

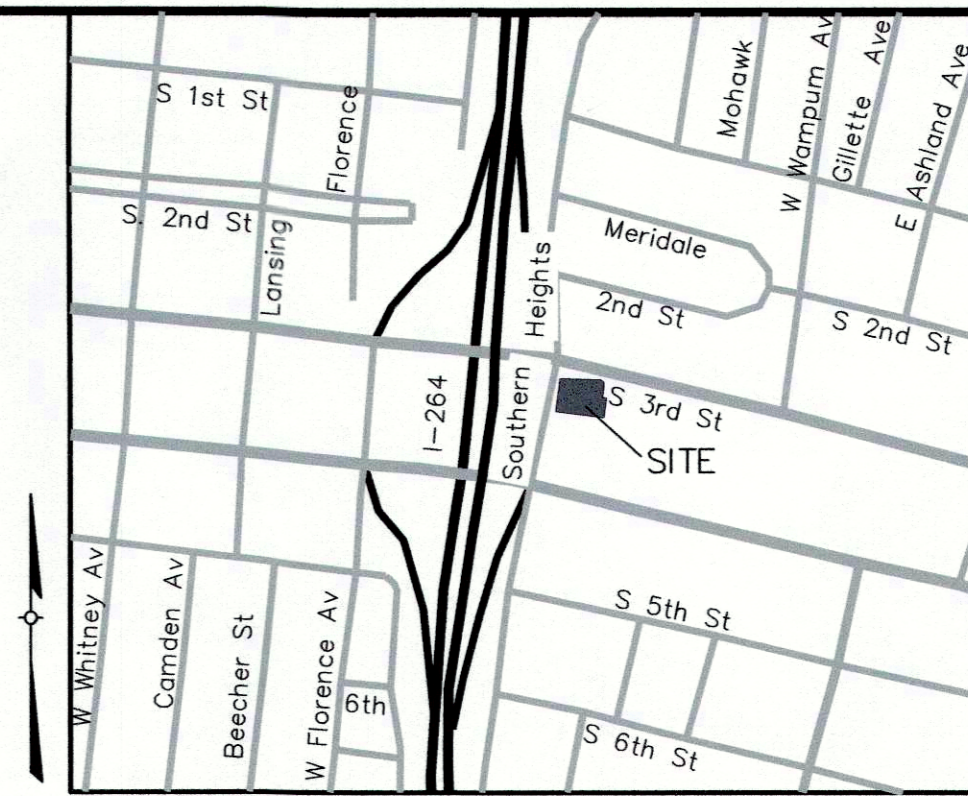
PRELIMINARY APPROVAL
 Condition of Approval:
 Development Review Date
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

WAIVERS REQUESTED:

1. A Waiver is requested from Sections 5.9.2.C.4 & 5.5.1.A.3.a of the Louisville Metro Land Development Code to allow traffic circulation/parking in the front of the building.
2. A Waiver is requested from Section 5.5.1.A.3.b of the Louisville Metro Land Development Code to allow no vehicular access to the alley.
3. A Waiver is requested from Section 5.5.1.A.5 of the Louisville Metro Land Development Code to locate the gas canopy between the associated principal structure and 34' from the public street.
4. A Waiver is requested from Section 10.2.10 of the Louisville Metro Land Development Code to waive a portion of the 5' Landscape Buffer Area and required landscaping adjacent to South 3rd Street.
5. A Waiver is requested from Section 5.5.1.A.1.b of the Louisville Metro Land Development Code to allow no customer entrance facing Southern Heights Ave.
6. A Waiver is requested from Section 5.6.1.C.1 of the Louisville Metro Land Development Code to waive the required 50% clear windows and doors on the north building facade.

VARIANCES REQUESTED:

1. A Variance is requested from Section 5.2.2.C.1.a and Table 5.2.2 of Chapter 5 of the Louisville Metro Land Development Code to allow the building to be set back 147' from South Third Street which is greater than specified. -Max. Front Yard - 25', Min. Front Yard - 15'.
2. A Variance is requested from Section 5.5.1.A.2 of the Louisville Metro Land Development Code to allow the building on a corner lot to be located farther away than that at the right of way line and to be located 133' from the South Third Street right of way line and 21' from the Southern Heights right of way line.



LOCATION MAP
NOT TO SCALE

MODIFIED CONDITIONAL USE PERMIT GRANTED OCTOBER 1, 2014
 14CUP1029
 A MODIFIED CONDITIONAL USE PERMIT WAS GRANTED BY SECT 4.2.40 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO PERMIT OFF-STREET PARKING ON R-5 ZONED PROPERTY.

PROJECT DATA

TOTAL SITE AREA	= 1.10 ± Ac.
EXISTING ZONING TO REMAIN	= C-1/R5(CUP)
FORM DISTRICT	= TN
EXISTING USE	= GAS STATION/CONVENIENCE STORE
EXISTING BUILDING AREA (T.B.R.)	= 3,108 S.F.
PROPOSED BUILDING AREA	= 4,400 S.F.
BUILDING HEIGHT	= SIDE & REAR FACADE - 18' FRONT FACADE - 24' (45' MAX.)
C-1 FAR	= 0.12 (1.0 MAX)
PARKING REQUIRED	MIN. MAX.
4,400/500 S.F. MIN.; 4,400/100 S.F. MAX.	= 9 SPACES 44 SPACES
-10% TARC PARKING CREDIT	= 8 SPACES 40 SPACES
TOTAL PARKING PROVIDED	= 25 COMMON SPACES & 16 GAS PUMP SPACES (1 ACCESSIBLE SPACE INCLUDED)
BIKE PARKING PROVIDED/REQUIRED	= 2 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED INDOORS)
EX VEHICULAR USE AREA	= 23,690 S.F.
PROPOSED VEHICULAR USE AREA	= 27,250 S.F.
V.U.A. W/O GAS CANOPY	= 23,434 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 1,172 S.F. (5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,890 S.F.

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. No increase in drainage run off to state roadways.
3. There shall be no commercial signs in the Right of Way.
4. There shall be no landscaping in the Right of Way without an encroachment permit.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. KTC approval will be required.
9. South 3rd Street & Southern Heights Right-of-way dedication and lot consolidation by Deed Book: 10357, Pg.: 199; recorded January 25th, 2015.

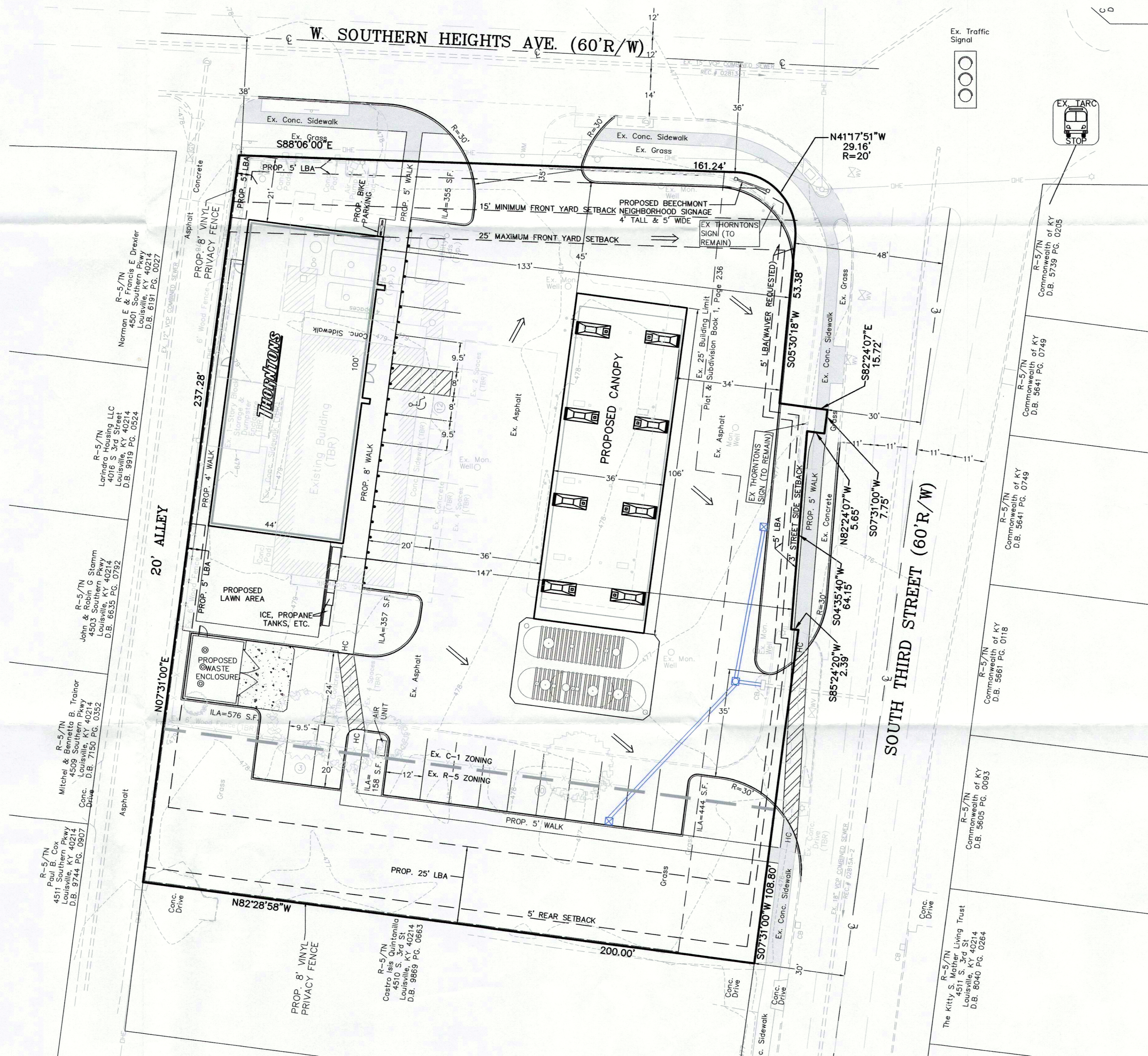
MSD NOTES:

1. Sanitary sewer service is existing. A Downstream Facilities Capacity Request will be submitted to MSD.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0057 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. Site will be subject to MSD Regional Facilities Fee.
5. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
6. The post-developed 100 year rate of runoff must be reduced to at or below the pre-developed 10 year rate.
7. 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 Management Practices.

EXISTING IMPERVIOUS AREA	= 34,630 SF
PROPOSED IMPERVIOUS AREA	= 36,230 SF (4% INCREASE)

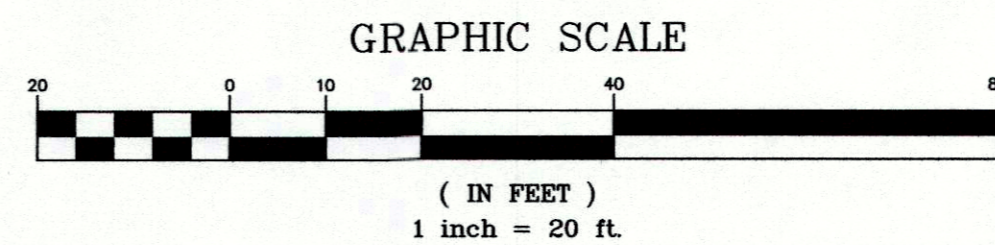
SITE ADDRESS:
 4500, 4506 & 4508 S 3rd STREET
 TAX BLOCK 057F, LOT 59, 56 & 55
 D.B. 9949, PG. 0142
 D.B. 5718 PG. 0917
 D.B. 9257 PG. 0704
 COUNCIL DISTRICT - 21
 FIRE PROTECTION DISTRICT - LOUISVILLE #3

MAY 19 2015
 RECEIVED
 PLANNING & DESIGN SERVICES
 CASE: 15DEVPLAN1061
 RELATED CASES:
 14DEVPLAN1160,
 14CUP1029, 9673
 MSD WM# 662



TREE CANOPY CALCULATIONS: CLASS 'A'

TOTAL SITE AREA	= 47,778 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 10% (4,778 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
PROPOSED TREE CANOPY TO BE PLANTED	= 10% (5,040 S.F.)



PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS:
 BY: [Signature]
 DATE: 5-20-15
 LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

LEGEND

— PROPOSED STORM SEWER AND MANHOLE

NO.	DATE	DESCRIPTION	BY

REVISIONS

PROJECT DATA

FILE NAME: 14081-DDDP

DATE: 5-19-15

CHECKED BY: AER

SCALE AS SHOWN

DRAWN BY: SRS

ENGINEER'S SEAL

ENGINEER'S SEAL

SURVEYOR'S SEAL

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE
 505 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
 TEL: 502-261-1111 FAX: 502-261-1111
 WEB SITE: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN & MODIFIED CUP

THORNTONS
 STORE #20
 OWNER/DEVELOPER
 THORNTONS, INC
 10101 LINN STATION RD STE 200
 LOUISVILLE, KY 40223

JOB NO. 14081

SHEET 1 OF 1