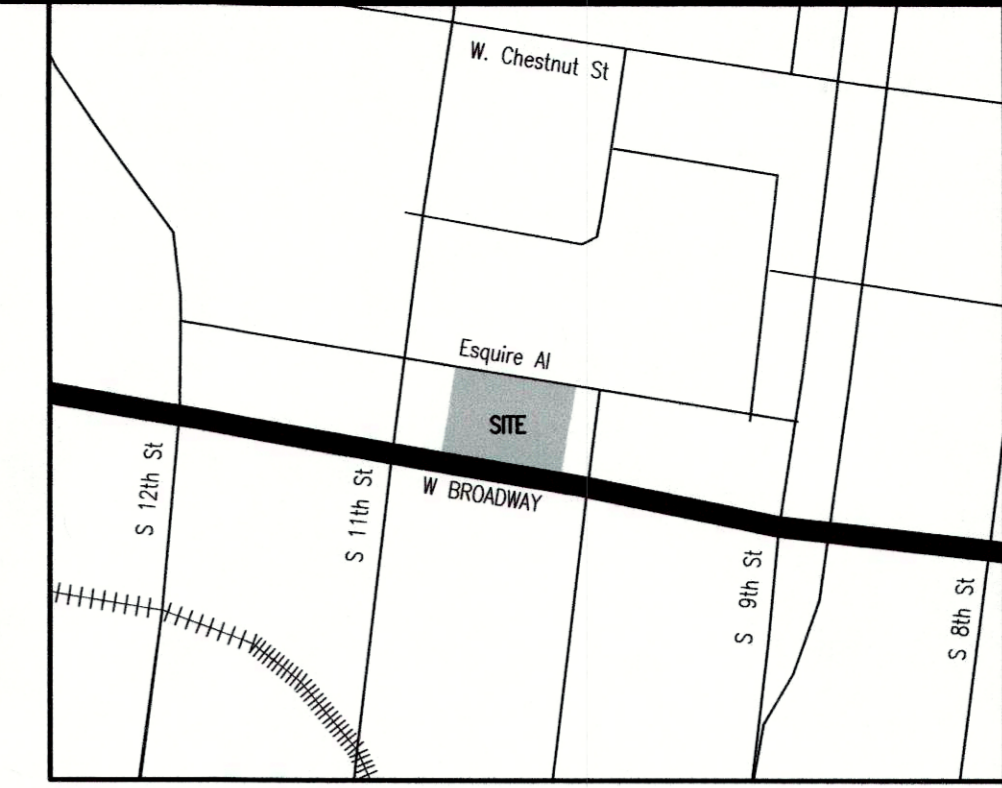


R-7/TRADITIONAL NEIGHBORHOOD
 RUSSELL NEIGHBORHOOD LTD. PARTNERSHIP
 P.O. BOX 1340
 LAUREL, MD 20725-1340
 D.B. 6748, PG. 0970



PRELIMINARY APPROVAL
 Condition of Approval:
 [Signature]
 Date: [Blank]
 Development Review
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

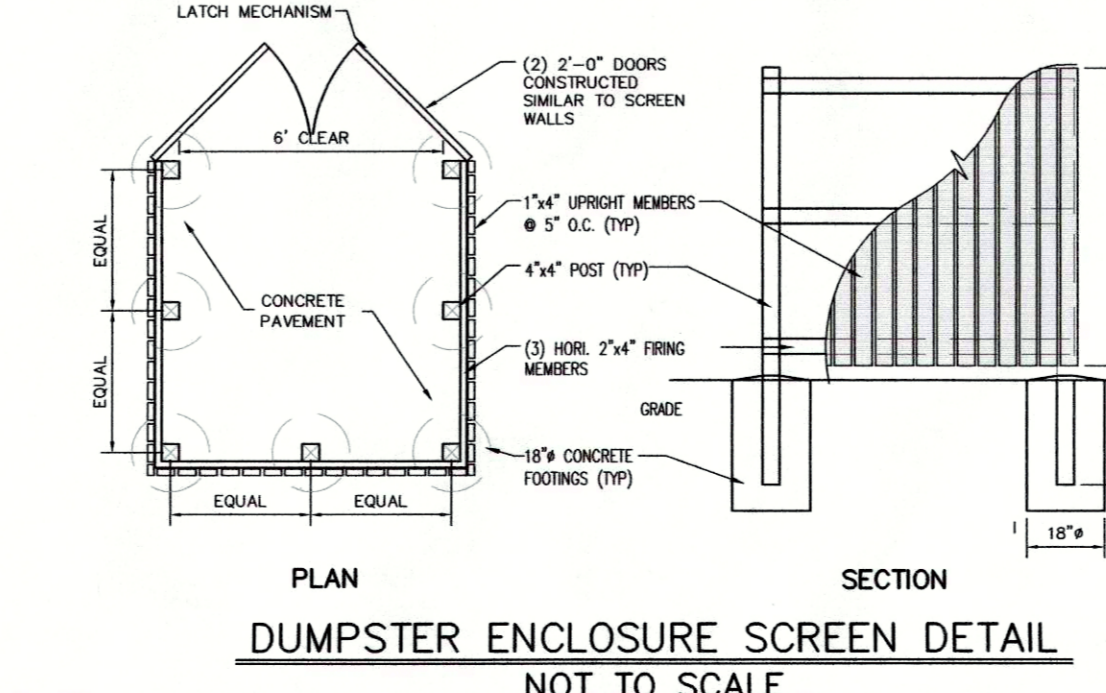
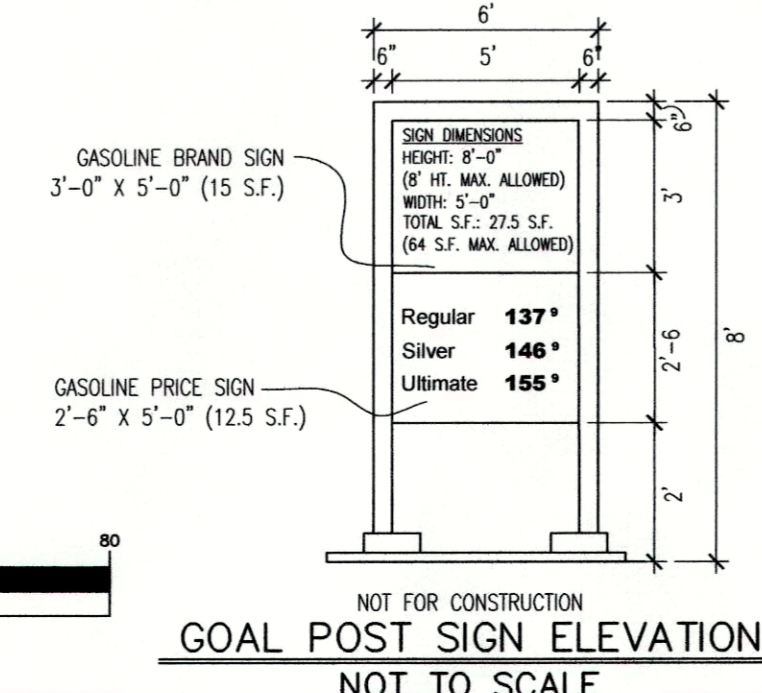
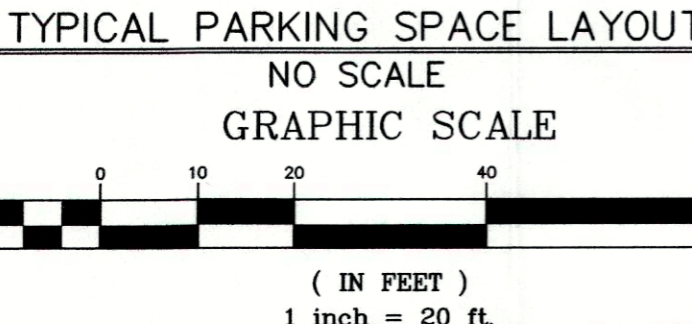
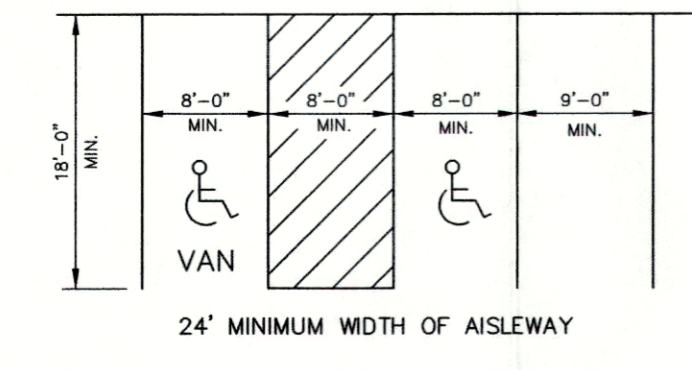
PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS
 [Signature]
 DATE: 07/20/16
 LOUISVILLE & JEFFERSON COUNTY
 METRO PUBLIC WORKS

C-2/TRADITIONAL MARKETPLACE CORRIDOR
 THOMAS & DAVY G. MURCHISON
 3508 FISHERS LANE
 LOUISVILLE, KY 40216-4643
 D.B. 7595, PG. 0266

MSD STANDARD EROSION CONTROLS

	STONE BAG INLET PROTECTION
	NOT USED
	SILT FENCE

- LEGEND
- PROPOSED STORM SEWER & CATCH BASIN
 - EXISTING STORM SEWER & CATCH BASIN
 - PROPOSED SEWER AND MANHOLE
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING CONTOUR
 - PROPOSED DRAINAGE ARROW
 - EXISTING FIRE HYDRANT
 - PROPOSED SILT FENCE
 - ABANDONED PROPERTY LINE
 - EXISTING CHAINLINK FENCE
 - TRAFFIC FLOW DIRECTION ARROWS



TREE CANOPY CALCULATIONS CLASS A

TOTAL SITE AREA = 43,082 S.F.
 TOTAL TREE CANOPY AREA REQUIRED = 10% (4,308 S.F.)
 EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 S.F.)

DETENTION CALCULATIONS

X = 6 GRV/12
 AC = 0.75-0.50=0.25
 R = 2.8 INCHES
 A = 1.0 ACRES
 X = (0.25)(2.8)(1)/12 = 0.0584 AC.-FT. REQUIRED
 X = 0.145 CUL.T.
 PROVIDED DETENTION* = 0.148 CUL.T.
 *PROVIDED IN PIPE UNDERGROUND

VARIANCE REQUEST

1. A VARIANCE IS REQUESTED FROM THE LAND DEVELOPMENT CODE SECTION 5.2.3.0.3.g. NON-RESIDENTIAL/MIXED USE STRUCTURE SETBACK/BUILD TO LINE; TO VARY THE MAXIMUM 15' FRONT SETBACK/BUILD-TO LINE.

WAIVER REQUEST

- A WAIVER IS REQUESTED FROM THE LAND DEVELOPMENT CODE (LDC), SECTION 5.5.1.A.3.g. PARKING LOCATION; TO WAIVE THE RESTRICTION OF THE PARKING NOT ALLOWED IN FRONT OF THE BUILDING AND TO ALLOW THE PARKING TO BE CLOSER TO THE R/W THAN THE BUILDING.
- A WAIVER IS REQUESTED FROM THE LDC, SECTION 5.5.1.A.5. GENERAL SITE DESIGN STANDARDS; TO WAIVE THE RESTRICTION TO THE GAS CANOPY BEING LOCATED BETWEEN THE BUILDING AND THE PUBLIC STREET.
- A WAIVER IS REQUESTED FROM THE LDC, SECTION 5.7.1.B.3.g. TRANSITION STANDARDS; TO ALLOW THE ENCROACHMENT OF THE DRIVE-THRU LANE IN THE REQUIRED 15' REAR BUFFER YARD.
- A WAIVER IS REQUESTED FROM THE LDC SECTION 10.2.10 VEHICULAR USE AREA LANDSCAPE BUFFER AREAS; TO REDUCE THE REQUIRED 15' LANDSCAPE BUFFER AREA AT THE PROPERTY LINE ALONG ESQUIRE ALLEY TO THE PROPOSED 10' LANDSCAPE BUFFER AREA.
- A WAIVER IS REQUESTED FROM THE LDC SECTION 5.6.1.C. TO WAIVE THE 50% CLEAR WINDOWS AND DOORS ON THE REAR FACADE, FACING ESQUIRE ALLEY.

PROJECT DATA

TOTAL SITE AREA	= 0.99± Ac. (43,082 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= TRADITIONAL MARKETPLACE CORRIDOR
EXISTING USE	= PAVED LOT
PROPOSED USE	= GAS/CONVENIENCE STORE
PROPOSED BUILDING AREA	= 4,050 S.F.
PROPOSED BUILDING HEIGHT	= 24' ONE STORY (45 FT. MAXIMUM ALLOWED)
GAS/CONVENIENCE STORE	= 25'
GAS PUMP CANOPY	= 0.09 (5.0 MAXIMUM)
FLOOR AREA RATIO	= 0.09 (5.0 MAXIMUM)
PARKING REQUIRED	MIN. MAX.
GAS/CONVENIENCE STORE	4,050/5000 S.F. (MAX.) 4,050/1000 S.F. (MAX.)
8 SPACES 41 SPACES	
1 SPACES	
TOTAL REQUIRED PARKING SPACES	= 7 SPACES 41 SPACES
TOTAL PROVIDED PARKING	= 16 SPACES (2 ACCESSIBLE SPACES INCLUDED)
BICYCLE PARKING REQUIRED	= TWO SHORT TERM & TWO LONG TERM (LONG TERM STORAGE PROVIDED INDOORS)
TOTAL VEHICULAR USE AREA	= 28,500 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 2,138 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	= 4,986 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 Esquire Alley and Broadway right-of-ways.
- There shall be no increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- 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.
- Property Boundary was derived from Deed and does not constitute a survey.
- Property Boundary was consolidated prior to Metro Public Works construction plan approval.
- Construction plans, bond, and KTC permit will be required prior to construction approval, approved plan transmittal, issuance of encroachment permit by Metro Public Works.
- Upon development or redevelopment of the adjacent C-2 properties to the west, a unified access and circulation system shall be developed to provide for a 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 the Planning Commission's legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
- All roadway and entrance intersections shall meet the requirements for landscaping areas as set by Metro Public Works.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Trees and shrubbery shall be trimmed or removed to provide site distance as required per Metro Public Works standards.

MSD NOTES:

- Sanitary sewer service will be provided by existing connection.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0041E 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.
- 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.
- Approval from MSD sanitary sewer department prior to construction plan approval.
- Site discharges into the combined sanitary sewer system and shall limit the 100 year post-developed discharge to the 10 year pre-development discharge per Section 10.3.1.2 of the MSD Design Manual.
- All retail shops shall have individual connections per MSD's Fats, Oils, and Grease policy.
- A Downstream Capacity Facility Request has been approved by MSD in a letter dated March 14, 2016.

EXISTING IMPERVIOUS AREA	= 38,978 S.F.
PROPOSED IMPERVIOUS AREA	= 34,467 S.F. (11% REDUCTION)
TOTAL AREA OF DISTURBANCE	= 37,789 S.F. (0.8± ACRE)

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.
- 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 discharge 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.

SITE ADDRESS:
 1025 WEST BROADWAY
 & 1021, 1017, 1013, 1009, 1005 WEST BROADWAY
 LOUISVILLE, KY 40203
 TAX BLOCK 13H, LOT 58
 TAX BLOCK 13H, LOTS 62, 63, 64, 65, 66
 D.B. 5155, PG. 0158

OWNER:
 STRY LENKOFF COMPANY
 P.O. BOX 32120
 LOUISVILLE, KENTUCKY 40232

COUNCIL DISTRICT - 4
 FIRE PROTECTION DISTRICT - LOUISVILLE #2
 16DEVPLAN1001
 WM# 11336

REVISIONS

NO.	DATE	DESCRIPTION
1	3-22-16	ADD FG 300 CURB @ BROADWAY

PROJECT DATA
 FILE NAME: 15214_DDDP.dwg
 DATE: 4-18-16
 SCALE: AS SHOWN
 DRAWN BY: SBS
 CHECKED BY: KER
 SURVEYOR'S SEAL
 ENGINEER'S SEAL

LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTURE
 605 W. MARKET ST. SUITE 1000
 LOUISVILLE, KY 40202
 TEL: 502.251.1234
 FAX: 502.251.1234
 WEB SITE: WWW.LDD-D.COM

DEVELOPER
 SHALIMAR INVESTMENTS, LLC.
 10412 BLUEGRASS PARKWAY
 LOUISVILLE, KY 40299

CATEGORY 2B DEVELOPMENT PLAN
 1025 WEST BROADWAY
 SHEET 1 OF 1

JOB NO. 15214
 SHEET 1 OF 1