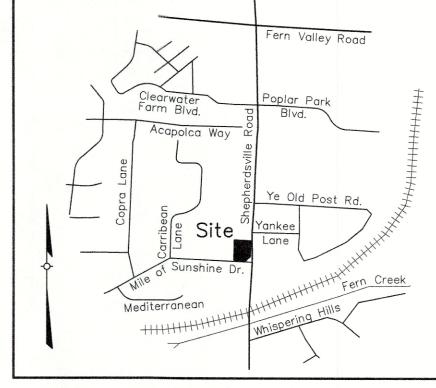


1. A Variance is requested from Section 5.1.12.B Infill Setbacks to allow for the placement of the

- 1. A Waiver is requested from Section 10.2.12 to allow
- 2. A Waiver is requested from Section 10.2.10 to allow
- 3. A Waiver is requested from Sections 5.9.2.A.1.b & 5.5.2.B.1.a to not provide connections to adjacent



LOCATION MAP NOT TO SCALE

18 SP

 $= 0.78 \pm Ac. (34,144 SF)$ = C-1= NEIGHBORHOOD = VACANT = GAS STATION = 1-STORY (45' MAX. ALLOWED) = 4.635 SF= 0.14 (1.0 MAX. ALLOWED)

MIN. = 9 SP

TOTAL PARKING PROVIDED

(2 HC SP INCLUDED) BIKE PARKING REQUIRED / PROVIDED = 2 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED INDOORS)

TOTAL VEHICULAR USE AREA = 24,444 SFINTERIOR LANDSCAPE AREA REQUIRED = 1,833 SF INTERIOR LANDSCAPE AREA PROVIDED = 1,542 SF

= 25,183 SF

= 30,348 SF (20% INCREASE)

- 1. 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. 3. No increase in drainage run off to state roadways.

= 15 SPACES

4. There shall be no commercial signs in the right-of-way. 5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or

- 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 great
- 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. 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. Compatible utilities shall be placed in a common trench unless otherwise required by
- 9. 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.
- 10. Quick curb delineators to be installed on Shepherdsville Road to prevent left turn movements to and from site per KYTC. Details to be determined during construction plan phase with direction from KYTC.
- 11. Street trees will be provided per Land Development Code Section 10.2.8. Final location and type will be shown on the approved landscape plan.
- 12. Any sidewalk repairs required due to existing conditions or construction activity must be repaired and must meet applicable ADA requirements.
- 1. 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.
- 2. Sanitary sewer service will be provided by existing connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD. 3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0094 E
- 4. Drainage pattern depicted by arrows  $(\Longrightarrow)$  is for conceptual purposes.
- 5. If the site has thru drainage an easement plat will be required prior to MSD granting
- 6. Site will be subject to MSD Regional Facilities Fee x 1.5.
- 7. 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.
- 8. This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 34,144 S.F.
- 9. KYTC approval required prior to MSD construction plan approval. 10. All retail shops must have individual connections per MSD's fats, oil and grease policy.

RECEIVED

JAN 11 2021 PLANNING & DESIGN SERVICES

OWNER: SITE ADDRESS: GSD PETROLEUM LLC 6804 SHEPHERDSVILLE ROAD 9653 N GRANVILLE ROAD TAX BLOCK 0634, LOT 0194 MEQUON, WI 53097 D.B. 9857, PG. 0797

> COUNCIL DISTRICT - 2 FIRE PROTECTION DISTRICT - OKOLONA MUNICIPALITY - LOUISVILLE

WM# 9561

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