

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

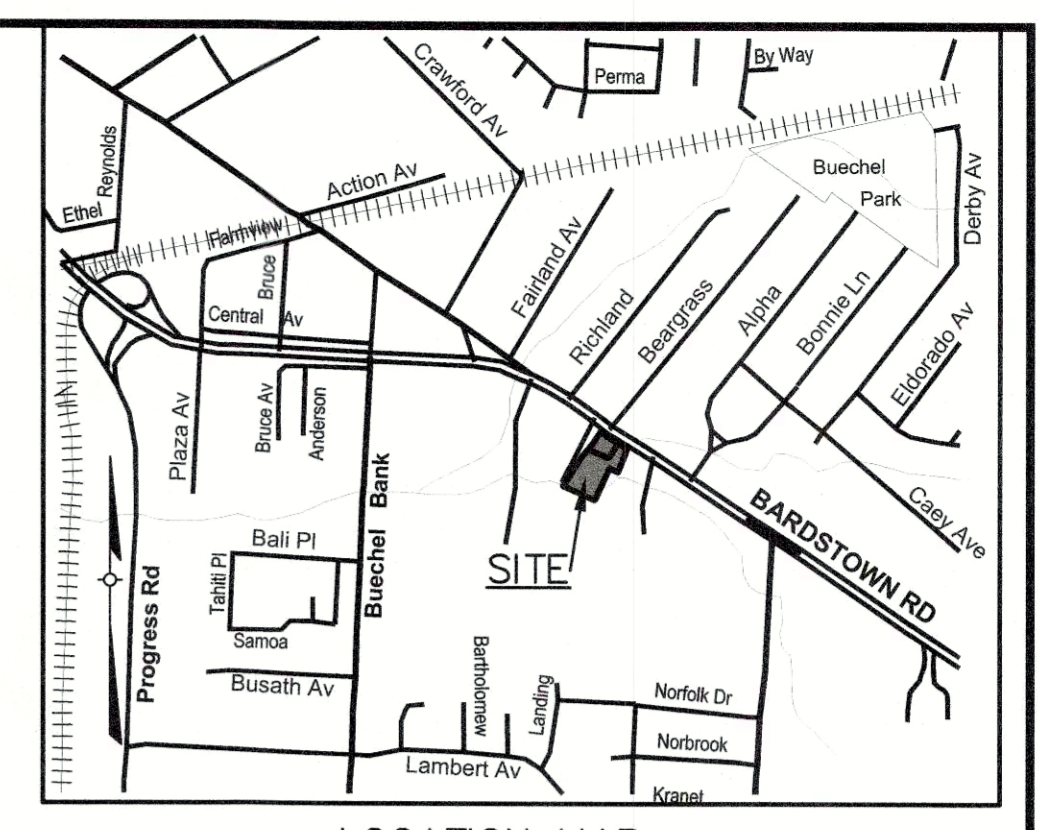
C2/SMC
Plumas Pines Golf Course LP
1524-1/2 State St.
Santa Barbara, CA 93101
D.B. 10387, PG. 0051

C2/SMC
Ghada A Ghazi
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

C2/SMC
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

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	=	22' (60' MAX. ALLOWED)
TOTAL BUILDING AREA	=	10,550 SF
EXISTING BUILDING AREA	=	8,060 SF
PROPOSED BUILDING AREA	=	2,940 SF
F.A.R.	=	0.11 (5.0 MAX. ALLOWED)
		MIN. MAX.

PARKING REQUIRED

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
WAREHOUSE		
(NO ADDITIONAL EMPLOYEES)	=	0 SP 0 SP
TOTAL PARKING REQUIRED	=	33 SP 57 SP
-10% TARC CREDIT	=	30 SP 57 SP
TOTAL PARKING PROVIDED	=	36 (4 HC SP INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	=	4 SHORT TERM/2 LONG TERM (PROVIDED INDOORS)

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.
- Fencing will comply with applicable portions of Sections 4.4.3 and 4.4.8 of the Land development Code.
- A site visit was conducted by Mike Hill, AICP on 5/3/2019 and no evidence of Karst topography was found.
- A cross access agreement for Tracts 1 & 2 will be created prior to a certificate of occupancy being issued.
- Additional plantings will be provided to help screen the view of the proposed building per LDC Section 5.5.5.A.1.

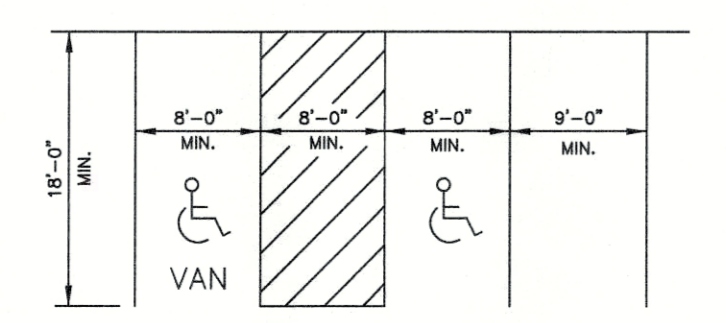
MSD NOTES:

- 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 has been approved by 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.
- Lowest finished floor elevation to be at or above 500.2 and lowest machinery elevation to be at or above 501.5.

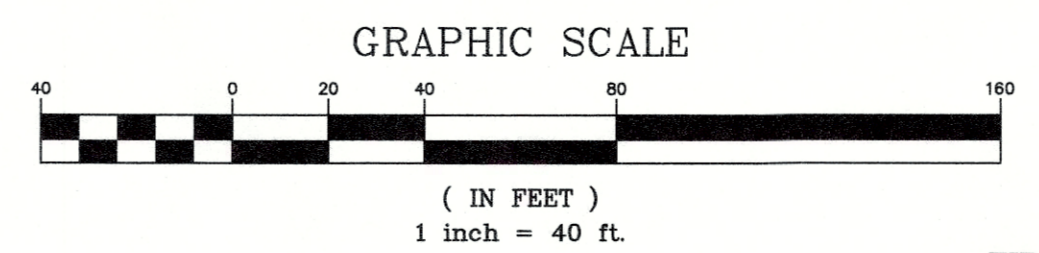
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JUL 18 2019
PLANNING & DESIGN SERVICES

LEGEND

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



TYPICAL PARKING SPACE LAYOUT
NO SCALE



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

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

RELATED CASE: 09-036-94
WM# 2585

REVISIONS

NO.	DATE	DESCRIPTION
1	6-18-19	AGENCY COMMENTS
2	6-24-19	BUILDING FOOTPRINT CHANGE
3	7-8-19	ADDED WAIVER, SCREENING NOTE

PROJECT DATA

FILE NAME:	19066-RDDDP.dwg
DATE:	MAY 2019
CHECKED BY:	MH
DRAWN BY:	ARH

PROFESSIONAL'S SEAL

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
507 WASHINGTON AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40202
PHONE: 502.446.9919 FAX: 502.446.9914 WEB SITE: WWW.LD&D.COM

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**

19DEVPLAN1099