

C-1/TMC FIRST, NATL BANK OF LOUISVILLE 130 S JEFFERSON ST STE 300 CHICAGO, IL 60661-5763 D.B. 4735, Pg. 0296

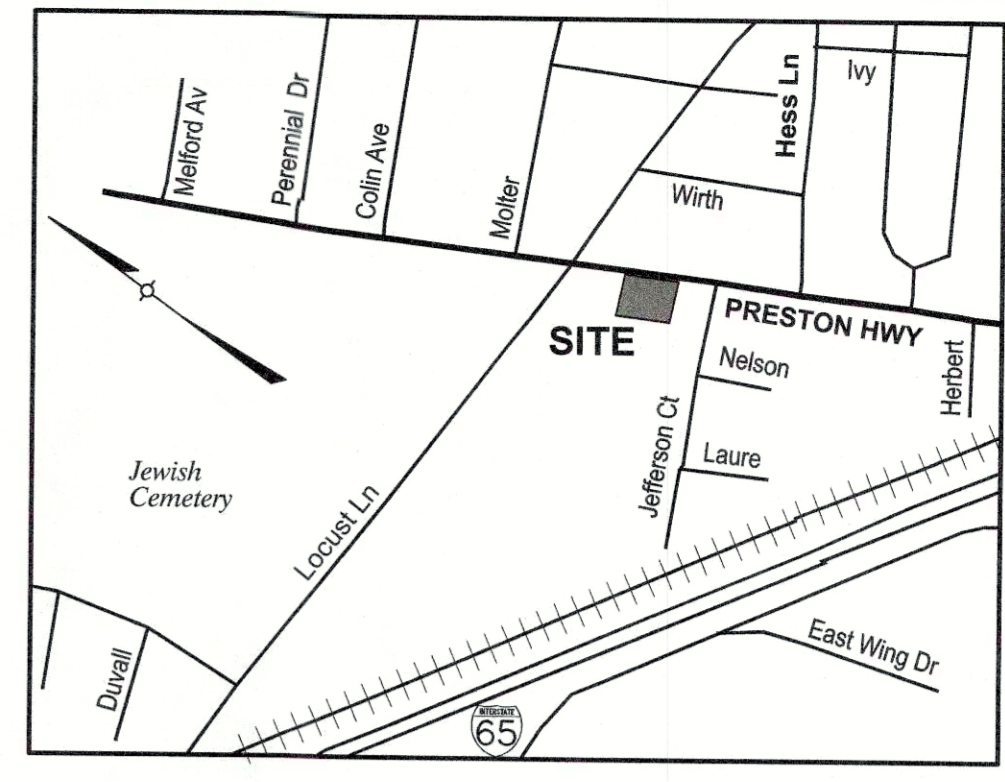
C-1/TMC FIRST, NATIONAL BANK OF LOUISVILLE 130 S JEFFERSON ST STE 300 CHICAGO, IL 60661-5763 D.B. 5210, Pg. 0321

C-1/TMC FIRST, NATIONAL BANK OF LOUISVILLE 130 S JEFFERSON ST STE 300 CHICAGO, IL 60661-5763 D.B. 5737, Pg. 0455

C-1/TMC FIRST, NATIONAL BANK OF LOUISVILLE 130 S JEFFERSON ST STE 300 CHICAGO, IL 60661-5763 D.B. 5385, Pg. 0511

C-1/TMC THRUSH, CHICADEE 3017 LLC 3019 PRESTON HWY LOUISVILLE, KY, 40217-1716 D.B. 11203, Pg. 583

C-1/TMC THRUSH, CHICADEE 3017 LLC 3019 PRESTON HWY LOUISVILLE, KY, 40217-1716 D.B. 11203, Pg. 579



LOCATION MAP  
NOT TO SCALE

**VARIANCE REQUESTED**

1. A VARIANCE IS REQUESTED FROM SECTION 5.1.12., TO ALLOW THE STRUCTURE TO EXCEED THE INFILL ESTABLISHED MAXIMUM SETBACK REQUIREMENT.

**WAIVER REQUESTED**

1. A WAIVER IS REQUESTED FROM SECTION 5.5.1.A.3.a., TO ALLOW PARKING SPACES TO BE LOCATED IN FRONT OF THE BUILDING.

2. A WAIVER IS REQUESTED FROM SECTION 10.2.12., TO ALLOW THE MINIMUM INTERIOR LANDSCAPE AREA REQUIREMENT TO BE LESS THAN 5.0% OF THE VUA SIZE.

**PROJECT DATA**

TOTAL SITE AREA	= 0.58 ACRES (25,167.73 SF)
EXISTING ZONING	= C-1
FORM DISTRICT	= TRADITIONAL MARKETPLACE CORRIDOR
EXISTING USE:	
3008 PRESTON HWY	= OFFICES
3010 PRESTON HWY	= PAVED PARKING LOT
PROPOSED BUILDING	= AUTOMOTIVE SUPPLY
PROPOSED BUILDING	= 7,125 SF
BUILDING HEIGHT	= (50' MAX HT ALLOWED)
PARKING REQUIRED:	
7,125/500 SF MIN.	= 15 SPACES
7,125/200 SF MAX.	= 36 SPACES
TOTAL PARKING REQUIRED	= 15 SP MIN 36 SP MAX
TOTAL PARKING PROVIDED	= 27 (2 ADA SP INCLUDED)
BICYCLE PARKING REQUIRED:	
SHORT TERM REQUIRED	= 2
SHORT TERM PROVIDED	= 2
LONG TERM REQUIRED	= 2
LONG TERM PROVIDED	= 2 (PROVIDED INSIDE BUILDING)
TOTAL VEHICULAR USE AREA	= 13,828 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 691 SF (5.0%)
INTERIOR LANDSCAPE AREA PROVIDED	= 402 SF (WAIVER REQUESTED)
EXISTING IMPERVIOUS AREA	= 23,706.8 SF
PROPOSED IMPERVIOUS AREA	= 23,502.8 SF (0.86% DECREASE)

**GENERAL NOTES:**

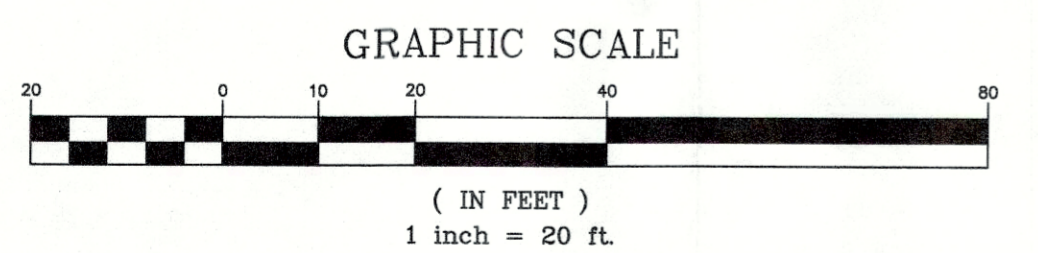
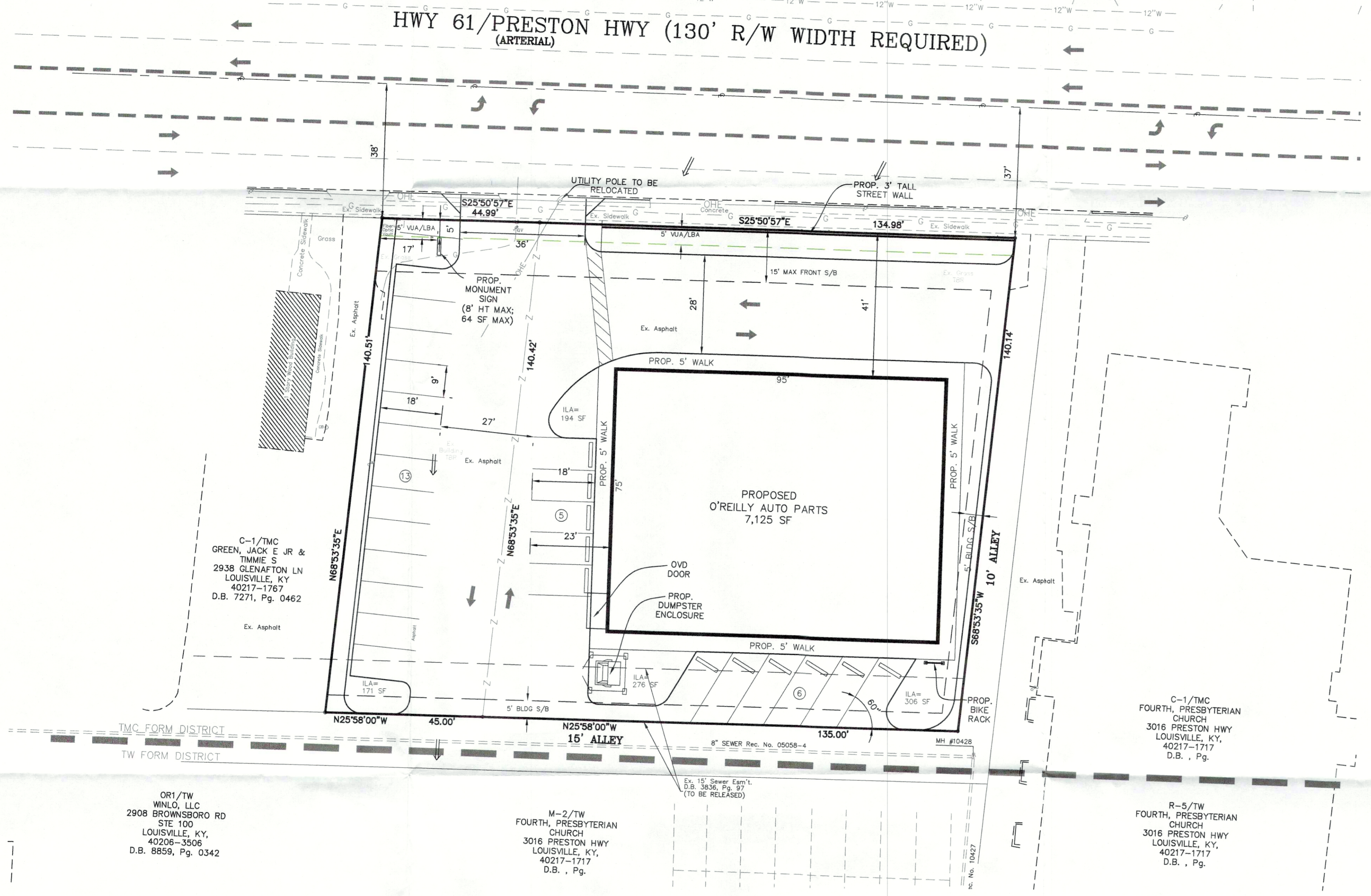
- Parking areas and drive lanes to be a hard and durable surface.
- State Highway encroachment permit will be required for any work done in the right-of-way prior to Metro Public Works construction plan approval.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs 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 dripline 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.
- The site lies within the karst terrain area. Any subsequent development on site is subject to the requirements of Chapter 4 Section 9 of the Land Development Code.
- Upon development or redevelopment of the adjacent property to the north, 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.
- Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current Metro Public Works standards and shall be inspected prior to final bond release.

**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 submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0058 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. Proposed drainage pattern to match existing drainage pattern.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- Proposed site impervious area is less than existing impervious area. No detention required.
- KYTC approval may be required prior to MSD construction plan approval.

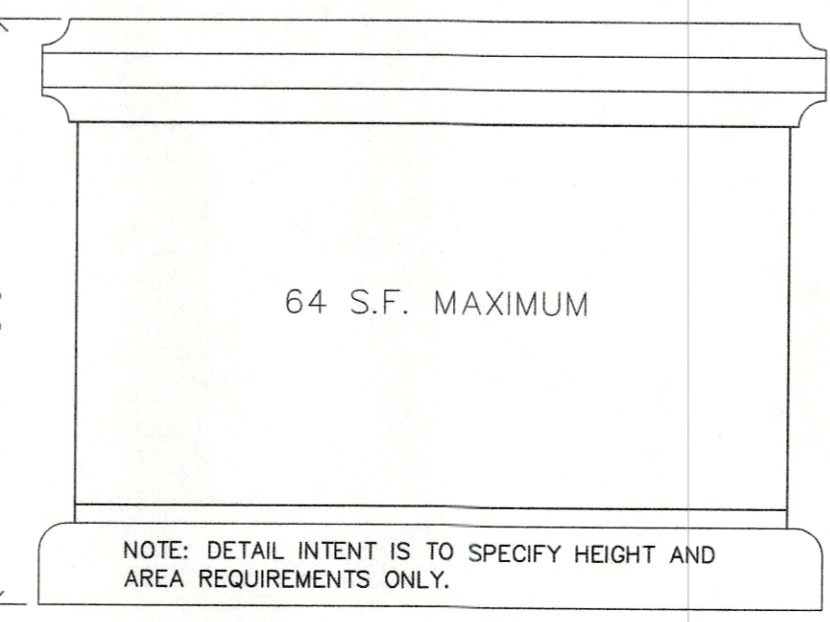
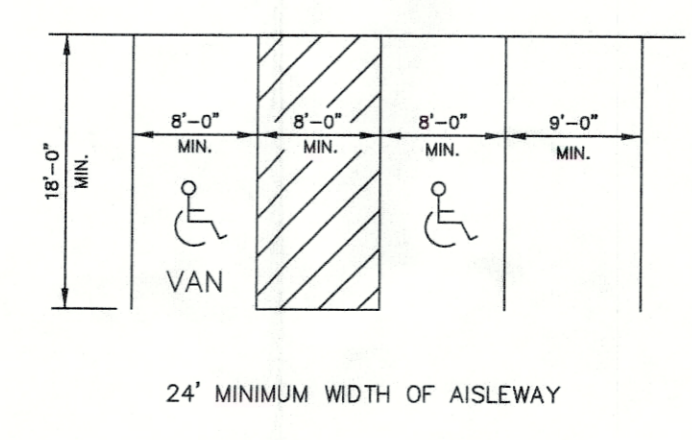
**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA (CLASS A)	= 25,167 SF
EXISTING TREE CANOPY AREA	= 0 SF (0% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
TOTAL TREE CANOPY AREA REQUIRED	= 10% (2,517 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 2,880 SF
5 TYPE "B" TREES @ 576 SF EACH	= 2,880 SF
TOTAL TREE CANOPY TO BE PLANTED	= 2,880 SF (11% OF SITE AREA)
TOTAL TREE CANOPY PROVIDED	= 2,880 SF (11%)



**LEGEND**

- EX. UTILITY POLE
- ⊙ EX. STORM DRAINAGE MANHOLE
- ⊙ EX. SANITARY SEWER MANHOLE
- OHE — EX. OVERHEAD ELECTRIC LINES
- — — EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- — — EXISTING SEWER AND MANHOLE
- ⇒ DRAINAGE FLOW DIRECTION
- - - - - EX. CONTOUR
- — — FORM DISTRICT LINE



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3/15/19	PER AGENCY COMMENTS	MH
2	4/5/19	PER AGENCY COMMENTS	MH
3	5-13-19	ADDED STREET WALL	ARR

PROJECT DATA

FILE NAME	18022-CAT 2B.dwg
DATE	2-25-19
CHECKED BY	MH
DRAWN BY	ARR

SCALE: AS SHOWN

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS  
500 WARBLEN AVENUE, SUITE 101  
LOUISVILLE, KENTUCKY 40222  
PHONE: 502.446.9787  
FAX: 502.446.9788  
WEB SITE: WWW.LD&D.COM

CATEGORY 2 B PLAN  
**O'REILLY AUTO PARTS**  
DEVELOPER  
**3008 + 3010 PRESTON HIGHWAY**  
HOGAN PROPERTY DEVELOPMENT CO.  
9300 SHELBYVILLE ROAD, SUITE 1300  
LOUISVILLE, KY 40222

JOB NO. **18022**  
SHEET **1** OF **1**

OWNER:  
WINLO, LLC  
2908 BROWNSBORO RD,  
STE 100  
LOUISVILLE, KY, 40206

SITE ADDRESS:  
3008 PRESTON HWY  
TAX BLOCK 083D , LOT 0077  
D.B. 8872, PG. 0556

SITE ADDRESS:  
3010 PRESTON HWY  
TAX BLOCK 083D, LOT 0074  
D.B. 8859, PG. 0342

COUNCIL DISTRICT - 21  
FIRE PROTECTION DISTRICT - LOUISVILLE #3  
WM#11937

PROFESSIONAL'S SEAL

19DEVLPLAN1042