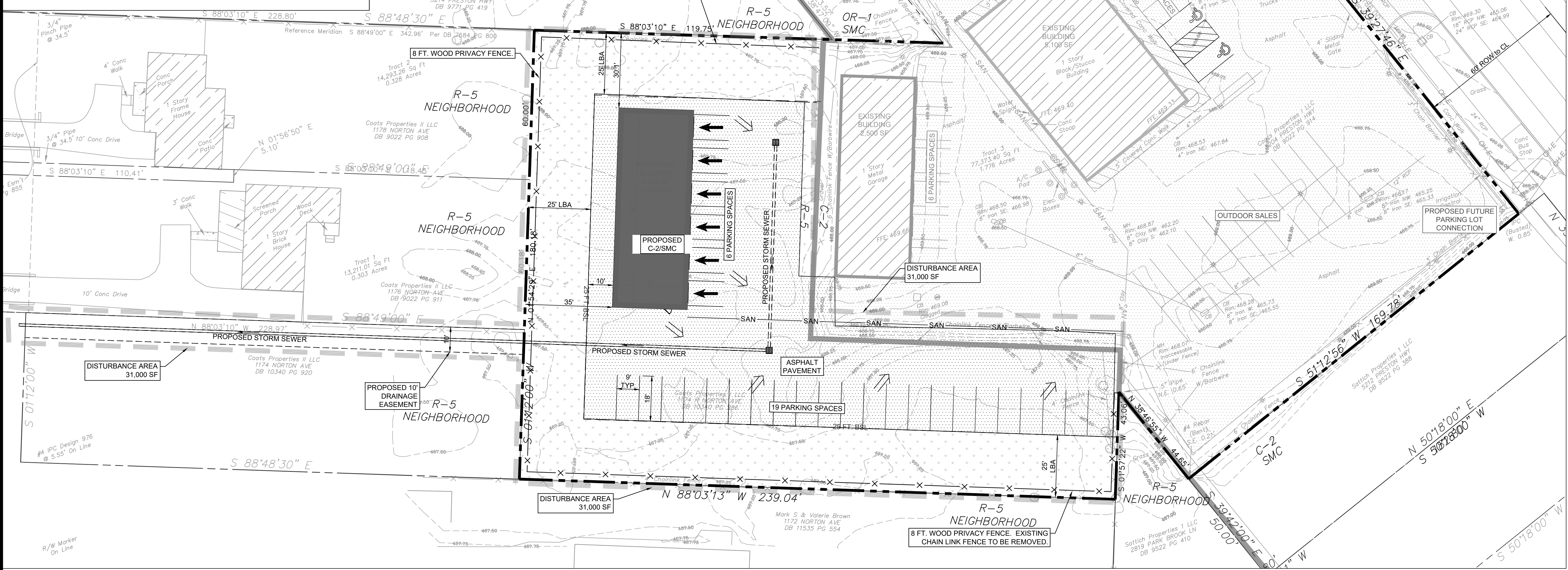


VICINITY MAP



SITE DATA
 ADDRESS: 5204 PRESTON HIGHWAY
 LOUISVILLE, KY 40213
 COATS AUTOMOTIVE
 1174 NORTON AVENUE
 LOUISVILLE, KY 40213

TAX ID: 087K04300000
 DB 3852 PG 462
 FORM DISTRICT: SMC/ NEIGHBORHOOD
 ZONING: C-2 AND R-5
 PROPOSED ZONING: C-2
 PROPOSED FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR
 SITE AREA: 1.776 ACRES (77,373 SF)
 EXISTING USE: AUTOMOTIVE SALES AND SERVICING
 PROPOSED USE: AUTOMOTIVE SALES AND SERVICING
 EXISTING BUILDING AREA: 5,000 SF AUTOMOTIVE SALES
 2,400 SF AUTOMOTIVE SERVICING
 PROPOSED BUILDING AREA: 2,400 SF FOOTPRINT (2-2TORY)
 1ST FLOOR (6)SERVICE BAYS
 2ND FLOOR STORAGE

SETBACKS: SIDE AND REAR: 25'
 ADJOINING RESIDENTIAL: 25 FT (NO LOADING)
 ALLOWED BUILDING HEIGHT: 60 FT MAXIMUM
 PROPOSED BUILDING HEIGHT: 20 FT.
 MAX. F.A.R. ALLOWED = 1.0 (LDC 2.6.1.E)
 PROPOSED F.A.R. = (9,800)/77,373 = 0.126

FLOODPLAIN:
 NO PORTION OF THE SITE IS WITHIN THE 100-YEAR FLOODPLAIN PER FIRM MAP No. 21111C0076E, DATED DECEMBER 5, 2006.

SITE DISTURBANCE AREA:
 16,500 SF (38 AC)

IMPERVIOUS AREA:
 EXISTING: 38,979 SF (0.89 AC)
 PROPOSED: 55,529 SF (1.27 AC)
 INCREASE: 16,550 SF (0.38 AC)
 32% INCREASE IN IMPERVIOUS AREA

LANDSCAPING SUMMARY
TREE CANOPY (LDC 10.1.4)
 REQUIRED NEW TREE CANOPY:
 1/3 of 35% REQUIRED = 17.5% OR 13,540 SF

PERIMETER LANDSCAPE BUFFER (LDC 10.2.3)
 ALONG AREA OF IMPROVEMENTS ONLY
 25 FT. WITH 8 FT. SCREEN AND 5 LARGE OR MEDIUM TREES
 PER 100 L.F.

VUA LANDSCAPE BUFFER (LDC 10.2.10)
 VUA: NONE.

INTERIOR LANDSCAPE AREA (LDC 10.2.12)
 ILA REQUIRED: NONE (UNDER 10 SPACES OR 6,000 SF VUA)

SITE DEVELOPMENT PLAN
 GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 10 20 40 60
 GRAPHIC SCALE

PARKING SUMMARY (LDC CHAPTER 9)
VEHICLE PARKING REQUIREMENTS
 OUTDOOR DISPLAY AREA
 1 SPACE /7000 SF 28,000 SF/7,000 = 4 SPACES
 INDOOR DISPLAY AREA
 1 SPACE/ 250 SF 1,000 SF/250 = 4 SPACES
 SERVICE AREA
 1 SPACE/ EMPLOYEE + 2 SPACES/ SERVICE BAY
 6 NEW + 6 EXISTING BAYS, 4 EMPLOYEES= 28 SPACES
 TOTAL REQUIRED= 36 SPACES INCLUDING 2 ADA

TOTAL PROVIDED= 40 SPACES INCLUDING 2 ADA(1 VAN)

HATCH LEGEND
 [Hatched Box] EXISTING ASPHALT PAVEMENT
 [Dotted Box] PROPOSED ASPHALT PAVEMENT

DEVELOPMENT NOTES:

- ANY PROPOSED LIGHTING TO NOT SURPASS 0.5 FOOT CANDLES PAST THE PROPERTY LINE, PER CODE.
- ALL LIGHTING ON THE SITE SHALL BE DIRECTED DOWN AND AWAY FROM ADJACENT RESIDENTIAL USES. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION COMPLETED ON THIS PROPERTY.
- THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
- LANDSCAPE PLAN REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- IF DUMPSTERS ARE UTILIZED THEY SHALL BE SCREENED PER CHAPTER 10.

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.
- SITE WILL BE SUBJECT TO MSD REGIONAL FACILITIES FEE X 1.5.
- THIS PROJECT IS SUBJECT TO MEET ALL MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL SUMS OF DISTURBANCE EQUALS 1 ACRE OR MORE. PER THIS DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 31,000 SF OR 0.711 ACRES.
- DRAINAGE PATTERN DEPICTED BY ARROW IS FOR CONCEPTUAL PURPOSES. DRAINAGE CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- SANITARY SEWER SERVICE TO PROPOSED BUILDING TO BE PROVIDED BY NEW CONNECTION.

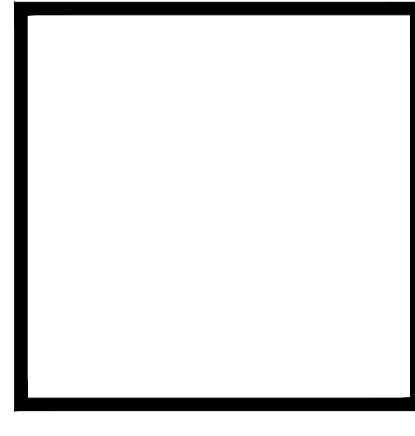
HEALTH DEPARTMENT NOTES:

- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- DEVELOPMENT MUST COMPLY WITH MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- DEVELOPMENT MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.

DUST CONTROL NOTE:

- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION EVENTS TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

20-ZONE-0064
20-ZONEPA-0045
20-MPLAT-0034
WM# 4643
PLAN CERTAIN B-241-04
DEVELOPMENT PLAN



Luckett & Farley
 Architecture | Engineering | Interior Design

737 S. 3rd Street, Louisville, KY 40202 - tel: 502-585-4181 - www.luckettfarley.com

**COATS AUTOMOTIVE LOT
 CONSOLIDATION AND RE-ZONE**

5204 PRESTON HIGHWAY
 LOUISVILLE, KY 40213



Sheet Revisions	Date
#	Description

COMM. NO.	2019.032
MADE BY:	AJW
CHK BY:	E ME
DATE	AUG 3, 2020

DEVELOPMENT PLAN

DRAWING NO. C-101