REVISIONS:
10/18/16
12/20/16

PROPOSED PARKING SPACE DIMENSIONS DETAIL
NOT TO SCALE

9.0' (TYP)
18.5' (TYP)
8' 8'
VAN ACCESSIBLE

VICINITY MAP
NOT TO SCALE

RICHLAND AVENUE
SITE
BARDSTOWN ROAD
BEARGRASS AVENUE

DRWN BY: KAL
CHKD BY: JLG
DRAWING NAME:
16-36DP2.DWG
FIELD BOOK: ##

KYTC NOTES

1. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED ACROSS THE FRONTAGE OF THIS TRACT TO MEET THE CURRENT METRO LAND DEVELOPMENT CODE. THE REQUIREMENTS ARE DETERMINED BY LOUISVILLE METRO TRANSPORTATION PLANNING AND PUBLIC WORKS DEPARTMENTS
2. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO THE STATE RIGHT OF WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100 YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUESTS TO ALTER DRAINAGE ON A RIGHT OF WAY SHALL RESULT IN CONDITIONS THA ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
3. THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
4. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. LANDSCAPING ON PLANS WILL NEED TO BE REVIEWED FOR SITE DISTANCE.
5. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
6. RADIUSES FOR NEW COMMERCIAL ENTRANCES SHALL BE 35 FT. MINIMUM WITHIN THE STATE RIGHT OF WAY.
7. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
8. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHR BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
9. ENTRANCES ALONG THE FRONTAGE OF THE DEVELOPMENT NEED TO BE COMBINED TO REDUCE DRIVING OVER THE SIDEWALK AND KEEP FROM HAVING MULTIPLE ENTRY POINTS TO BARDSTOWN ROAD (KY31E).
10. KYTC WILL REVIEW AGAIN IF OR WHEN CONSTRUCTION PLANS ARE SUBMITTED FOR REVIEW, AND RESERVE THE RIGHT TO CHANGE OR QUALIFY THE APPROVAL.
11. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE KENUCKY UNDERGROUND UTILITY PROTECTION, INC. (PHONE: 1-800-752-6007) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDED ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. cables, electrical wires, gas, and water lines). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

SAFETY NOTE

The Contractor shall comply with the U.S. Dept of Labor Safety and Health regulations for construction promulgated under the Occupational Safety and Health Act of 1970 (P.L. 91-596) and under Section 107 of the Contract Work Hours and Safety Standards Act (P.L. 91-54). During all phases of this project (including excavations or trenching) the Contractor shall be responsible for safety at all times.

GENERAL NOTES

1. THERE WILL BE NO INCREASE IN IMPERVIOUS AREA ON THE SUBJECT PROPERTY.
2. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA PER FEMA MAP 21111C0061E DATED 12/5/06.
3. NEW SANITARY SEWER SERVICE NOT REQUIRED.
4. THE EXISTING PARKING SPACES ALONG THE BARDSTOWN ROAD FRONTAGE WILL BE REMOVED AND CONVERTED TO MOTOR VEHICLE DISPLAY/ SALES AREA.
5. CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
6. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
7. THERE SHALL BE NO PARKING OR MANEUVERING IN THE RIGHT OF WAY.
8. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
9. General: 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.

TREE CANOPY CALCULATIONS

PER LDC 10.1.2 WITH NO INCREASE IN BUILDING SQUARE FOOTAGE OR IMPERVIOUS SURFACE THIS SITE DOES NOT MEET THE THRESHOLD FOR COMPLIANCE WITH LDC CHAPTER 10.1.

RECAPITULATION

1. EXISTING ZONING — C1
2. PROPOSED ZONING — C2
3. FORM DISTRICT — SMC
4. EXISTING USE — AUTO REPAIR
5. PROPOSED USE — AUTO RENTALS/SALES
6. LAND AREA — 0.53 ACRES
7. EXISTING BUILDING — 3,287 SQ.FT.
8. VUA — 17,428 SQ.FT.
9. PARKING

	MIN.	MAX.	MIN.	MAX.
MOTOR VEHICLE SALES (OUTDOOR DISPLAY/SALES AREA) (10,000 SQ.FT.)	1/7,000 SQ.FT.	1/5,000 SQ.FT.	2 SPACES	2 SPACES
AUTO RENTAL (800 SQ. FT.)	1/400 SQ.FT.	1/200 SQ.FT.	2 SPACES	4 SPACES
			TOTAL 4 SPACES	6 SPACES

*800 SQ. FT. OF BUILDING TO BE UTILIZED, REMAINING BUILDING SQ. FT. TO BE VACANT.

PROVIDED — 5 SPACES

10. BICYCLE PARKING
REQUIRED — 2 SHORT TERM/2 LONG TERM
PROVIDED — 2 SHORT TERM/2 LONG TERM

*(LONG TERM SPACES TO PROVIDED WITHIN THE EXISTING BUILDING)

EVANS/GRIFFIN, INC.
Engineer & Land Surveyor
4010 Dupont Circle
SUITE 478
Louisville, Kentucky 40207
(502) 899-9611
egengr@bellsouth.net

OWNERS
S & A INVESTMENTS, LLC.
a Kentucky Limited Liability Company
4163 BARDSTOWN ROAD
LOUISVILLE, KY. 40218
D.B. 8890, PG. 736
PARCEL ID: 050100490000

MICHAEL K. ANSERT &
LAWRENCE J. SCHWARTS, SR.
4163 BARDSTOWN ROAD
LOUISVILLE, KY. 40218
D.B. 5976, PG. 326
PARCEL ID 050100550000

LESSEE
THE HERTZ CORPORATION
8501 WILLIAMS ROAD
ESTERO, FL. 33928

RECEIVED
DEC 2 1 2016
DESIGN SERVICES

HERTZ CAR RENTAL/SALES
4163 BARDSTOWN ROAD — 40218
DETAILED DISTRICT DEVELOPMENT PLAN

DATE: 7/26/16
PROJECT NO.:
2016-36
Sheet 1 of 1

LEGEND

Symbol	Description
M.H. EX. 8" SEWER	EXISTING SEWER LINE AND MANHOLE
WV	EXISTING WATER VALVE
	EXISTING GUY WIRE
GUY POLE	EXISTING GUY POLE
C.B.	EXISTING CATCH BASIN
FH	FIRE HYDRANT
	EXISTING TREELINE
WM	WATER METER
SP	SERVICE POLE
	EXISTING LIGHT POLE
PP	EXISTING POWER POLE
100	EXISTING CONTOUR LINE
+620.42	EXISTING SPOT ELEVATION
8"G	EXISTING GAS LINE WITH PIPE SIZE
8"W	EXISTING WATER LINE WITH PIPE SIZE
OHE	EXISTING OVERHEAD ELEC. WIRE
	EXISTING HANDICAP DETECTABLE WARNING
HC	PROPOSED HANDICAP DETECTABLE WARNING

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

Site labels:
WILLIAM S. & MARY D. MATTINGLY, 2204 RICHLAND AVENUE, LOUISVILLE, KY. 40218, D.B. 5441, PG. 128, OR1/NFD, R5/NFD

BRADLEY & LINDSAY GILKEY, 2207 BEARGRASS AVE, LOUISVILLE, KY. 40218, D.B. 9733, PG. 95, R5/NFD

HOOK FAMILY HOLDINGS, LLC., 4164 BARDSTOWN RD, LOUISVILLE, KY. 40218, D.B. 10246, PG. 255, C2/SMCFD

S & A INVESTMENTS, LLC., 4165 BARDSTOWN ROAD, LOUISVILLE, KY. 40218, D.B. 8377, PG. 870, C2/SMCFD

THORTONS INC., 10101 LINN STATION ROAD, LOUISVILLE, KY. 40223, D.B. 9916, PG. 279, C1/SMCFD

PLUMAS PINES GOLF COURSE, LP, 1524 1/2 STATE STREET, SANTA BARBARA, CALIFORNIA 93101, C1,C2/SMCFD

EXISTING HOUSE
EXISTING 1 STORY BUILDING, 3,287 SQ.FT., F.F. ELEV. = 508.30
EXISTING BUILDING
DISPLAY/SALES AREA 5,000 SQ.FT.
PROPOSED 6' FENCE
PROPOSED TREES(3)
BARDSTOWN ROAD — R/W VARIES
RICHLAND AVENUE — 50' R/W