



C2/SMC
S & A Investments LLC
7102 Old Heady Rd
Louisville, KY 40299
D.B. 8551, PG. 0184

C2/SMC
Cardinal One Properties LLC
P.O. Box 18052
Louisville, KY 40261
D.B. 10141, PG. 0083

C2/SMC
Cardinal One Properties LLC
P.O. Box 18052
Louisville, KY 40261
D.B. 8759, PG. 0666

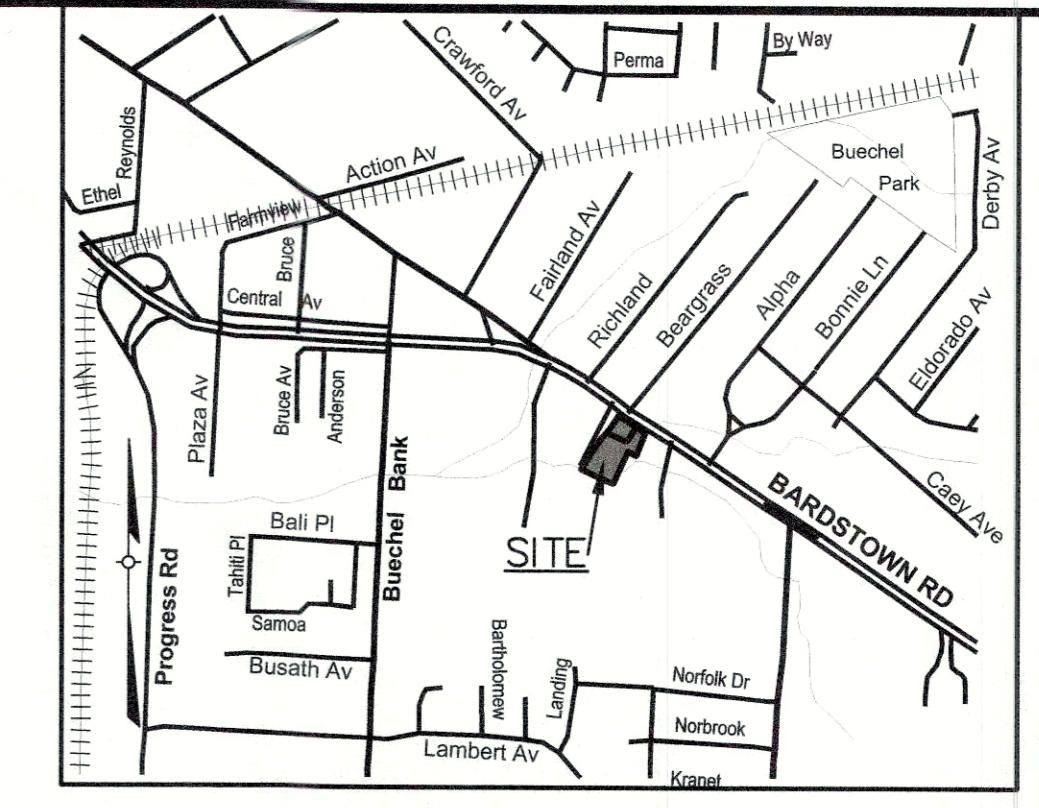
C2/SMC
Plumas Pines Golf Course LP
1524-1/2 State St.
Santa Barbara, CA 93101
D.B. 10387, PG. 0051

C2/SMC
Ohood A Ghaziwi
4162 Bardstown Road
Louisville, KY 40218
D.B. 10310, PG. 0921

C2/SMC
Basham Investments LLC
1990 W Lincoln Trail Blvd
Vine Grove, KY 40175
D.B. 7046, PG. 0275

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Basham Investments LLC
1990 W Lincoln Trail Blvd
Vine Grove, KY 40175
D.B. . PG.

C2/SMC
Collins Development LLC
4220 Bardstown Road Ste. E
Louisville, KY 40218
D.B. . PG.



LOCATION MAP
NOT TO SCALE

NO.	DATE	DESCRIPTION	BY

PROFESSIONAL'S SEAL

PROJECT DATA
FILE NAME: 19066-RODPP.dwg
DATE: MAY 2019
CHECKED BY: JH
SCALE: AS SHOWN
DRAWN BY: ARH

VARIANCE REQUESTED

1. A VARIANCE IS REQUESTED FROM SECTION 4.8 TABLE 4.8.1 TO ALLOW A PROPOSED STRUCTURE WITHIN THE 100' PROTECTED WATERWAY BUFFER.

PROJECT DATA

TOTAL SITE AREA	=	2.30± Ac. (99,868 SF)
TRACT 1 AREA	=	0.45± Ac. (19,404 SF)
TRACT 2 AREA	=	1.85± Ac. (80,464 SF)
EXISTING ZONING	=	C-2
FORM DISTRICT	=	SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	=	AUTO CARE CENTER
BUILDING HEIGHT	=	--- (60' MAX. ALLOWED)
TOTAL BUILDING AREA	=	11,516 SF
EXISTING BUILDING AREA	=	8,060 SF
PROPOSED BUILDING AREA	=	3,456 SF
F.A.R.	=	0.11 (5.0 MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
AUTO CARE CENTER		
(5 BAYS/10 EMPLOYEES)		
1 SP PER EMP. & 2 SP PER BAY MIN.	= 20 SP	
1 SP PER EMP. & 2 SP PER BAY MAX.		= 35 SP
OFFICE (4,480 SF)		
1/350 S.F. MIN.	= 13 SP	
1/200 S.F. MAX.		= 22 SP
TOTAL PARKING REQUIRED	= 33 SP	57 SP
-10% TARC CREDIT	= 30 SP	57 SP
TOTAL PARKING PROVIDED	= 36 (4 HC SP INCLUDED)	

TOTAL VEHICULAR USE AREA	=	23,112 SF (EXISTING, NO NEW VUA PROPOSED)
INTERIOR LANDSCAPE AREA REQUIRED	=	987 SF (5%, PER 1998 APPROVED PLAN)
INTERIOR LANDSCAPE AREA PROVIDED	=	2,125 SF (EXISTING)

EXISTING IMPERVIOUS	=	39,591 SF
PROPOSED IMPERVIOUS	=	43,047 SF (8.73% INCREASE)

GENERAL NOTES:

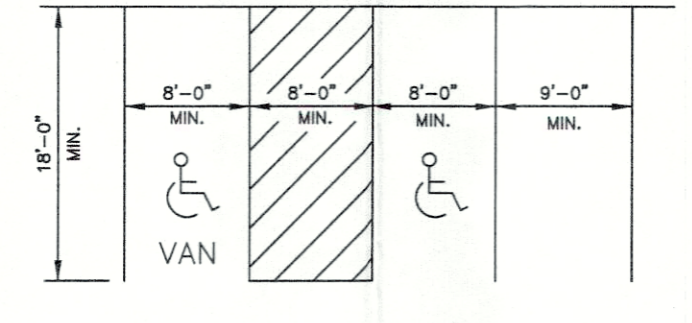
- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.

MSD NOTES:

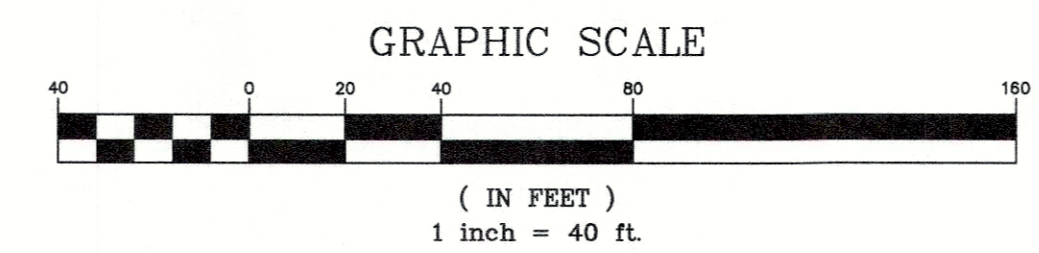
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0061 E dated December 5, 2006.
- Drainage pattern depicted by arrows (=>) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- Site will be subject to MSD Regional Facilities Fee.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.

LEGEND

	EX. UTILITY POLE
	EX. GUY ANCHOR
	EX. FIRE HYDRANT
	EX. UNDERGROUND GAS LINES
	EX. UNDERGROUND WATER LINES
	EX. OVERHEAD ELECTRIC LINES
	EX. FENCE
	EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	EXISTING SEWER AND MANHOLE
	PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	PROPOSED SEWER AND MANHOLE
	EX. TREE LINE
	DRAINAGE FLOW DIRECTION
	EX. STREAM
	EX. CONTOUR
	EX. FLOOD PLAN



TYPICAL PARKING SPACE LAYOUT
NO SCALE



SITE ADDRESS:
4170 & 4172 BARDSTOWN ROAD
LOUISVILLE, KY 40218
TAX BLOCK 0618, LOT 0123 & 0124
D.B. 9891, PG. 0735

COUNCIL DISTRICT - 2
FIRE PROTECTION DISTRICT - BUECHEL
MUNICIPALITY - LOUISVILLE

RECEIVED
MAY 19 2019
PLANNING & DESIGN SERVICES

RELATED CASE: 09-036-94

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
MEINEKE
OWNER
4170 + 4172 BARDSTOWN ROAD
BRYCAR INVESTMENTS LLC
4172 BARDSTOWN ROAD
LOUISVILLE, KENTUCKY 40218

JOB NO. **19066**
SHEET **1** OF **1**

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LANDSCAPE ARCHITECTURE
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LOUISVILLE, KY 40202
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