

LOCATION MAP
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY
NO SCALE

| | |
|------------------------------------|------------------------------|
| SITE AREA | 0.63 ACRES |
| | 27,631.67 SQ.FT. |
| EXISTING ZONING | OR-1 |
| EXISTING FORM DISTRICT | TCFD |
| EXISTING USE | OFFICE |
| EXISTING BUILDING | 3,300 SQ.FT. |
| ONE STORY | |
| 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 SPACES |
| MAXIMUM PARKING ALLOWED | 20 SPACES |
| 1 SP/200 SF AUTO SALES | 17 SPACES |
| 1 SP/500 SF OUTDOOR DISPLAY AREA | 3 SPACES |

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

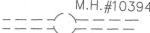
| | |
|----------------------------|--------------|
| EX. VEHICLE USE AREA | 9,003 SQ.FT. |
| 7.5% LANDSCAPE REQUIREMENT | 675 SQ.FT. |
| I.L.A. PROVIDED | 992 SQ.FT. |

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 2% IN TOTAL SITE AREA.

NO NEW CONSTRUCTION.

| | |
|--------------------------------|-------------|
| 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 |

| | |
|---|-------------------------|
|  | PROPOSED DISPLAY AREA |
|  | EXISTING SANITARY SEWER |
|  | EXISTING CONTOUR |
|  | EXISTING FENCE |
|  | EXISTING WATER LINE |
|  | EX. OVERHEAD ELECTRIC |
|  | ROAD CENTERLINE |
|  | EXISTING UTILITY POLE |
|  | EXISTING SIGN |
|  | WATER METER |
|  | DRAINAGE FLOW |

RECEIVED
OCT 05 2023
PLANNING & DESIGN
SERVICES

CASE# 23-ZONE-
MSD WM #XXXXX

Bowman

Bowman Consulting Group Ltd
2001 TAYLOR SPRINGS DRIVE
LOUISVILLE, KY 40220
Phone: (502) 459-8402
www.bowman.com

SITE INFORMATION:
D.B. 11989 PG. 459
PARCEL # 0638003100

6604 BARDSTOWN ROAD
LOUISVILLE KY 40291

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

DEVELOPMENT PLAN
6604 BARDSTOWN ROAD

240772-01-001-DDF
DRAWING

FOR
REVIEW
ONLY

| PLAN STATUS |
|-------------|
|-------------|

| | |
|---------|-----------|
| 9/11/23 | RESUBMITT |
|---------|-----------|

| DATE | DESCRIPTION |
|------|-------------|
|------|-------------|

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| DHS | DHS | |
|-----|-----|--|

| | |
|--------|-------|
| DESIGN | DRAWN |
|--------|-------|

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|-------|-----------|
| SCALE | H: 1"=20' |
|-------|-----------|

| | |
|-------|--------|
| SCALE | V: N/A |
|-------|--------|

JOB No. 240772-01-0

DATE : 06/05/23

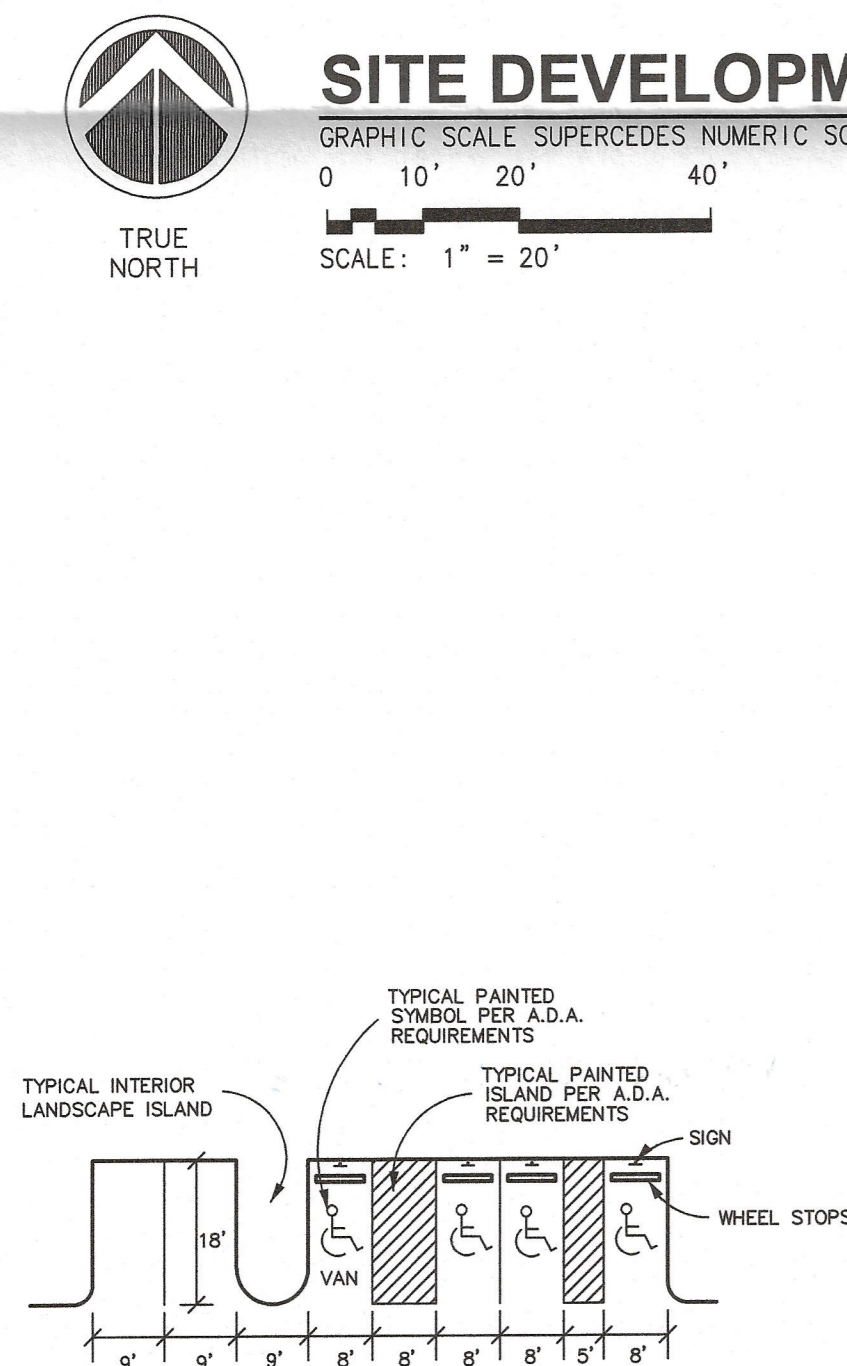
FILE No.

FILE NO. _____

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NOT FOR CONSTRUCTION

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 10' 20' 40'
SCALE: 1" = 20'



1. ALL BUILDING DESIGN SHALL BE IN ACCORDANCE WITH CHAPTER 5.5 & 5.6 OF THE LAND DEVELOPMENT CODE.
2. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
3. COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
4. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY ALAN HARTLEY LAND SURVEYS.
6. ANY NEW SIGNAGE WILL COMPLY WITH LAND DEVELOPMENT CODE.
7. ALL DUMPSITE AND SERVICE STRUCTURES TO BE SCREENED PER I.D.C. REQUIREMENTS.
8. STREET TREES ARE REQUIRED ALONG ALL RIGHT-OF-WAY FRONTAGES PER I.D.C. CHAPTER 10.2.8.
9. 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.

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

PRELIMINARY APPROVAL

Condition of Approval: _____

M. L. C. for T.K. 10-11-23
Development Review Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

1. KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVAL REQUIRED
2. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
3. THERE SHALL BE NO COMMERCIAL SIGNS ON THE RIGHT-OF-WAY NOR ANY SIGNAGE ATTACHED TO THE RIGHT-OF-WAY FENCE..
4. 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.
5. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
6. ALL DRAINAGE STRUCTURES WITHIN STATE R.O.W. SHALL BE OF STATE DESIGN.
7. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
8. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
9. THERE SHALL BE NO PARKING NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT-OF-WAY.
10. DESIGN OF ACCESS TO STATE HIGHWAY SHALL COMPLY WITH KYTO STANDARD DRAWINGS. ENTRANCE THROAT WIDTH WILL BE LIMITED TO 36' MAXIMUM WITH 35' MINIMUM CORNER RADIUS.
11. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK IN THE RIGHT OF WAY.

1. EACH PROPOSED LOT/BUILDING MUST CONNECT TO IT OWN SANITARY SEWER PSC WITH A SIX-INCH SANITARY SEWER.
2. OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
3. SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
4. 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.
5. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
6. ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
7. MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
8. PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.

23-ZONE-011