

UTILITY CONTACT INFORMATION

ELECTRIC
LG&E ELECTRIC
6900 ENTERPRISE DRIVE
LOUISVILLE, KENTUCKY 40214
(502) 364-8384
KEVIN COATNEY

NATURAL GAS
LG&E GAS
6900 ENTERPRISE DRIVE
LOUISVILLE, KENTUCKY 40214
(502) 627-3740
KEVIN MURPHY

WATER
LOUISVILLE WATER COMPANY
550 SOUTH THIRD STREET
LOUISVILLE, KENTUCKY 40202
(502) 569-3815
ANTHONY HEWITT

STATE ROADS
KENTUCKY TRANSPORTATION CABINET
DEPARTMENT OF HIGHWAYS
DISTRICT OFFICE NO. 5
8310 WESTPORT ROAD
LOUISVILLE, KENTUCKY 40242
(502) 210-5400
ROBERT ROGERS

SANITARY SEWER
METROPOLITAN SEWER DISTRICT
700 WEST LIBERTY STREET
LOUISVILLE, KENTUCKY 40202
PAT BARRY

STORM WATER
METROPOLITAN SEWER DISTRICT
700 WEST LIBERTY STREET
LOUISVILLE, KENTUCKY 40202
(502) 587-0603
PAT BARRY

TELEPHONE
AT&T
3719 BARDSTOWN ROAD
LOUISVILLE, KENTUCKY 40214
(502) 452-8814
JAMES BRADLEY

CABLE TELEVISION
INSIGHT COMMUNICATIONS
10109 LINN STATION ROAD, SUITE 220
LOUISVILLE, KENTUCKY 40223
(502) 639-6838
NATHAN HOWERTON

PUBLIC WORKS
PUBLIC WORKS AND ASSETS
444 SOUTH FIFTH STREET SUITE 400
LOUISVILLE, KENTUCKY 40202
(502) 574-5810
TAMMY MARKERT

PLANNING COMMISSION
PLANNING & DESIGN SERVICES
444 SOUTH FIFTH STREET SUITE 300
LOUISVILLE, KENTUCKY 40202
(502) 574-6230
JOE ROVERMAN

SITE SUMMARY

EXISTING ZONING DISTRICT: C-1 (PARCEL 1-3)/OR-2 (PARCEL 4-7)
PROPOSED ZONING DISTRICT: C-1
FORM DISTRICT: TRADITIONAL MARKETPLACE CORRIDOR (TMC)
COUNCIL DISTRICT: 5
FIRE PROTECTION DISTRICT: CITY OF LOUISVILLE, #1
EXISTING USE: COMMERCIAL AND RESIDENTIAL
PROPOSED USE: COMMERCIAL-DEPARTMENT DISCOUNT STORE
PROPOSED BUILDING AREA: 8,320 S.F.
EXISTING BUILDING AREA: 4,521 (TO REMAIN)
ALLOWABLE FLOOR AREA RATIO (C-1): 1.00
PROPOSED FLOOR AREA RATIO: 0.44
PROPOSED BUILDING HEIGHT: 20'-6" (TOP OF PARAPET)
ALLOWABLE HEIGHT: 50'
TOTAL SITE ACREAGE: 0.665 AC. (28,988 S.F.)

PARKING SUMMARY

PARKING REQUIREMENTS PER LDC (MINIMUM)
EXISTING BUILDING (4,521 S.F.):
1 PARKING SPACE PER 500 S.F. = 9 SPACES
DEPARTMENT/DISCOUNT STORE (8,320 S.F.):
1 PARKING SPACE PER 500 S.F. = 17 SPACES
REQUIRED PARKING SUBTOTAL (MINIMUM) = 26 SPACES
LESS 10% REDUCTION PER LDC TABLE 9.1.1 = -3 SPACES
TOTAL NUMBER OF SPACES REQUIRED (MINIMUM) = 23 SPACES

PARKING REQUIREMENTS PER LDC (MAXIMUM)
EXISTING BUILDING (4,521 S.F.):
1 PARKING SPACE PER 200 S.F. = 23 SPACES
DEPARTMENT/DISCOUNT STORE (8,320 S.F.):
1 PARKING SPACE PER 200 S.F. = 42 SPACES
TOTAL NUMBER OF SPACES (MAXIMUM) = 65 SPACES
TOTAL PARKING PROPOSED = 33 SPACES* INCLUDING 2 ACCESSIBLE SPACES

*INCLUDES (5) ON-STREET PARKING SPACES ABUTTING THE SITE.

LANDSCAPE SUMMARY

IN ACCORDANCE WITH CHAPTER 10, PART 2 OF THE LAND DEVELOPMENT CODE.
VEHICULAR USE AREA (VUA) = 12,731 SQ. FT.
INTERIOR LANDSCAPE AREA (ILA) = 12,731 X 0.05 (5.0%)
ILA REQUIRED = 637 SQ. FT.
ILA PROPOSED = 847 SQ. FT.
LBA-PERIMETER: REQUIRED - 10' ADJACENT TO OR-2
PROVIDED - 5'
*NOTE: LDC ALLOWS REDUCTION OF 10' LBA WITH A 8' HT. SCREEN FENCE.
LBA-VUA: REQUIRED - 5'
PROVIDED - 5'

TREE CANOPY CALCULATIONS

IN ACCORDANCE WITH CHAPTER 10, PART 1 OF THE LAND DEVELOPMENT CODE.
FROM TABLE 10.1.1:
TREE CANOPY CATEGORY FOR C1 USE IS CLASS A
FROM TABLE 10.1.2:
TREE CANOPY PRESERVED = 0%
TREE CANOPY REQUIRED = 10%
ALLOWABLE TREE CANOPY REDUCTION = 33%
MINIMUM TREE CANOPY REQUIRED = 6.7% OR 1,942 SQ. FT.

BICYCLE PARKING REQUIREMENTS

SHORT TERM SPACES = 2; BICYCLE RACK TO BE PROVIDED
LONG TERM SPACES = 2; TO BE PROVIDED INSIDE BUILDING FOR EMPLOYEES

PROPERTY OWNER INFORMATION

PARCEL	ADDRESS	OWNER	TAX BLOCK & LOT	DEED BOOK & PAGE
1	2551 W. MARKET ST.	MILLER INVESTMENTS, INC.	003K00010000	9655 x 958
2	W. MARKET ST.	MILLER INVESTMENTS, INC.	003K00020000	9655 x 958
3	2543 W. MARKET ST.	MILLER INVESTMENTS, INC.	003K00030000	9649 x 611
4	W. MARKET ST.	MILLER INVESTMENTS, INC.	003K01890000	9649 x 611
5	2539 W. MARKET ST.	MILLER INVESTMENTS, INC.	003K00040000	9649 x 611
6	2537 W. MARKET ST.	MILLER INVESTMENTS, INC.	003K00050000	9812 x 298
7	2535 W. MARKET ST.	CHAS V. & BETTY HIGGS	003K00060000	4701 x 289

DRAINAGE SUMMARY

SITE AREA 28,988 S.F. (0.665 AC.)
EXISTING IMPERVIOUS AREA = 13,607 S.F.
EXISTING PERVIOUS AREA = 15,381 S.F.
PROPOSED IMPERVIOUS AREA = 25,114 S.F.
PROPOSED PERVIOUS AREA = 3,874 S.F.
STORMWATER DETENTION CALCULATION:
 $X = \Delta CRA / 12$
 $C (PRE) = 0.61$
 $C (POST) = 0.86$
 $\Delta C = 0.86 - 0.61 = 0.25$
 $A = 0.665 AC.$
 $R = 2.8 INCHES OF RAINFALL$
 $X = (0.25)(2.8)(0.665) / 12$
 $X = 0.039 ACRE-FEET (1,690 CUBIC FEET)$

LEGEND

- 501 --- EXISTING CONTOUR
- 500 --- EXISTING INDEX CONTOUR
- --- UTILITY POLE
- --- GUY WIRE
- --- LIGHT POLE
- --- TELEPHONE MANHOLE
- --- OVERHEAD ELECTRIC
- --- OVERHEAD TELEPHONE
- --- OVERHEAD ELECTRIC, CABLE & TELEPHONE
- --- UNDERGROUND TELEPHONE
- --- 8" WATER LINE
- --- 16" WATER LINE
- --- WATER LINE
- --- 2" GAS LINE
- --- GAS LINE
- --- WATER METER
- --- WATER VALVE
- --- FIRE HYDRANT
- --- GAS VALVE
- --- GAS METER
- --- SIGN
- --- FENCE
- --- PROPOSED STORM SEWER
- --- PROPOSED SANITARY SEWER
- --- CATCH BASIN
- --- TOP OF GRATE
- --- INVERT ELEVATION
- --- TOP OF WATER - TRAPPED CB
- --- DUCTILE IRON
- --- SANITARY MANHOLE
- --- PROPERTY SERVICE CONNECTION TO BE REMOVED
- --- FORM DISTRICT - TRADITIONAL NEIGHBORHOOD
- --- FORM DISTRICT - TRADITIONAL MARKETPLACE CORRIDOR
- --- DRAINAGE BREAK (RIDGE)
- --- ROOF DRAIN
- --- DRAINAGE FLOW DIRECTION
- --- EXISTING TRAFFIC FLOW
- --- NUMBER OF PARKING SPACES

UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL-FREE PHONE NO. 1-800-752-6007, 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

EROSION PREVENTION AND SEDIMENT CONTROL

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS. 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 THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, 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 A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

GENERAL NOTES

- ALL EXISTING STRUCTURES AND IMPROVEMENTS TO BE REMOVED EXCEPT AS NOTED. RETAINING WALLS MAY BE REQUIRED ALONG THE EAST PROPERTY LINE IN ORDER TO MAINTAIN EXISTING IMPROVEMENTS ON ADJACENT PROPERTY.
- ALL SIDEWALKS SHALL HAVE ADA COMPLIANT RAMPS WITH DETECTABLE WARNINGS.
- LOADING/UNLOADING, AND GARBAGE COLLECTION OPERATION LIMITED TO 7:00 AM TO 10:00 PM PER CHAPTER 4 OF THE LOUISVILLE-JEFFERSON CO. LAND DEVELOPMENT CODE (LDC) DUE TO ADJACENT RESIDENTIAL PROPERTY.
- REFUSE DISPOSAL CONTAINERS TO BE SCREENED PER CHAPTER 4 OF THE LOUISVILLE-JEFFERSON CO. LAND DEVELOPMENT CODE (LDC) DUE TO ADJACENT RESIDENTIAL PROPERTY.
- EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH CHAPTER 4 OF THE LOUISVILLE-JEFFERSON CO. LAND DEVELOPMENT CODE (LDC) AND TITLE XV, CHAPTER 159 OF THE LOUISVILLE-JEFFERSON CO. METRO CODE.
- SITE AND BUILDING SIGNAGE TO BE PROVIDED PER CHAPTER 8 OF THE LOUISVILLE-JEFFERSON CO. LAND DEVELOPMENT CODE (LDC). PROPOSED SITE SIGNAGE LOCATIONS, TYPE & ALLOWABLE SIZE ARE INDICATED. THERE SHALL BE NO COMMERCIAL SIGNS ON PUBLIC RIGHT-OF-WAY (R/W).
- LANDSCAPING AND TREE CANOPY COVERAGE SHALL BE PROVIDED PER CHAPTER 10 OF THE LOUISVILLE-JEFFERSON CO. LAND DEVELOPMENT CODE (LDC).
- ALL SERVICE STRUCTURES SHALL BE SCREENED PER CHAPTER 4 AND 10 OF THE LOUISVILLE-JEFFERSON CO. LAND DEVELOPMENT CODE (LDC).
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS FOR ALL WORK IN PUBLIC R/W.
- SIDEWALK, RAMPS AND CURBS TO BE CONSTRUCTED IN PUBLIC R/W, SHALL CONFORM TO ADA AND METRO PUBLIC WORKS STANDARDS. ALL SIDEWALK RAMPS SHALL HAVE DETECTABLE WARNINGS.
- ALL PAVEMENT MARKINGS/SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL SITE LIGHTING, IF PROVIDED, SHALL BE IN CONFORMANCE WITH CHAPTER 4, PART 1 OF THE LOUISVILLE-JEFFERSON CO. LAND DEVELOPMENT CODE (LDC).
- SOIL TYPE IS LISTED PER THE JEFFERSON COUNTY SOIL SURVEY AS URBAN LAND, COMPRISED OF CLAY, SILT, AND SANDY LOAM, HYDROLOGIC SOIL GROUP D.
- SANITARY SEWER SERVICE SHALL BE PROVIDED BY AN EXISTING PROPERTY SERVICE CONNECTION. A DOWNSTREAM FACILITIES CAPACITY REQUEST SHALL BE SUBMITTED TO METROPOLITAN SEWER DISTRICT (MSD). SANITARY SEWERAGE TO BE TREATED AT MSD'S MORRIS FORMAN WATER QUALITY TREATMENT CENTER.
- A PORTION OF THE PROPERTY IS SUBJECT TO FLOODING, IN ACCORDANCE WITH LOUISVILLE-JEFFERSON CO. LAND DEVELOPMENT CODE (LDC), METRO CODE TITLE XV, CHAPTER 157 AND METROPOLITAN SEWER DISTRICT (MSD) REQUIREMENTS, DUE TO SURCHARGE OF EXISTING COMBINED SEWER SYSTEM DURING 100 YR. STORM. THE PROPOSED BUILDING FINISHED FLOOR SHALL BE VERIFIED TO BE AT OR ABOVE ELEVATION 453.1 (1'-0" ABOVE BASE FLOOD ELEVATION (BFE) OF 452.1 ESTABLISHED BY MSD). FLOODPLAIN COMPENSATION IS NOT REQUIRED.
- PROPERTY IS ALLOWED TO TIE-IN TO (1) EXISTING 6" PROPERTY SERVICE CONNECTION (PSC) FOR STORM DRAINAGE RUN-OFF. ALTERNATIVELY, THE PROPERTY IS ALLOWED TO CONNECT A NEW 6" PSC TO A SINGLE EXISTING STORM STRUCTURE IN R/W, IN LIEU OF EXISTING CONNECTION, IF DESIRED.
- PROPERTY IS ALLOWED TO SURFACE DRAIN A PORTION OF THE SITE (PAVEMENT AND ONE-HALF OF BUILDING ROOF) TO EXISTING STORM STRUCTURE IN PIRTLE ALLEY. REMAINING PORTION OF SITE PAVEMENT AREA TO SURFACE DRAIN TO NEW STORM STRUCTURE INSTALLED ON PROPERTY. ROOF DRAINS TO DISCHARGE ON GRADE OR BE ROUTED TO NEW STORM STRUCTURE. NEW STORM STRUCTURE TO BE "TRAPPED" FOR CONNECTION TO EXISTING COMBINED SEWER SYSTEM.
- A LICENSE AGREEMENT TO BE REQUIRED FOR ANY LOADING AREAS, IF LOCATED WITHIN THE RIGHT-OF-WAY OF PIRTLE ALLEY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- DEVELOPER AND ENGINEER WILL EVALUATE THE USE OF GREEN FEATURES ON THE SITE IN COORDINATION WITH MSD'S REGULATORY SERVICES DEPARTMENT.
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER, PSC, WITH A MINIMUM SIX INCH SANITARY SEWER TO THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- GRADING AND DRAINAGE PATTERN IS CONCEPTUAL. FINAL DESIGN TO BE DETERMINED DURING CONSTRUCTION DRAWING PHASE, WITH APPROVAL BY METROPOLITAN SEWER DISTRICT (MSD).
- APPROXIMATE AREA OF LAND DISTURBANCE = 32,525 SQ. FT. (0.75 ACRE).
- LOTS TO BE CONSOLIDATED PRIOR TO METRO PUBLIC WORKS PROVIDING CONSTRUCTION PLAN APPROVAL.

PRELIMINARY APPROVAL

CONDITIONS OF APPROVAL:
BY: *Tommy Maddox*
DATE: 11-20-13
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



PIZZONIA, ALFRED JR.
2539 W. MAIN ST.
DB 9606, PG 599
TBL# 003K00240000
TMC/C2

MOHUDDIN, KHAIRUNISSA BATOOL
118 S. 26TH ST.
DB 9601, PG 477
TBL# 003K00900000
TMC/C2

MOHUDDIN, KHAIRUNISSA BATOOL
2601 W. MARKET ST.
DB 9601, PG 477
TBL# 003K01900000
TMC/C2

8' EX. SIDEWALK (TO REMAIN)

5 EX. OFF-SITE PARKING SPACES

EXISTING SIGNALIZED INTERSECTION

EXISTING STOP BAR

EXISTING TARC STOP (TO REMAIN)

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

WAIVER REQUESTED

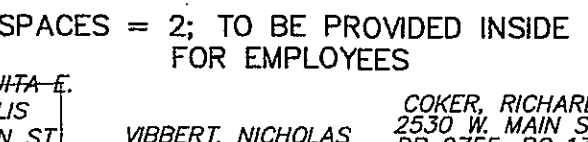
1. A LAND DEVELOPMENT CODE WAIVER IS REQUESTED FROM SECTION 5.6.1.A AND 5.6.1.C TO ALLOW THE BUILDING FACADE FACING W. MARKET ST. TO HAVE LESS THAN 75% ANIMATING FEATURES AND LESS THAN 50% CLEAR GLAZING, WINDOWS AND/OR DOORS.

2. A LAND DEVELOPMENT CODE WAIVER IS REQUESTED FROM SECTION 8.3.3.B.6 TO ALLOW PLACEMENT OF A FREESTANDING SIGN ALONG THE FRONTAGE OF WEST MARKET STREET.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON A TOPOGRAPHIC SURVEY PREPARED BY PRISM ENGINEERING & DESIGN GROUP, LLC. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF EXISTING INDIVIDUAL SERVICE LINES ARE NOT KNOWN.

TYPICAL PARKING DETAIL



NO SCALE

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE AS INDICATED BY FLOOD INSURANCE RATE MAP NO. 21111C0024 E DATED DECEMBER 5, 2006.

GRAPHIC SCALE IN FEET

10/10/13 REVISED PER MSD REVIEW.

7/2/13 REVISED PER AGENCY REVIEW.

5/20/13 REVISED PER OWNER'S DIRECTION.

8/10/12 REVISED PER AGENCY REVIEW.

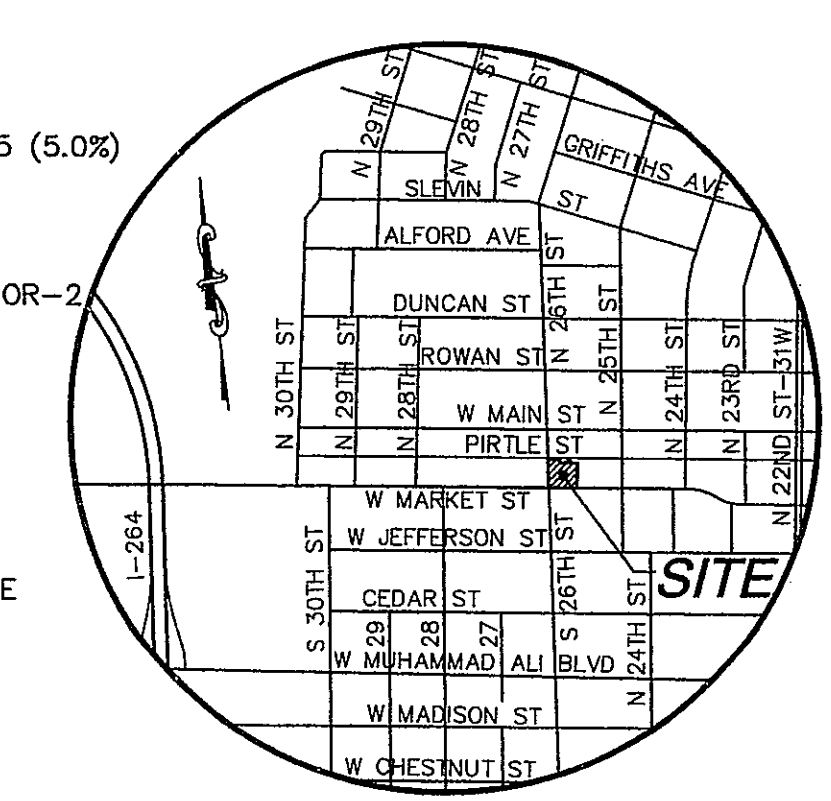
TBM INFORMATION

TBM#1 - TOP OF SOUTHEAST BOLT OF SIGN BASE LOCATED AT THE NORTHWEST CORNER OF WEST MARKET STREET AND SOUTH 26TH STREET. ELEVATION: 452.20' (NAVD 88)

CASE # 17246

ZPA # 17246

WM # 10565



LOCATION MAP NO SCALE

PRISM ENGINEERING & DESIGN GROUP, LLC
2300 PLANTERSIDE DRIVE, SUITE B
LOUISVILLE, KENTUCKY 40299
OFFICE (502) 491-8891
FAX (502) 491-8898
WWW.PRISMDSGROUP.COM



DETAILED DISTRICT DEVELOPMENT PLAN FOR FAMILY DOLLAR

OWNER: MILLER INVESTMENTS, INC.
2610 WEST MARKET STREET
LOUISVILLE, KENTUCKY 40212

DEVELOPER: MILLER INVESTMENTS, INC.
2610 WEST MARKET STREET
LOUISVILLE, KENTUCKY 40212

PROJECT NO.:	REVISIONS
211019-E1	
	CMK
	JLH

DATE: JUNE 18, 2012
DRAWN BY: CMK
CHECKED BY: JLH
SCALE: 1" = 20'

1 OF 1 RECEIVED