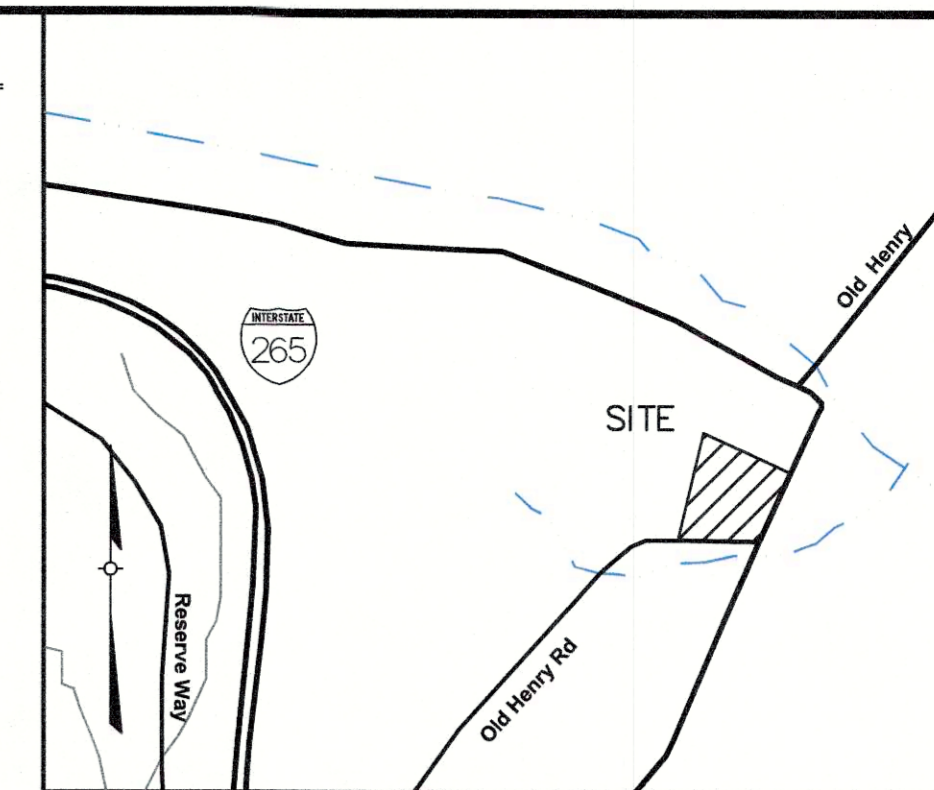


VARIANCE REQUESTED

1. A Variance is requested from Louisville Land Development Code Section 5.3.1.C.5, Table 5.3.2 to vary the Old Henry Trail 95 foot maximum setback as shown.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

| | |
|--|---|
| TOTAL SITE AREA | = 2.8± ACRES (122,536 SF) |
| R/W DEDICATION AREA | = 0.2± ACRES (8,724 SF) |
| NET SITE AREA | = 2.6± ACRES (113,812 SF) |
| EXISTING ZONING | = R-4 |
| PROPOSED ZONING | = C-1 |
| FORM DISTRICT | = NEIGHBORHOOD |
| EXISTING USE | = SINGLE FAMILY RESIDENTIAL |
| PROPOSED USE | = RETAIL, RESTAURANT & MULTI-FAMILY RESIDENTIAL |
| BUILDING HEIGHT | = TWO STORY (40' MAX. ALLOWED) |
| BUILDING FOOTPRINT AREA | = 13,900 S.F. |
| MULTI-FAMILY RESIDENTIAL UNITS | = 8 |
| BUILDING AREA: | |
| COFFEE SHOP | = 2,400 S.F. |
| RETAIL | = 8,500 S.F. |
| RESTAURANT | = 3,000 S.F. |
| MULTI-FAMILY RESIDENTIAL | = 13,900 S.F. |
| TOTAL BUILDING AREA | = 27,800 S.F. |
| F.A.R. | = 0.24 (1.0 MAXIMUM ALLOWED) |
| GROSS DENSITY | = 2.85 DU/AC. (34.84 DU/AC. MAX. ALLOWED) |
| NET DENSITY | = 3.08 DU/AC. (34.84 DU/AC. MAX. ALLOWED) |
| PARKING REQUIRED | MIN. MAX. |
| RETAIL (8,500 S.F.) | |
| MIN. 8,500/250; MAX. 8,500/150 | = 34 SPACES 57 SPACES |
| RESTAURANT (3,350 S.F.) (INCLUDES 350 S.F. OUTDOOR DINING AREA) | |
| MIN. 3,350/125; MAX. 3,350/50 | = 27 SPACES 67 SPACES |
| COFFEE SHOP (2,900 S.F.) (INCLUDES 500 S.F. OUTDOOR DINING AREA) | |
| MIN. 2,900/200; MAX. 2,900/100 | = 15 SPACES 29 SPACES |
| RESIDENTIAL (8 UNITS) | |
| MIN. 8/1.5SP.; MAX. 8/2.5 SP. | = 12 SPACES 20 SPACES |
| TOTAL PARKING REQUIRED | = 88 SPACES 173 SPACES |
| TOTAL PARKING PROVIDED | = 88 SPACES (INCLUDES 4 ACCESSIBLE SPACES) |
| BIKE PARKING REQUIRED/PROVIDED | = 2 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED INDOORS) |
| TOTAL VEHICULAR USE AREA | = 44,708 S.F. |
| INTERIOR LANDSCAPE AREA REQUIRED | = 3,353 S.F. |
| INTERIOR LANDSCAPE AREA PROVIDED | = 3,527 S.F. |
| EXISTING IMPERVIOUS | = 5,261 S.F. (4% OF SITE) |
| PROPOSED IMPERVIOUS | = 64,867 S.F. |

GENERAL NOTES:

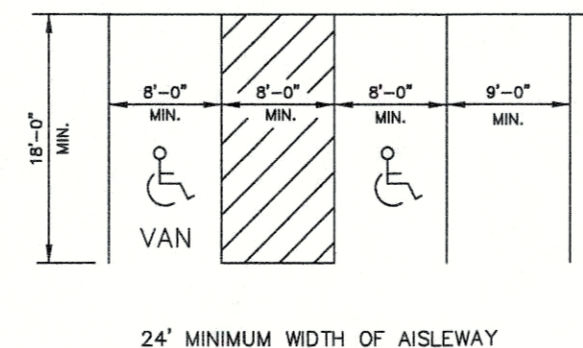
- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- State Highway encroachment permit will be required for any work in the state right-of-way.
- No increase in drainage run off to state roadways.
- 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.
- A Karst survey was performed on 12-13-2019 by Kevin Young, RLA and no KARST features were observed.
- If the multi-use path associated with the Old Henry Road widening project has not been constructed by the time of this development requires an encroachment permit, the developer shall pay the sidewalk fee-in-lieu amount based on the cost of the proposed 10' multi-use path construction.
- Detention basin shall comply with Section 10.3.5.A.7 of the Land Development Code and shall not occupy more than 50% of the Old Henry Road 30 ft. Parkway Buffer Area.
- If the multi-use path has not been constructed by the time this development requires an encroachment permit, the developer shall pay the sidewalk fee-in-lieu amount based on the cost of the 5 ft. walk required by the Land Development Code.

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 Lateral Extension and subject to applicable fees. A Downstream Facilities Capacity request has been approved by MSD, by letter dated January 6th, 2020.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0034E 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.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- 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.
- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- MSD drainage bond required prior to construction plan approval.

DETENTION BASIN CALCULATIONS

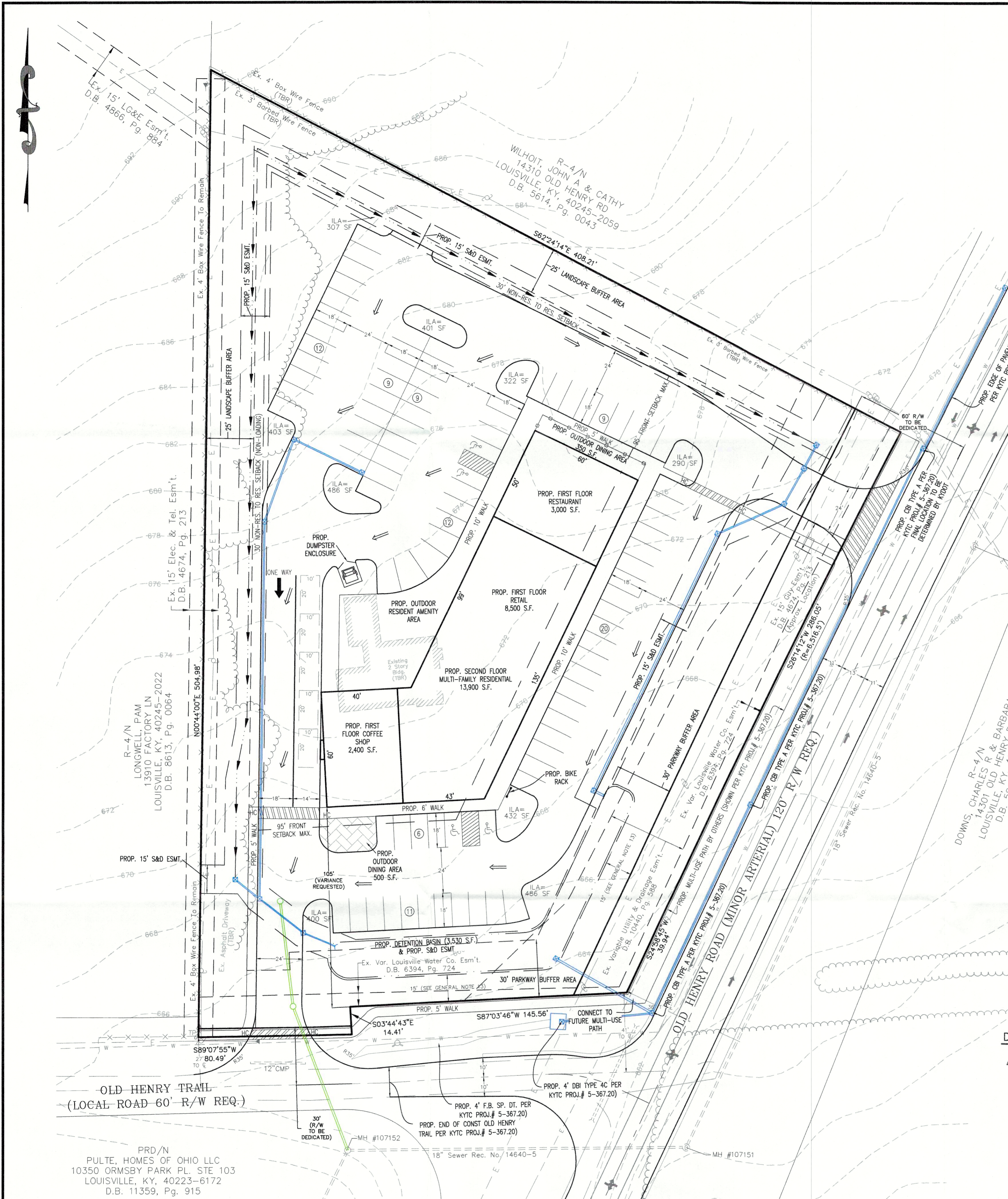
$X = \Delta CRA/12$
 $AC = 0.60 - 0.23 = 0.37$
 $A = ACRES = 2.81$
 $R = INCHES = 2.8/12$
 $X = (C(A)R)/12 = AC-FT.$
 $X = (0.37)(2.81)(2.8)/12 = 0.24 AC-FT.$
 $REQUIRED = 10,454 CU.FT.$
 $PROVIDED BASIN = 3,530 SQ.FT.$
 $TOTAL = 3,530 SQ.FT. @ APPROX. 3 FT. AVG. DEPTH$
 $= 10,590 CU.FT. > 10,454 CU.FT.$



TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS (CLASS 'C')

| | |
|---------------------------------------|-----------------------------|
| NET SITE AREA | = 122,404 S.F. |
| EXISTING TREE CANOPY | = 3,106 S.F. (2.5% OF SITE) |
| EXISTING TREE CANOPY TO BE PRESERVED | = 0 S.F. |
| TOTAL TREE CANOPY AREA REQUIRED | = 20% OF SITE (24,481 S.F.) |
| TOTAL TREE CANOPY AREA TO BE PROVIDED | = 20% OF SITE (24,481 S.F.) |



LEGEND

- Proposed Storm Sewer, Catch Basin
- Proposed Sewer and Manhole
- Proposed Drainage Swale

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

PRD/N
PULTE, HOMES OF OHIO LLC
10350 ORMSBY PARK PL. STE 103
LOUISVILLE, KY, 40223-6172
D.B. 11359, Pg. 915

RECEIVED
JUL 02 2020
PLANNING & DESIGN SERVICES

CASE: 19-ZONE-0095
RELATED CASE: 19-ZONEPA-0074
MSD WM# 12051

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|---------|-----------------------------|
| 1 | 2/20/20 | PER 2/24/20 AGENCY COMMENTS |
| 2 | 7/6/20 | REVISED LAYOUT |

PROJECT DATA

FILE NAME: 19133-DDP
DATE: 12/17/19
CHECKED BY: KY
SCALE: AS SHOWN
DRAWN BY: SBK/AJW

DETAILED DISTRICT DEVELOPMENT PLAN

MURPHY OLD HENRY ROAD
14015 OLD HENRY TRAIL
OWNER/DEVELOPER
ONE, FOURTEEN LLC.
513 S. 2ND STREET
LOUISVILLE, KY 40202-1801

REVISIONS

| BY | DATE | DESCRIPTION |
|----|------|-------------|
| AH | | |
| JH | | |

ENGINEER'S SEAL

SURVEYOR'S SEAL

JOB NO. 19133

SHEET 1 OF 1