY. 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.
  - EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
  - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0 063E).
  - THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUM IS EQUAL TO OR IS GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN THE AREA OF DISTURBANCE IS 29,450± S.F.

- PUBLIC WORKS AND KTC NOTES:**
- COMPATIBLE UTILITY LINES (ELECTRIC PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
  - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
  - ALL PARKING SHALL BE HARD & DURABLE SURFACE AS REQUIRED BY 9.1.12.A OF THE LDC.
  - A MINOR PLAT OR DEED OF CONSOLIDATION SHALL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.

- LEGEND**
- EXISTING CONTOUR
  - EXISTING TREE MASS
  - EXISTING WATER METER
  - EXISTING WATER VALVE
  - EXISTING FIRE HYDRANT
  - EXISTING GAS METER
  - EXISTING GAS VALVE
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING UTILITY POLE
  - EXISTING ELECTRIC MANHOLE
  - EXISTING LIGHT POLE
  - EXISTING CATCH BASIN & YARD DRAIN W/PIPE
  - EXISTING STORM MANHOLE W/PIPE
  - EXISTING SANITARY MANHOLE W/PIPE
  - EXISTING CLEANOUT
  - PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
  - PROPOSED SANITARY MANHOLE W/PIPE
  - PROPOSED DRAINAGE ARROW
  - EXISTING TREE



**SITE DATA:**

EXISTING FORM DISTRICT	SUBURBAN WORKSPACE
EXISTING ZONING	C2
EXISTING LAND USE	CAR DEALERSHIP
TOTAL LAND AREA	4,602± AC.
BUILDING AREA:	
EXISTING BUILDING AREA	43,708± S.F.
EXPANSION BUILDING AREA (XX)	18,073± S.F.
TOTAL	61,781± S.F.
FLOOR AREA RATIO (ALLOWED 5.0)	0.31
BUILDING 1 (90 EMPLOYEES)	41 BAYS
INDOOR DISPLAY/SALES AREA	8,400± S.F.
OUTDOOR DISPLAY AREA	10,044± S.F.
PARKING REQUIRED:	
SERVICE AREA	
MINIMUM (1 SP/EMP + 1 SP/BAY)	131 SPACES
MAXIMUM (1 SP/EMP + 4 SP/BAY)	254 SPACES
INDOOR DISPLAY/SALES AREA	
MINIMUM (1 SPACE/250 SF)	34 SPACES
MAXIMUM (1 SPACE/150 SF)	56 SPACES
OUTDOOR DISPLAY	
MINIMUM (1 SPACE/7000 SF)	2 SPACES
MAXIMUM (1 SPACE/5000 SF)	2 SPACES
TOTAL (MINIMUM-MAXIMUM)	167-312 SPACES
PARKING PROVIDED:	
CAR PARKING	198 SPACES
(INCLUDES 5 ACCESSIBLE SPACES)	
VEHICLE DISPLAY SPACES	62 SPACES
BICYCLE PARKING REQUIRED/PROVIDED:	
SHORT TERM	3 SPACES
LONG TERM (PROVIDED IN BLDG)	2 SPACES

**TREE CANOPY DATA:**

GROSS SITE AREA	200,376± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	16,000± S.F. (8%)
EXISTING TREE CANOPY TO BE PRESERVED	13,000± S.F. (6%)
TOTAL TREE CANOPY REQUIRED/PLANTED	23,067± S.F. (12%)
TOTAL TREE CANOPY PROVIDED	36,067± S.F. (18%)

\*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

**LANDSCAPE DATA:**

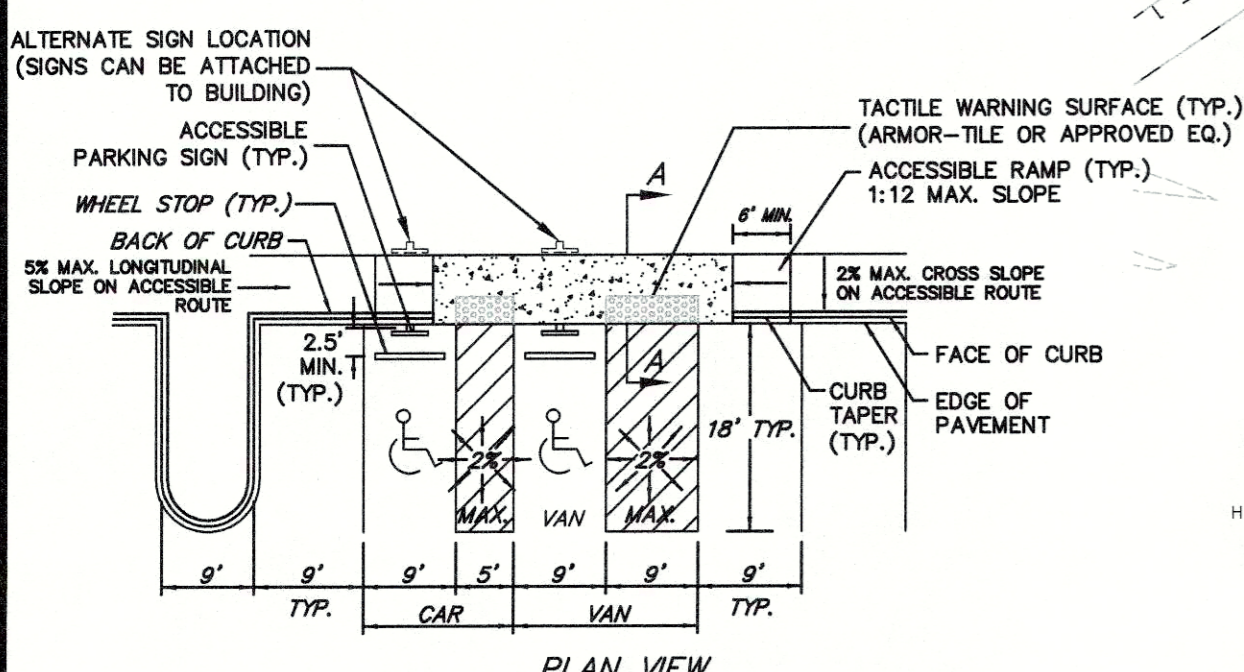
VJA	114,854± S.F.
ILA REQUIRED (7.5% VJA)	8,614± S.F.
ILA PROVIDED	12,284± S.F.

**IMPERVIOUS AREA:**

EXISTING IMPERVIOUS AREA	173,517± S.F.
INCREASE IMPERVIOUS AREA	786± S.F.
TOTAL IMPERVIOUS AREA	174,303± S.F.
TOTAL SITE DISTURBANCE	29,450± S.F.

- WAIVERS**
- A WAIVER OF 5.9.2.1.b.i OF THE LDC TO NOT PROVIDE A PEDESTRIAN CONNECTION FROM THE EXISTING STREET FRONTAGE SIDEWALK ON BUNSEN PARKWAY TO THE BUILDING ENTRANCE. (PREVIOUSLY GRANTED BY #15553)
  - A WAIVER TO ALLOW PROPOSED SIGNS (4) TO EXCEED THE MAXIMUM NUMBER OF SIGNS ALLOWED (3) PER FACADE. (PREVIOUSLY APPROVED BY #16WAIVER1021)

**NOTE:**  
THIS PROPOSAL CONSOLIDATES TWO (2) LOTS, AND THE CONDITIONAL USE PERMIT FOR OUTDOOR STORAGE (OF TIRES) APPROVED BY #6-17388-12 IS PROPOSED TO BE ABANDONED WITH THIS PLAN.



CASE # 19-DDP-0026  
19-WAIVER-0019 &  
19-WAIVER-0020  
RELATED CASE: 9-67-85  
15558, B-17288-12,  
16WAIVER1021  
MSD WM # 5258

RECEIVED  
AUG 05 2019  
PLANNING & DESIGN SERVICES

GRAPHIC SCALE 1"=50'