

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: *Sam Deaton*
 DATE: 10/12/23
 LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS

C-1/TCFD
 FARMERS FAMILY LIMITED PARTNERSHIP
 225 S. HURSTBOURNE PKWY, SUITE 103
 LOUISVILLE, KY 40222-4929

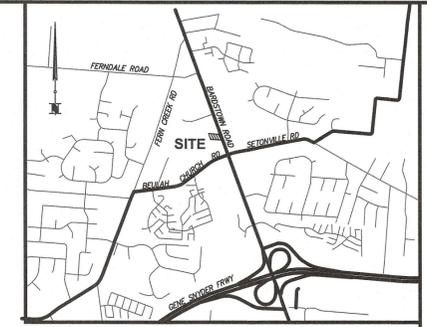
C-2/TCFD
 BARDSTOWN 6600, LLC
 5226 BARDSTOWN ROAD
 LOUISVILLE, KY 40291-1765
 D.B. 11640, PG. 127

R-5A / NFD
 ANDERSON PARK
 COUNCIL OF CO. OWNERS I
 P.O. BOX 91809
 LOUISVILLE, KY 40291-806
 D.B. 10892, PG. 783

C-1/TCFD
 TK REAL ESTATE, LLC
 6608 BARDSTOWN ROAD
 LOUISVILLE, KY 40207
 D.B. 9584, PG. 420

NOTICE
 PERMITS SHALL BE ISSUED
 ONLY IN CONFORMANCE
 WITH THE BINDING ELEMENTS
 OF THIS DISTRICT
 DEVELOPMENT PLAN.

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 23-ZONE-0113
 APPROVAL DATE: _____
 EXPIRATION DATE: _____
 SIGNATURE OF PLANNING COMMISSION: _____
 PLANNING COMMISSION



LOCATION MAP
 LOUISVILLE, JEFFERSON COUNTY, KENTUCKY
 NO SCALE

SITE DATA

SITE AREA	0.63 ACRES
EXISTING ZONING	27,631.67 SQ.FT.
EXISTING FORM DISTRICT	OR-1
EXISTING USE	TCFD
EXISTING BUILDING	OFFICE
	3,300 SQ.FT.
MAX. ALLOWED FLOOR AREA RATIO	5.0
EXISTING FLOOR AREA RATIO	0.12
PROPOSED ZONING	C-2
PROPOSED USE	AUTO SALES, DISPLAY & RETAIL
PARKING CALCULATIONS	
AUTO SALES DISPLAY	
MINIMUM PARKING REQUIRED	9 SPACES
1 SP/500 SF AUTO SALES	7 SPACES
1 SP/1,000 SF OUTDOOR DISPLAY AREA	2 SPACE
MAXIMUM PARKING ALLOWED	20 SPACES
1 SP/200 SF AUTO SALES	17 SPACES
1 SP/500 SF OUTDOOR DISPLAY AREA	3 SPACES
PARKING PROVIDED	
CUSTOMER AND AUTO SALES	
PARKING PROVIDED	13 SPACES
(INC. 1 HANDICAP SPACE)	
DISPLAY SPACES	8 SPACES
BICYCLE PARKING	3 SPACES
3 SPACES OR 10% OF PARKING, WHICHEVER IS GREATER (INSIDE BUILDING).	

LANDSCAPE REQUIREMENTS

EX. VEHICLE USE AREA	9,003 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	675 SQ.FT.
I.L.A. PROVIDED	992 SQ.FT.

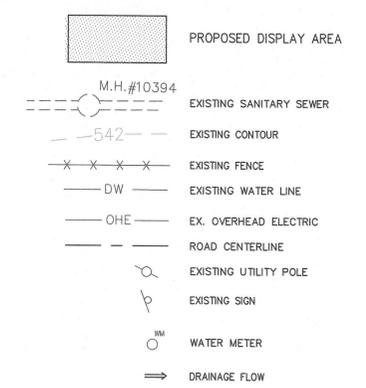
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	27,632 S.F.
NO ADDITIONAL TREE CANOPY REQUIRED PER CHAPTER 10.1.2.B.3 OF THE L.D.C. FOR INCREASE OF LESS THAN 20% NO NEW CONSTRUCTION.	

IMPERVIOUS AREA

TOTAL SITE AREA	0.63 ACRES
EXISTING IMPERVIOUS SURFACE	0.295 ACRES
PROPOSED IMPERVIOUS SURFACE	1.299 ACRES
INCREASE IN IMPERVIOUS SURFACE	0.004 ACRES

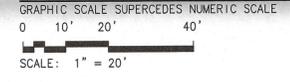
LEGEND



RECEIVED
 OCT 05 2023
 PLANNING & DESIGN SERVICES

CASE# 23-ZONE-MSD WM #XXXXX

SITE DEVELOPMENT PLAN



GENERAL NOTES

- ALL BUILDING DESIGN SHALL BE IN ACCORDANCE WITH CHAPTER 5.5 & 5.6 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY ALAN HARTLEY LAND SURVEYS.
- ANY NEW SIGNAGE WILL COMPLY WITH LAND DEVELOPMENT CODE.
- ALL DUMPSTER AND SERVICE STRUCTURES TO BE SCREENED PER L.D.C. REQUIREMENTS.
- STREET TREES ARE REQUIRED ALONG ALL RIGHT-OF-WAY FRONTAGES PER L.D.C. CHAPTER 10.2.B.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE(3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.

MSD NOTES

- MSD SINGLE FAMILY, DEMOLITION OR SMALL COMMERCIAL PERMIT REQUIRED PRIOR TO ISSUE OF A BUILDING PERMIT.
- EXISTING BUILDING TO UTILIZE EXISTING SANITARY SEWER SERVICE CONNECTION. NO NEW CONSTRUCTION. SUBJECT TO FEES AND ANY APPLICABLE CHARGES.

PRELIMINARY APPROVAL
 Condition of Approval: _____

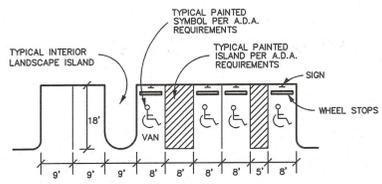
 Middle for TK 10-11-23
 Development Review Date
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

KYTC NOTES:

- KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVAL REQUIRED.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS ON THE RIGHT-OF-WAY NOR ANY SIGNAGE ATTACHED TO THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT-OF-WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- ALL DRAINAGE STRUCTURES WITHIN STATE R.O.W. SHALL BE OF STATE DESIGN.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
- THERE SHALL BE NO PARKING NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT-OF-WAY.
- DESIGN OF ACCESS TO STATE HIGHWAY SHALL COMPLY WITH KYTC STANDARD DRAWINGS. ENTRANCE THROAT WIDTH WILL BE LIMITED TO 36" MAXIMUM WITH 35' MINIMUM CORNER RADIUS.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.

HEALTH DEPT. NOTES

- EACH PROPOSED LOT/BUILDING MUST CONNECT TO IT OWN SANITARY SEWER PSC WITH A SIX-INCH SANITARY SEWER.
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
- SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
- MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.



Bowman

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DEVELOPMENT PLAN
 6604 BARDSTOWN ROAD
 LOUISVILLE, KY 40291

OWNER:
 TK REAL ESTATE, LLC
 1414 NORTHWIND ROAD
 LOUISVILLE, KY 40207

240772-01-001-DDP
 DRAWING

FOR REVIEW ONLY

PLAN STATUS	
9/11/23	RESUBMITTAL
DATE	DESCRIPTION
DHS DESIGN	DHS DRAWN
JMA CHKD	
SCALE	H: 1"=20' V: N/A
JOB No.	240772-01-001
DATE	06/05/23
FILE No.	
SHEET	1 OF 1

NOT FOR CONSTRUCTION

23-ZONE-0113