GENERAL NOTES

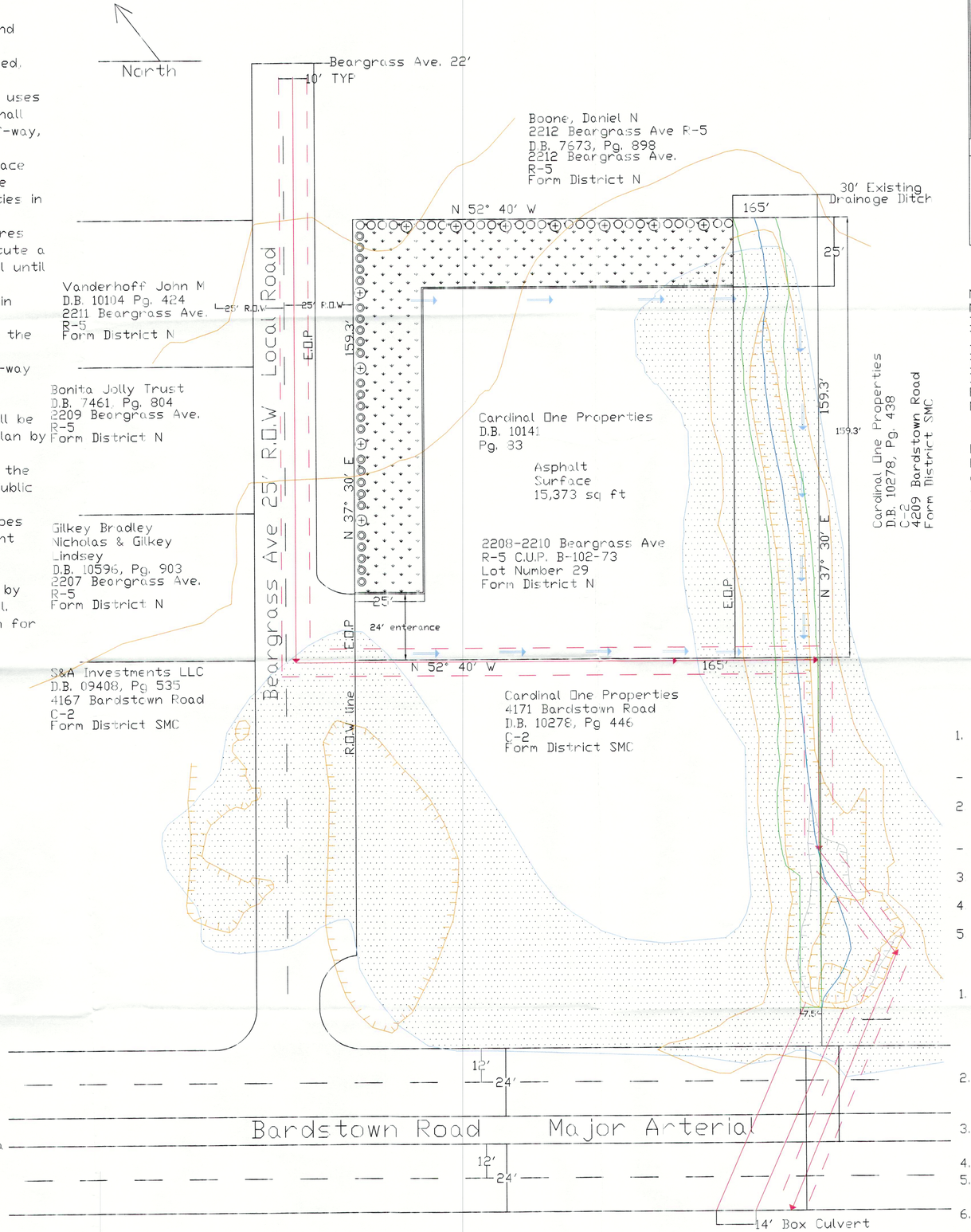
1. Parking areas and drive lanes are to be a hard and durable surface.
2. All temporary and permanent luminaries shall be aimed, directed or focused such as to cause light to be directed away from existing and future residential uses and open spaces in the vicinity of the site, and shall not create glare on any public street or right-of-way, as per the requirements of LDC 4.1.3.
3. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and properties in the vicinity.
4. Property boundary, topography and existing features are derived from LOJIC mapping and do not constitute a survey. Also, approval of the site plan is not final until all engineering plans are approved.
5. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
6. There shall be no increase in drainage run-off to the right-of-way
7. There shall be no commercial signs in the right-of-way
8. There shall be no landscaping in the right-of-way without an encroachment permit.
9. Right-of-Way dedication by Deed or Minor Plat shall be recorded prior to approval of the Construction Plan by Transportation Planning.
10. All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works
11. Street trees shall be planted in a manner that does not affect public safety and maintains proper sight distance. Final location will be determined during construction.
12. Construction plans, bond, and permit are required by Metric Public Works prior to construction approval.
13. Karst survey will be completed prior to application for building permits

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. An approved Erosion Prevention and Sediment Control (EPSC) Plan shall be approved by MSD and implemented prior to any land-disturbing activity on the construction site. BMPs shall be installed to meet MSD standards.
2. Any modifications to the approved ESPC must be approved by MSD.
3. The tracking of mud and soil from construction areas onto public roadways shall be minimized. Soil tracked onto these roadways shall be removed daily.
4. Soil stockpiles shall be located away from streams, ponds swales and catchbasins. Stockpiles shall be seeded, mulched and adequately contained using silt fencing.
5. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to its discharge into any stream, pond, swale or catchbasin.
6. All storm drainage shall conform to MSD standards.
7. Construction fencing shall be erected prior to any construction or grading activities to prevent compaction of root systems of existing trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place throughout the construction process. No parking, material storage or construction activities shall be permitted within the fenced area.

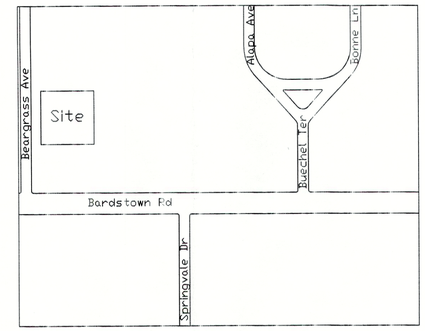
Tree Canopy Calculations

Existing impervious surface: 14,590 sq ft
New impervious surface: 15,373 sq ft
Change in impervious surface: 783 sq ft
No tree canopy is required (LDC 102.B.3.)



WAVIER AND VARIANCE REQUESTS

Side walk waiver was applied for on 4/14/17



LEGEND

Natural Bush Screen 3' Tall
Natural Bush Screen 8' Tall
Indicates Setback
Type C Trees
Intermediate Contours
Intermediate Depressions
Index Depressions
Fema Flood Plain
MSD Sewer Facilities
Record number 7853-4
8" pipe
Easements
Proposed Easement on center line of ditch
flow line of the ditch
Drainage arrows

SCALE

1" = 20'

SITE DATA

Site Address: 2208-2210 Beargrass Ave 40218
Existing Zoning of Property: R-5
Proposed Zoning of Property: C-2
Zoning of Adjacent Properties: C-2 & R-5
Existing Use: Automobile Parking and Sales
Proposed Use: Automobile Storage and Display
Plan Date: 7/18/16
Total Site Area: 0.603 Acres (26,266.88 sq ft)
Vehicular use area: 15,373 sq ft
Surface Material: Asphalt
The site revision will not affect the surrounding properties

LANDSCAPE REQUIREMENTS

1. Landscape setback on north eastern side will be 25' with a natural 8' evergreen screen and type C trees.
   - Starting height of evergreen for the 8' screen will be 36".
2. Landscape setback on north western side, adjacent to Beargass Ave, will be 10' with a natural 3' evergreen screen and type C trees.
   - Starting height of evergreen for the 3' screen will be 18".
3. No tree shall be planted in a space less than 3 feet in width
4. With type C trees, 4.5 trees are needed for every 100ft
5. Landscaping plan will be submitted prior to applications for building permits

MSD NOTES

1. Drainage facilities shall conform to MSD requirements. Drainage pattern as depicted by arrows is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be shown on construction plans.
2. If site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
3. Any Required fill in in the floodplain shall be compensated onsite.
4. Site is subject to regional facility fee's.
5. Downstream storm water system is to be verified prior to MSD construction plan approval.
6. KYTC and KDOW approval required prior to MSD construction plan approval.
7. Verification the 100-YR storm flow elevation stays within the banks of the proposed easement required prior to MSD construction plan approval.

WM#11465

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TEAM AUTOMOTIVE LOT
CASE NUMBER: 16ZONE1049
RELATED CASE: CUP: B-102-73

REVISIONS
1. 3/18/17
2. 7/18/17
3. 7/25/17
4. 9/11/17
5. 11/6/17
6. 11/22/17

RECEIVED
NOV 22 2017
PLANNING & DESIGN SERVICES

DEVELOPER & OWNER
CARDINAL ONE PROPERTIES
4209 BARDSTOWN ROAD
LOUISVILLE KENTUCKY 40218
ANDYSAUTOSALES@BELLSOUTH.NET
502-491-3400

16 ZONE 1049