

SITE DATA

GROSS SITE AREA	12.74 ACRES (554,887.67 SF)
NET SITE AREA	12.66 ACRES (551,645.29 SF)
EXISTING ZONING	C-1 1.54 AC. C-2 11.12 AC.
EXISTING FORM DISTRICT	RCFD
EXISTING USE	RETAIL, RESTAURANT, CAR WASH CONVENIENCE STORE
EXISTING BUILDING AREA	122,033 SQ.FT.
EXISTING RETAIL BUILDING	112,782 SQ.FT.
EXISTING CONVENIENCE STORE	2,450 SQ.FT.
EXISTING RESTAURANTS	4,524 SQ.FT.
EXISTING CAR WASH	2,277 SQ.FT.
PROPOSED USE	OFFICE, RETAIL, RESTAURANT CONVENIENCE STORE
LOT 1	
LOT AREA	8.96 ACRES (390,253.64 SQ.FT.)
EXISTING BUILDING (25' HT.)	112,782 SQ.FT.
EXISTING USE	RETAIL
PROPOSED ADDITION	2,500 SQ.FT.
PROPOSED USE	OFFICE/STORAGE
TOTAL BUILDING AREA	115,282 SQ.FT.
PARKING REQUIREMENTS	
MIN. PARKING REQUIRED (1/350 S.F.)	329 SPACES
MAX. PARKING ALLOWED (1/200 S.F.)	576 SPACES
PARKING PROVIDED (INC. 12 H.C. SP.)	503 SPACES
BIKE RACK: SHORT TERM	2 SPACES
LONG TERM	2 SPACES*
VEHICLE USE AREA	209,263 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	15,695 SQ.FT.
EXISTING INTERIOR LANDSCAPE AREA	0 SQ.FT.
PROPOSED INTERIOR LANDSCAPE AREA	10,430 SQ.FT.
LOT 2	
LOT AREA	1.28 ACRES (55,919.18 SQ.FT.)
EXISTING BUILDING (20' HT.)	2,450 SQ.FT.
EXISTING USE	CONVENIENCE STORE
PARKING REQUIREMENTS	
MIN. PARKING REQUIRED (1/200 S.F.)	12 SPACES
MAX. PARKING ALLOWED (1/100 S.F.)	25 SPACES
PARKING PROVIDED	17 SPACES
INCLUDING 8 PUMP SPACES INC. 1 H.C. SPACE	
EX. VEHICLE USE AREA	43,672 SQ.FT.
EX. INTERIOR LANDSCAPE PROVIDED	3,281 SQ.FT.
LOT 3	
LOT AREA	1.47 ACRES (64,237.55 SQ.FT.)
PROPOSED PHARMACY (25' HT. MAX.)	9,656 SQ.FT.
MIN. PARKING REQUIRED (1/250 S.F.)	39 SPACES
MAX. PARKING ALLOWED (1/200 S.F.)	48 SPACES
PARKING PROVIDED (INC. 2 H.C. SP.)	44 SPACES
BIKE RACK: SHORT TERM	2 SPACES
LONG TERM	2 SPACES*
VEHICLE USE AREA	31,026 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	2,327 SQ.FT.
INTERIOR LANDSCAPE PROVIDED	3,250 SQ.FT.
LOT 4	
LOT AREA	0.95 ACRES (41,231.25 SQ.FT.)
PROPOSED RESTAURANT (25' HT. MAX.)	2,585 SQ.FT.
MIN. PARKING REQUIRED (1/125 S.F.)	21 SPACES
MAX. PARKING ALLOWED (1/50 S.F.)	52 SPACES
PARKING PROVIDED (INC. 3 H.C. SP.)	42 SPACES
BIKE RACK: SHORT TERM	4 SPACES
LONG TERM	2 SPACES*
VEHICLE USE AREA	25,165 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	1,887 SQ.FT.
INTERIOR LANDSCAPE PROVIDED	2,894 SQ.FT.

LEGEND

- EXISTING FENCE
- EXISTING SOLID WOOD FENCE
- EX. OVERHEAD UTILITIES
- EX. GAS LINE
- EX. TELEPHONE LINE
- EX. WATER LINE
- BENCH MARK
- LIGHT STANDARD
- POWER POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- EX. UTILITY POLE
- EX. TELEPHONE MANHOLE
- EX. ELECTRIC MANHOLE
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY CLEAN OUT
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- DRAINAGE FLOW
- EX. SIGN
- EX. ZONING LINE
- EX. FORM DISTRICT
- CENTERLINE
- PROP. STORM LINE
- PROP. VEHICLE FLOW ARROW
- PROPOSED FENCE
- EXISTING SANITARY SEWER
- EXISTING CONTOUR LINE
- EX. STORM LINE
- EX. PROPERTY LINE TO BE REMOVED

PRELIMINARY APPROVAL
Condition of Approval:
Tony Hill 8-11-18
Development Review Date

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
BY: *[Signature]*
DATE: *8/27/18*
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

GENERAL NOTES

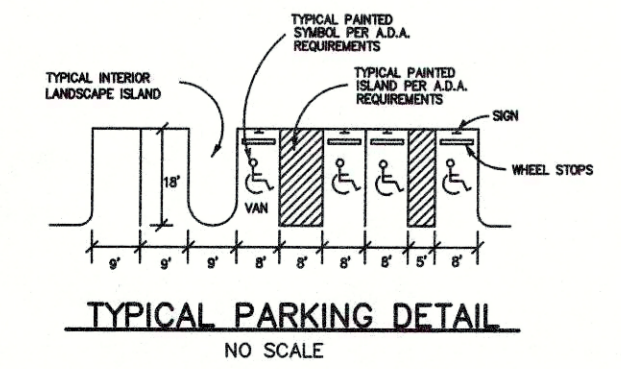
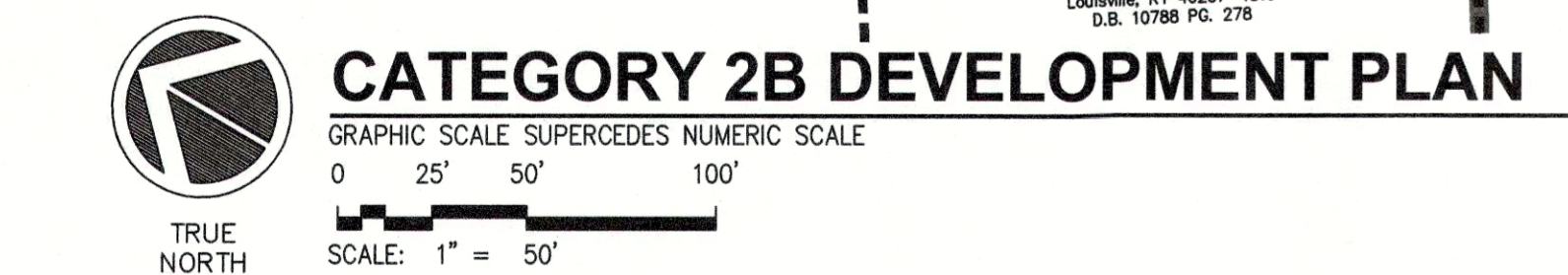
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PRE 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 AND 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FLUTING PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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.
- SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HIGH SECURITY LOCK AND IS DIMENSIONED AS REQUIRED BY THE LDC.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
- SANITARY SEWERS TO BE PROVIDED BY PSC AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
- 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 FINISH OF BEST MANAGEMENT PRACTICES.
- ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- A GENERAL CROSSOVER AGREEMENT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS AND GREASE POLICY.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
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LANDSCAPE REQUIREMENTS

EX. VEHICLE USE AREA	376,764 SQ.FT.
EX. INTERIOR LANDSCAPE AREA	7,405 SQ.FT.

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C	
TOTAL SITE AREA	551,645 S.F.
EX. TREE CANOPY ON SITE	9,676 S.F. (0.18%)
4 - 15"-24" TYPE "A" TREES @ 1,200 SF EA.	4,800 S.F.
6 - 8" TYPE "B" TREES @ 576 SF EA.	3,456 S.F.
10 - 4" TYPE "C" TREES @ 142 SF EA.	1,420 S.F.
EX. TREE CANOPY TO BE PRESERVED	5,376 S.F. (0.01%)
4 - 15"-24" TYPE "A" TREES @ 1,200 SF EA.	4,800 S.F.
1 - 8" TYPE "B" TREES @ 576 SF EA.	576 S.F.
TREE CANOPY REQUIRED (TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	110,329 S.F. (20%)
ADDITIONAL TREE CANOPY REQUIRED	104,953 S.F. (19%)
ADDITIONAL TREE CANOPY TO BE PROVIDED	105,120 S.F. (19.06%)
146 "TYPE A" TREES @ 720 SQ.FT.	
TOTAL TREE CANOPY TO BE PROVIDED	110,496 S.F. (20.03%)



WAIVER REQUEST

- WAIVER OF CHAPTER 10.2.4.4 TO OMIT THE REQUIRED LANDSCAPE BUFFER AND PLANTING REQUIREMENTS ALONG THE NORTH AND EAST PROPERTY LINES WITHIN THE FORM DISTRICT TRANSITION ZONE AS REQUIRED IN CHAPTER 5.7.1.B.3.c.

RECEIVED
JUL 02 2018
PLANNING & DESIGN SERVICES

IMPERVIOUS AREA (SITE)

NET SITE AREA	12.66 ACRES
AREA OF DISTURBANCE	3.97 ACRES
EXISTING IMPERVIOUS SURFACE	11.60 ACRES (91.6%)
PROPOSED IMPERVIOUS SURFACE	10.08 ACRES (79.6%)
DECREASE IN IMPERVIOUS SURFACE	1.52 ACRES

**CASE # 17DEVPLAN1230
MSD WM #4470**

REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	SUBMITTAL FOR PRE-APP.	12/11/17	CRB
2	DHS	REV. PER AGENCY COMMENTS	1/24/18	CRB
3	DHS	REV. PER TENANT REQUIREMENTS	5/31/18	CRB
4	DHS	REV. PER TENANT REQUIREMENTS	6/11/18	CRB
5	DHS	REV. PER AGENCY COMMENTS	6/25/18	CRB
6	DHS	REV. PER PDS STAFF COMMENTS	6/25/18	CRB

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(502) 459-8402 www.btmeng.com

OWNER: TRIPLE M INVESTMENTS CO. 3034 HUNTSINGER LANE LOUISVILLE, KENTUCKY 40220
DEVELOPER: L. E. LEONHART, JR. 9712 OLD SIX MILE LANE LOUISVILLE, KENTUCKY 40220
PROJECT NO.: 120352
DRAWN BY: DHS
CHECKED BY: [Signature]
DATE: APRIL 2017
DRAWING: 120352-DDP
SCALE: 1" = 50'
SHEET: 1.00