

VICINITY MAP
Scale = NTS

CURRENT PROPERTY OWNERS:
FIELDHOUSE PROPERTIES LLC

DEVELOPERS:
MARK MEINHART
PRODIGY CONSTRUCTION GROUP
11106 DECIMAL DRIVE
LOUISVILLE KY 40299
PHONE 502-618-1816

PROPERTY ADDRESS:
4711 POPLAR LEVEL ROAD LOUISVILLE,
KENTUCKY 40213
DB 11330 PG 59.3
PARCEL ID: 062400520000

DESIGN ENGINEER:
THOROUGHbred ENGINEERING, INC.
CONTACT: JEFF PECK, PE
110 EAST MAIN STREET SUITE 206
GEORGETOWN, KENTUCKY 40324
PHONE 502-863-1756

PROJECT SUMMARY

EXISTING FORM DISTRICT	SUBURBAN MARKETPLACE
EXISTING ZONE	C2
EXISTING USE	CAR DEALERSHIP
PROPOSED USE	AUTO RENTAL AGENCY
EXISTING BUILDINGS FOOTPRINT	22,123 SQ. FT. ±
PROPOSED BUILDING FOOTPRINT	12,540 SQ. FT. ±
GROSS FLOOR AREA	12,540 SQ. FT. ±
SITE ACREAGE	3.29 AC. ±
SITE AREA	143,475 SQ. FT. ±
FAR	0.09
AREA OF DISTURBANCE	2.87 ACRES

LDC SECTION 5.3.2.C
DIMENSIONAL STANDARDS

SUBURBAN MARKETPLACE	
FRONT YARD	MIN 50 FT MAX 275 FT
MIN. SIDE YARDS	0 FT
REAR YARD	0 FT
HEIGHT	60 FT

TREE CANOPY - CATEGORY CLASS "C"

TOTAL SITE AREA:	3.29 ACRES	143,475 SQ.FT.
EXISTING TREE CANOPY COVERAGE AREA:	0 S.F. (0%)	
EXISTING TREE CANOPY AREA TO BE REMOVED:	0 S.F. (0%)	
EXISTING TREE CANOPY AREA TO REMAIN TOTAL:	0 S.F. (0%)	
REQ. NEW TREE CANOPY: (FROM LDC TBL 10.1.1)	28,695 S.F. (20%)	
NEW TREE CANOPY COVERAGE AREA PROVIDED:	26,640 S.F. (18.6%)	
28 TYPE "A" @ 720 S.F.; 15 TYPE "B" @ 432 S.F.		
STREET TREE 25% BONUS (15 TYPE "A" TREES):	2,700 S.F. (1.8%)	
TOTAL TREE CANOPY COVERAGE AREA PROVIDED:	29,340 S.F. (20.4%)	

PARKING - AUTO RENTAL AGENCY (FROM LDC TBL 9.1.2E)
(1 SPACE FOR EACH 400 SQ FT OF GROSS FLOOR AREA
PLUS 1 SPACE FOR EACH 2 EMPLOYEES ON MAXIMUM SHIFT)

12,540 SQ. FT. 23 EMPLOYEES	44 SPACES REQUIRED
	75 SPACES MAXIMUM
PAVEMENT TYPE: ASPHALT	73 SPACES PROVIDED
	WITH 3 ADA SPACES

VEHICULAR USE AREA (V.U.A.):	98,293 S.F.
I.L.A. REQUIRED (LDC TABLE 10.2.12; V.U.A. x 7.5%):	7,372 S.F.
I.L.A. PROVIDED:	9,951 S.F.
INTERIOR TREES REQUIRED (1/4,000 S.F. V.U.A.):	25 TREES
INTERIOR TREES PROVIDED:	25 TREES

TYP. HANDICAP PARKING SPACE	9 FT. X 18 FT.
TYP. PARKING SPACE	9 FT. X 18 FT.

BICYCLE PARKING
RETAIL SALES, SERVICE OPERATIONS 2, OR 1 PER 25,000
SQUARE FEET OF GROSS FLOOR AREA
REQUIRED BICYCLE RACKS
2 SPACES
PROPOSED BICYCLE RACKS
2 SPACES
NOTE: LONG TERM BIKE PARKING WILL BE PROVIDED
INSIDE STRUCTURE.

DECREASE IN IMPERVIOUS AREA	
EXISTING SITE AREA:	143,475 SQ.FT.
EXISTING IMPERVIOUS AREA:	138,834 SQ.FT.
EXISTING IMPERVIOUS PERCENT:	96.76 %
PROPOSED IMPERVIOUS AREA:	112,909 SQ.FT.
PROPOSED IMPERVIOUS PERCENT:	78.70 %
NET IMPERVIOUS AREA CHANGE:	-25,925 SQ.FT.
NET IMPERVIOUS PERCENT CHANGE:	-18.06 %

GENERAL NOTES

- THIS IS NOT A SURVEY, AND IS NOT INTENDED FOR LAND TRANSFER.
- ALL OUTDOOR LIGHTING WILL COMPLY WITH LDC CHAPTER 8.
- ALL SERVICE STRUCTURES IF NEEDED SHALL BE SCREENED IN ACCORDANCE WITH L.D.C. CHAPTER 10.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS OR KENTUCKY DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION APPROVAL.
- 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.
- ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH SECTIONS 5.5.5 AND 10.2.6 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
- ALL SIGNAGE WILL COMPLY WITH LDC CHAPTER 8 AND WILL OBTAIN THE PROPER PERMITS.
- LOTS WILL BE CONSOLIDATED TO CREATE THE 3.29 ACRE PROPOSED PROPERTY
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- 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.
- ALL EXISTING FENCES WITHIN THE PROPERTY BOUNDARY WILL BE REMOVED.

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEE'S AND APPLICABLE CHARGES.
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- RUN OFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF x 1.5
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
- SITES RESULTING IN ONE ACRE OR MORE OF LAND DISTURBANCE MUST MEET MSD'S WATER QUALITY REQUIREMENTS.

EPSC NOTES

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AS SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- ALL STREAM CROSSINGS MUST UTILIZED LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
- SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

MDPS NOTES

- SITE IS SUBJECT TO BINDING ELEMENTS OF DOCKET 09-029-85, 09-059-83, 09-075-87

MDPW NOTES

- LOTS TO BE CONSOLIDATED PRIOR TO CONSTRUCTION APPROVAL.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MDPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.

LEGEND

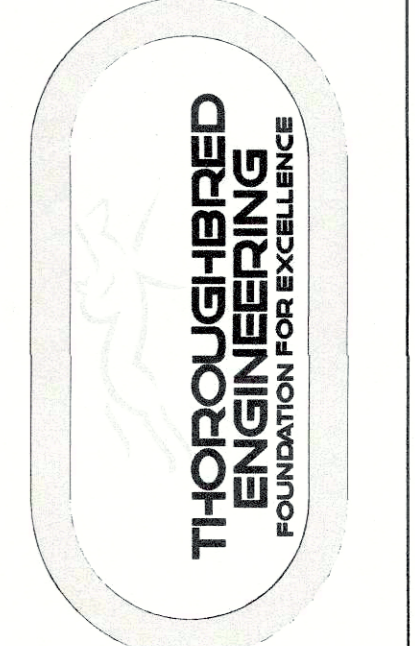
- Indicates found monument *As Noted*
- SS Existing Sanitary Sewer Manhole
- ⊕ Existing Utility Pole
- ⊕ Existing Storm Inlet
- ⊕ Existing Down Guy
- ⊕ Existing Water Meter
- ⊕ Existing Water Valve
- ⊕ Existing Gas Meter
- ⊕ Existing Fire Hydrant
- ⊕ Existing Light Pole
- Existing Fence (As Noted)
- Existing Overhead Utility Line
- Existing Storm Sewer Pipe
- Existing Contour
- ♿ Proposed Handicapped Parking Spot
- ⊕ Proposed Tree Type B
- ⊕ Proposed Tree Type A
- ⊕ Proposed Shrub
- Ingress/Egress
- Proposed Contour
- Drainage Flow



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LAWNING & DESIGN SERVICES

GRAPHIC SCALE
(IN FEET)
1 INCH = 40 FEET

THOROUGHbred ENGINEERING
P.O. BOX 481 LEXINGTON, KY 40588
(502) 863-1756
CIVIL DESIGN, LAND SURVEYING
GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-CEI CONSTRUCTION SERVICES



DISTRICT DEVELOPMENT PLAN
R&R LIMOUSINE
PRODIGY CONSTRUCTION
4711 POPLAR LEVEL ROAD, LOUISVILLE, JEFFERSON COUNTY, KENTUCKY 40213

PROJECT NO:	190002	DRAWN BY:	JRD
DATE:	05-23-19	REVIEWED BY:	---

REVISION:	DATE:
1	4-23-19
2	5-13-19

DRAWING NAME:
R&RLMO_DP

DP

WM#3525

19Dwp1an1060