

LOCATION MAP
NO SCALE

SITE DATA

LAND USE
 SITE ADDRESS: 5520 BARDSTOWN ROAD 40291
 TAX BLOCK & LOT: T.B. 628 T.L. 23
 EXISTING ZONING DISTRICT: C-1
 PROPOSED ZONING DISTRICT: C-2
 FORM DISTRICT: SUBURBAN MARKETPLACE
 EXISTING USE: VACANT (FORMER GAS STATION)
 PROPOSED USE: CAR DEALERSHIP
 SITE AREA: 0.56-ACRE
 DEED BOOK & PAGE: 10338 X 282

PARKING CALCULATIONS

PROPOSED OUTDOOR SALES: 6,318 SF
 PROPOSED INDOOR SALES: 450 SF
 MINIMUM REQUIRED:
 1 SPACE/7,000 SF OUTDOOR SALES +
 1 SPACE/250 SF INDOOR SALES 3
 MAXIMUM ALLOWED:
 1 SPACE/5,000 SF OUTDOOR SALES +
 1 SPACE/150 SF INDOOR SALES 4
 PROPOSED PARKING: 3 SPACES (1 VAN HC)

BUILDING DATA

MAX. BUILDING HEIGHT: 20' (1 STORY)
 BUILDING FOOTPRINT: 450 S.F.
 GROSS FLOOR AREA: 450 S.F.
 FLOOR TO AREA RATIO: 0.02

FREESTANDING SIGNAGE

EX. SIGN HEIGHT: APPROX. 18' TALL
 EX. SIGN SF: APPROX. 99 SF

TREE CANOPY CALCULATIONS

NOT REQUIRED PER 10.1.2.

IL/VIA CALCULATIONS

VUA: 18,227 S.F.
 ILA REQUIRED (7.5%): 1,367 S.F.
 ILA PROVIDED: 1,748 S.F.
 ILA TREES REQUIRED: (1/4000 S.F. VUA + 25%) 5 TREES
 ILA TREES PROVIDED: MIN. 5 TREES

EPSC DATA

NO NEW PROPOSED IMPERVIOUS:
 SENSITIVE FEATURES: NONE
 HYDROLOGIC SOIL GROUP: ASSUMED C
 SOIL TYPE: URBAN LAND

AGENCY NOTES

MSD

- SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DEREK GUTHRIE WQTC.
- NO SITE CONSTRUCTION (OTHER THAN SIDEWALK AND ENTRANCE WORK) IS REQUIRED FOR THIS PROJECT.

APCD

- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

HEALTH DEPARTMENT

- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & 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.

PDS

- DUMPSTERS, IF APPLICABLE, TO BE SCREENED COMPLIANT WITH THE LDC.
- LIGHTING TO BE COMPLIANT WITH THE LDC.

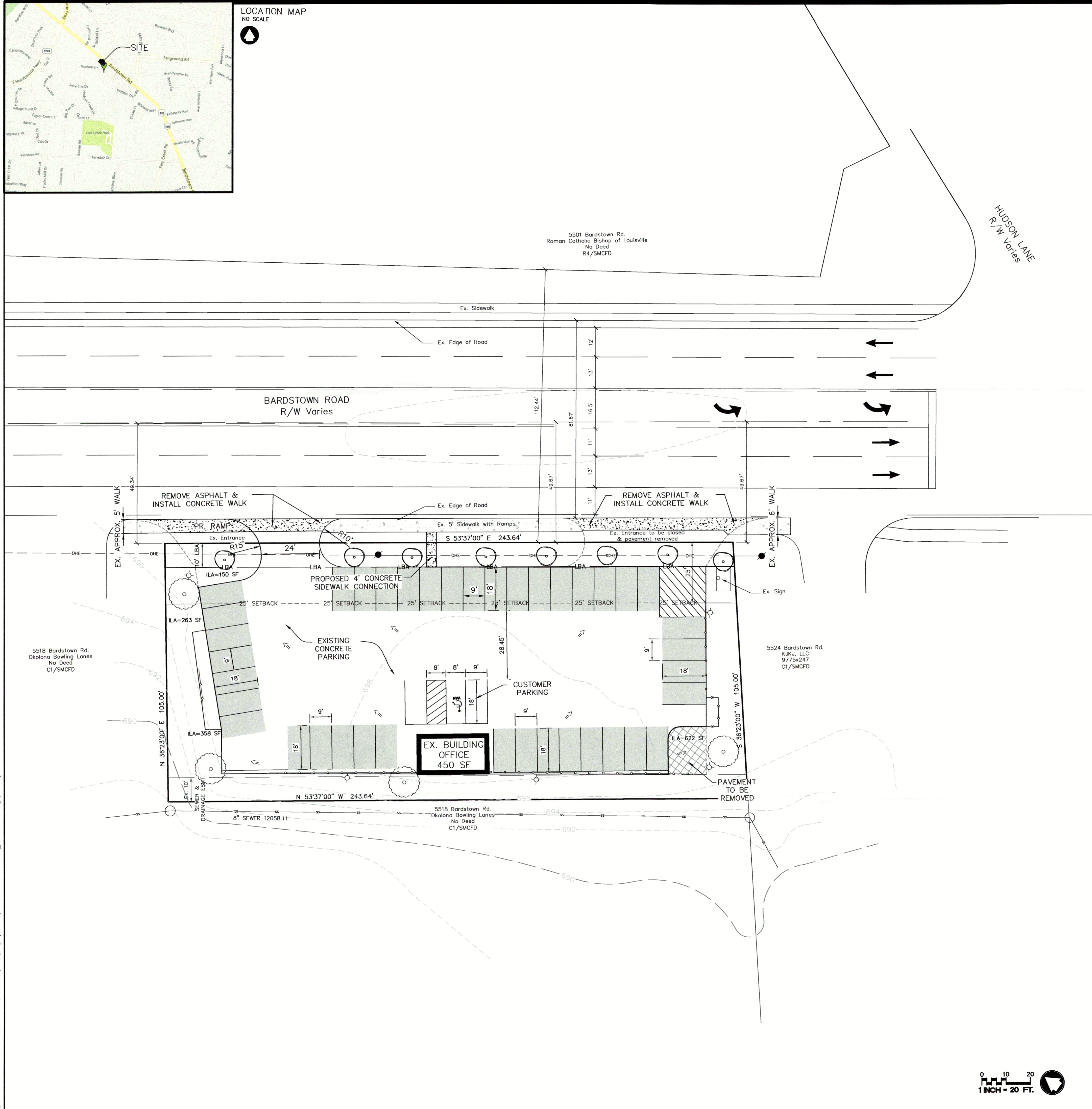
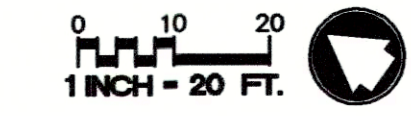
MPW

- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY MPW.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
- CONSTRUCTION PLANS, BOND, AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW, TO APPROVED PLAN TRANSMITTAL BY MPW, AND ISSUANCE OF ENCROACHMENT PERMIT.
- NO ON SITE TRUCK DELIVERIES ON THIS SITE.
- ENTRANCE DETAILS TO BE ADDRESSED AT CONSTRUCTION REVIEW.

RECEIVED
 FEB 22 2016
 PLANNING &
 DESIGN SERVICES

LEGEND

- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- PROPERTY LINE
- SS--- SANITARY SEWER
- <--- DRAINAGE FLOW
- BUILDING SETBACK
- GUARDRAIL
- LBA LANDSCAPE BUFFER AREA
- OUTDOOR SALES AREA
- LIGHT POLE
- UTILITY POLE
- OVERHEAD ELECTRIC
- EXISTING TREE
- PROPOSED TREE



Engineering
 Planning

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 Kentucky · Indiana · Georgia · Tennessee

5520 Bardstown Road Rezone
 Rezone Plan
 5520 Bardstown Road, Louisville KY 40291
 Cayman Investments, LLC
 Cayman Investments, LLC
 5801 Bardstown Road
 Louisville, KY 40291

REV #	DATE	DESCRIPTION
1	02/22/2016	AGENCY REVISIONS

Rezone Plan

Job No: 16302.000
 Date: January 29, 2016
 Scale: 1"=20'
 Drawn By: A. Bartley
 Checked By: A. Bartley
 Drawing Title: Rezone Plan

Drawing No: WM # 11322
 15ZONE1067
1 of 1

Feb 22, 2016 - 12:12pm
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