

NOTES

es are to be a hard and
 t luminaries shall be aimed,
 s to cause light to be
 and future residential uses
 nity of the site, and shall
 ublic street or right-of-way,
 LDC 4.1.3.
 t control shall be in place
 vent fugitive particulate
 sting roads and properties in
 aphy and existing features
 oping and do not constitute a
 he site plan is not final until
 approved.
 tted, shall be screened in
 g Ordinance.
 in drainage run-off to the
 al signs in the right-of-way
 oing in the right-of-way
 permit.
 y Deed or Minor Plat shall be
 al of the Construction Plan by
 intersections shall meet the
 areas as set by Metro Public
 nted in a manner that does
 and maintains proper sight
 be determined during
 and permit are required by
 to construction approval.

CONVENTION AND CONTROL NOTES

vention and Sediment
 be approved by MSD and
 land-disturbing activity
 BMPs shall be installed
 approved ESPC must be
 soil from construction
 ways shall be minimized. Soil
 ways shall be removed
 ocated away from
 nd catchbasins.
 ed, mulched and
 ing silt fencing.
 ter encountered during
 er excavation activities
 dment trapping device
 nto any stream, pond,
 conform to MSD
 all be erected prior to
 ading activities to prevent
 tems of existing trees to
 cing shall enclose the area
 f the tree canopy and
 oughout the construction
 aterial storage or
 shall be permitted within

VARIANCE

STTS
 ested to have a
 g residential



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: [Signature]
 DATE: 02/08/18
 LOUISVILLE, KENTUCKY
 METRO PLANNING COMMISSION

LEGEND

- Natural Bush Screen 3' Tall
- Natural Bush Screen 8' Tall
- Indicates Setback
- Intermediate Contours
- Intermediate Depressions
- Index Depressions
- Fema Flood Plain
- MSD Sewer Facilities
- Easements
- flow line of the ditch
- Drainage arrows
- 4' fence
- 6' fence
- Type A tree
- Proposed Easement on center line of ditch

SITE DATA

Site Address: 2208-2210 Beargrass Ave
 Existing Zoning of Property: R-5
 Zoning of Adjacent Properties: C-2
 Existing Use: Automobile Parking
 Proposed Use: Automobile Storage
 Plan Date: 5/31/18
 Total Site Area: 0.603 Acres (26,266 sq ft)
 Vehicular use area: 20,600.5 sq ft
 Surface Material: Asphalt
 The site revision will not affect the properties

LANDSCAPE REQUIREMENTS

- A.2 with a 5' buffer area
- Four type A trees are required
- linear feet
- 6' screen is required
- 6' fence is not permitted in the easement
- A 4' fence will take its place

- MSD NOTES**
1. Drainage facilities shall conform to MSD requirements. Drainage pattern arrows is for conceptual purpose. Configuration and size of drainage channels shall be shown on construction plan approval.
 2. If site has thru drainage an easement be required prior to MSD grant plan approval.
 3. Any Required fill in in the flood plain compensated onsite at a ratio of 1:1.
 4. Site is subject to regional flood plain.
 5. Downstream storm water system shall be installed prior to MSD construction plan approval.
 6. KYTC and KDDW approval required prior to construction plan approval.
 7. Verification the 100-YR storm water stays within the banks of the stream. Easement required prior to MSD plan approval.

Tree Canopy Calculation

Existing impervious surface: 14,500 sq ft
 New impervious surface: 20,600.5 sq ft
 Change in impervious surface: 6,100.5 sq ft
 Impervious service increase 29.1%
 10% Tree Canopy Required
 Five type A trees will be planted to offset the increase of tree canopy (11.42%)