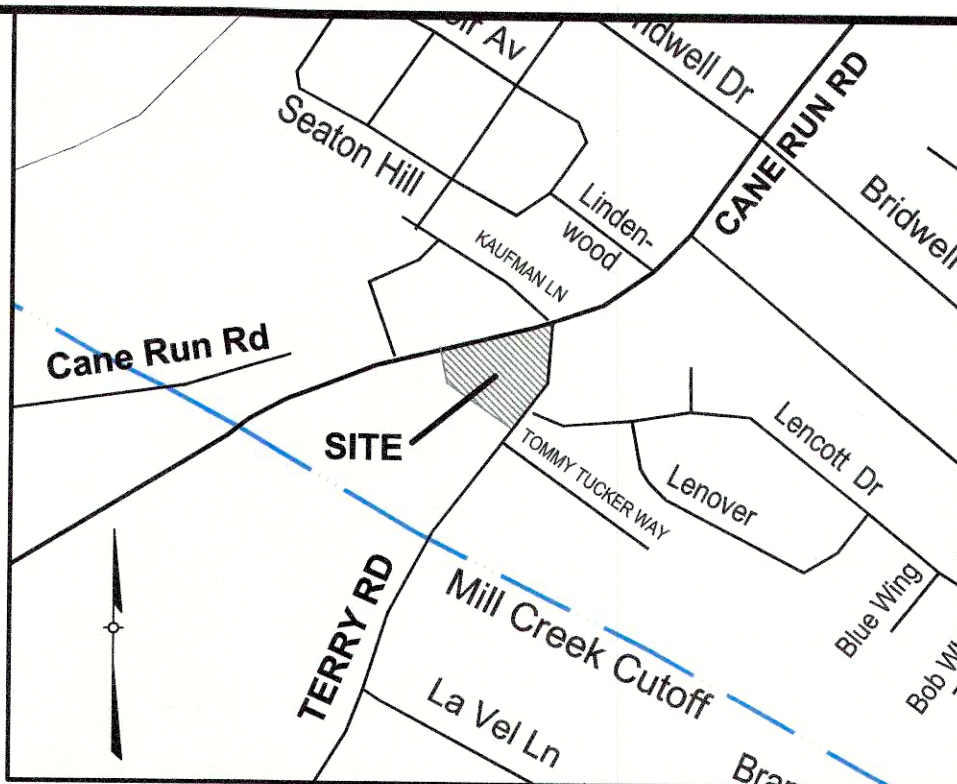


PRELIMINARY APPROVAL
Condition of Approval:

Terry Kelly 4-4-8
Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

C-1/N
(4926 CANE RUN RD.)
WALGREEN, CO.
PO BOX 1159, DEERFIELD, IL
60015-6002
D.B. 10229, Pg. 0911



WAIVER REQUEST

A WAIVER IS REQUESTED FROM LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 10.2.6; TO ALLOW THE ENCROACHMENT OF 2.5' OF PAVEMENT INTO THE REQUIRED 15' VEHICULAR USE AREA LANDSCAPE BUFFER AREA ALONG THE CANE RUN ROAD FRONTAGE.

VARIANCE REQUEST

A VARIANCE IS REQUESTED FROM LOUISVILLE METRO LAND DEVELOPMENT CODE TABLE 5.3.2; TO ALLOW THE BUILDING TO BE SETBACK FURTHER THAN THE 80' MAXIMUM SETBACK.

PROJECT DATA

TOTAL SITE AREA = 1.39 ACRES (60,548 S.F.)
EXISTING ZONING = C-2 & R-4
PROPOSED ZONING = C-2
FORM DISTRICT = NEIGHBORHOOD
EXISTING USE = COMMERCIAL/RETAIL & VACANT
PROPOSED USE = GAS/CONVENIENCE STORE/RESTAURANT
BUILDING AREA = 4,000 S.F.
RESTAURANT W/ DRIVE THRU = 1,700 S.F.
TOTAL BUILDING AREA = 5,700 S.F.
BUILDING HEIGHT = ONE STORY (30' HT. MAX. PER FORM DISTRICT)
PARKING REQUIRED = 20 SPACES 40 SPACES
CONVENIENCE STORE = 14 SPACES 34 SPACES
RESTAURANT W/DRIVE-THRU = 34 SPACES 74 SPACES
TOTAL PARKING REQUIRED = 25 SPACES (+16 SPACES AT GAS PUMPS)
TOTAL PARKING PROVIDED = 25 SPACES (+16 SPACES AT GAS PUMPS)
(2 ACCESSIBLE SPACES INCLUDED)
REQUIRED BICYCLE PARKING = 4 SHORT TERM/2 LONG TERM (PROVIDED INSIDE)
F.A.R. = 0.094 (5.0 MAXIMUM)
TOTAL VEHICULAR USE AREA = 34,208 S.F.
INTERIOR LANDSCAPE AREA REQUIRED = 7.5% (2,565 S.F.)
INTERIOR LANDSCAPE AREA PROVIDED = 2,724 S.F.
EX. IMPERVIOUS = 51,778 SF
PROP. IMPERVIOUS = 41,351 SF

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 the entrance.
- 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.
- KyTC permit will be required prior to construction plan approval.
- Let consideration required prior to construction plan approval by Metro Public Works.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- The owner/developer will maintain the transit stop on an as needed basis.
- Right-of-way shall be dedicated to satisfy LDC Table 6.2.1 prior to construction approval unless waived with concurrence from Public Works.
- All drainage structures within state right of way shall be state design.
- All new and existing sidewalks shall be either brought up or built to ADA current standards.
- An encroachment permit and bond will be required for all work done in the right of way.
- A Traffic Impact Study will be required prior to issuance of a KyTC permit.

MSD NOTES:

- Sanitary sewer service will be provided by connection and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0071 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
- A Downstream Facilities Capacity Request was approved by MSD November 20, 2017.
- The final design of this project must meet all MSD water quality requirements established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
- Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- KyTC approval required prior to MSD construction plan approval.
- All retail shops must have individual sewer connections per MSD's Fat, Oil, and Grease Policy.
- Construction plans and documents shall comply with Louisville Jefferson County Metropolitan Sewer District's Design Manual Standard Specifications.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- 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 shall be installed per 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 seeded, mulched, and adequately contained through the use of silt fence.
- All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
- 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 calendar days after the activity has ceased.
- Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharged into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
- 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.

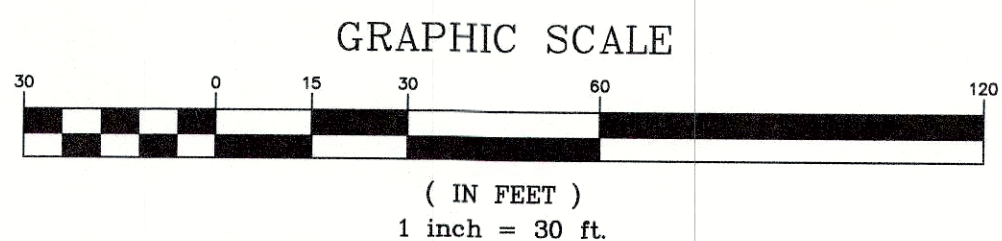
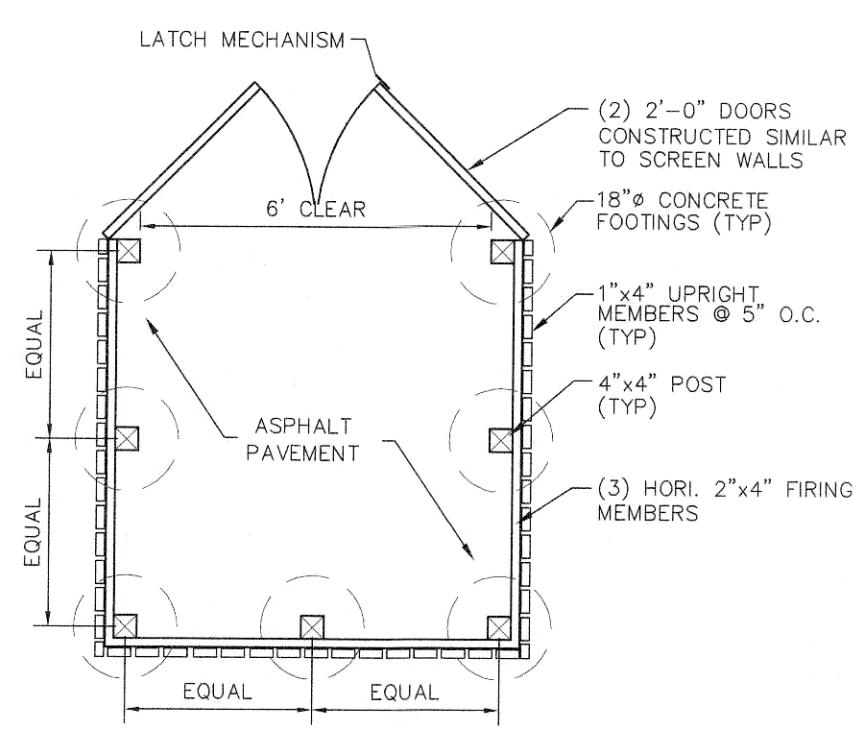
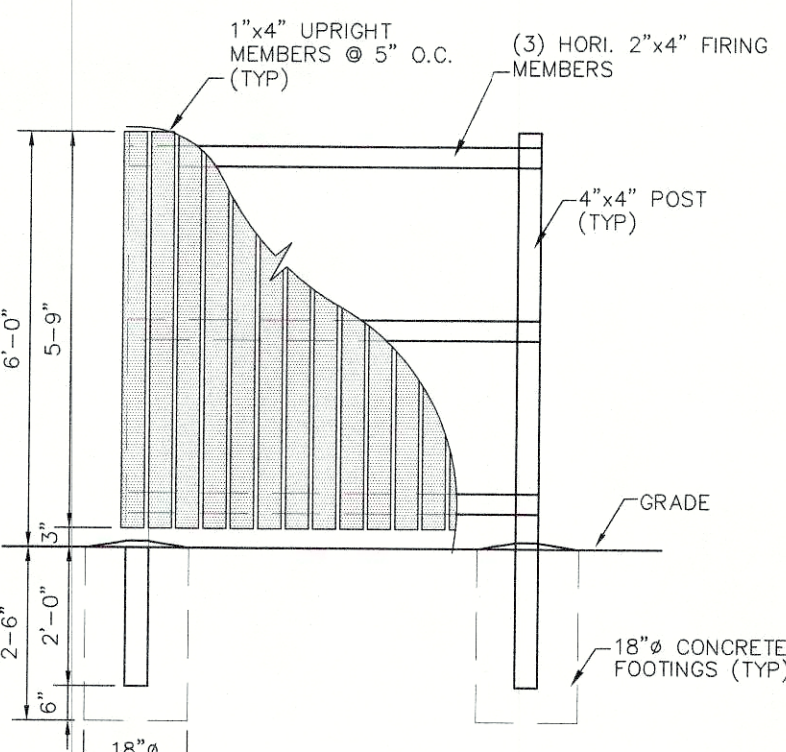
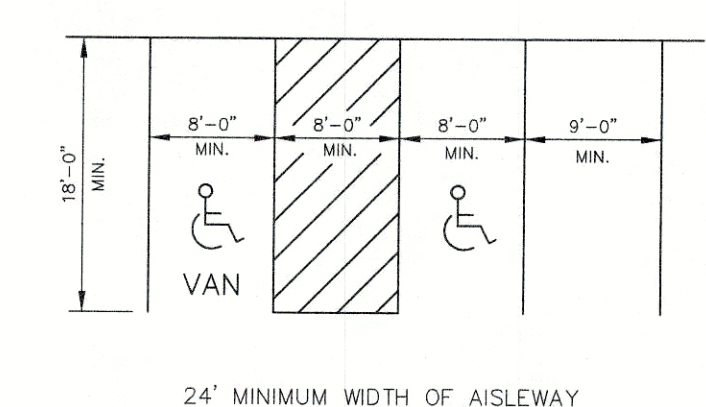
TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 60,548 SF
EXISTING TREE CANOPY AREA = 0 S.F. (0 % OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 SF)
CLASS CANOPY REQUIREMENTS = CLASS C
TOTAL TREE CANOPY AREA REQUIRED = 20% (12,109 SF)

MSD STANDARD EROSION CONTROLS	
	STONE BAG CHECK DAM
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

LEGEND	
	EX. STORM INLET AND PIPES
	EX. SANITARY SEWER
	PROP. SANITARY SEWER
	WATER METER
	LIGHT POST
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EX. ELECTRICAL
	EX. POST
	EX. WATER LINES
	EX. GAS LINES
	CURB RAMP
	DRAINAGE FLOW DIRECTION
	EX. DRAINAGE SWALE

LOUISVILLE METRO
APPROVED DISTRICT
DEVELOPMENT PLAN
DOCKET NO. 1720NE070
APPROVAL DATE
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION



OWNER:
GILBERT & DOROTHY GILBERT, JR.
5632 MATANZAS DRIVE
SEBRING, FL 33872-1505
SITE ADDRESS:
4949 TERRY ROAD
TAX BLOCK 1018, LOT 65
D.B. 6982, Pg. 478

COUNCIL DISTRICT - 1
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK

CASE: 17ZONE1070
RELATED CASES: NONE

WM#1720

REVISIONS	
NO.	DESCRIPTION
1	AGENCY REVIEW COMMENTS
2	REVISIONS PER MPW COMMENTS
3	REVISIONS PER KTC COMMENTS
4	REVISED Q. DIMENSIONS
5	REVISED SITE DATA: ZONING

PROFESSIONAL'S SEAL

PROJECT DATA	
FILE NAME: FILE-NAME	SCALE: AS SHOWN
DATE: 2/19/2018	CHECKED BY: SBS
	DRAWN BY: BJ/ARH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
507 WESTERN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
PHONE: 502.466.9575 FAX: 502.466.9574
WEB SITE: WWW.LD&D-INC.COM

GAS + CONVENIENCE STORE
4949 TERRY ROAD
DEVELOPER
AXIS INVESTMENTS, LLC.
311 ASH RUN ROAD
LOUISVILLE, KY 40245

ZONE CHANGE PLAN

JOB NO. 17187

SHEET 1 OF 1