

PROJECT DATA

EXISTING ZONING : C-2 & OR-2
 EXISTING FORM DISTRICT : TRADITIONAL
 EXISTING LAND USE : SINGLE & MULTIFAMILY
 TOTAL SITE AREA : 2.84 ACRES
 11 lots to be consolidated to 3 per this project
 TOTAL EXISTING BUILDING AREA : 10,696 SF
 EXISTING FAR : 0.13

Proposed Tract #1 SITE AREA : 1.00 ACRES
 PROPOSED USE : VIDEO STORE
 PROPOSED PARKING : 52 SPACES

Proposed Tract #2 SITE AREA : 0.84 ACRES
 PROPOSED USE : RETAIL
 PROPOSED PARKING : 50 SPACES

Proposed Tract #3 SITE AREA : 0.00 ACRES
 PROPOSED USE : AUTO PARTS STORE
 PROPOSED PARKING : 45 SPACES

COMBINED PARKING CALCULATION
 REQUIRED PHARMACY PARKING : MAXIMUM 50 SPACES
 REQUIRED CLINIC PARKING : MAXIMUM 50 SPACES
 REQUIRED PARTS STORE PARKING : MAXIMUM 45 SPACES
 TOTAL REQUIRED PARKING : 145 SPACES

PROPOSED VIDEO RENTAL PARKING : 50 SPACES
 PROPOSED RETAIL PARKING : 50 SPACES
 REQUIRED AUTO PARTS STORE PARKING : 45 SPACES
 TOTAL PROPOSED PARKING : 147 SPACES
 REQUIRED BICYCLE PARKING : 2 SPACES

VULNIA CALCULATIONS
 PROPOSED VUA : 63,332 SF
 REQUIRED VUA : 63,332 SF

TREE CANOPY CALCULATIONS
 TOTAL SITE AREA : 116,478 SF
 EXISTING TREE CANOPY TO REMAIN : 10,000 SF
 REQUIRED NEW TREE CANOPY COVER : 10,000 SF
 PROPOSED NEW TREE CANOPY COVER : 10,000 SF

A VARIANCE IS REQUESTED TO THE MAXIMUM 25' SETBACK, TO 13' DRIVEWAY LOCATION.
 A WAIVER IS REQUESTED FROM THE BUILDING ON TRACT 2.

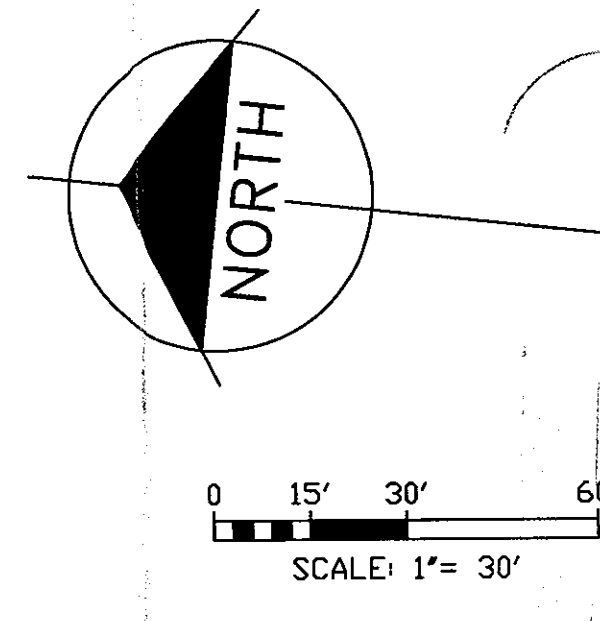
NOTES

1. ALL UTILITIES AND PAVEMENTS TO BE REMOVED.
 2. UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE SPECIFIED.
 3. ALL STRUCTURES AND PERMITS ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
 4. NEW CURBS AND SIDEWALKS SHALL BE CONSTRUCTED AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET ALL CITY STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
 5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 6. ALL EXISTING CURB CUTS AND SIDEWALKS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
 7. ALL EXISTING CURB CUTS OTHER THAN WHAT IS PROPOSED ON THIS PLAN WILL BE REMOVED, RESTORED AND SIDEWALKS EXTENDED.

IMPERVIOUS AREA
 EXISTING IMPERVIOUS AREA : 13,120 SF PROPOSED IMPERVIOUS AREA : 94,139 SF
 PRELIMINARY DETENTION CALCULATIONS:
 NEW IMPERVIOUS C₁ = 0.55 * 10MIN OF 0.55 * 7.2 * 1.44 * 600 = 3,421 CF
 NEW WQV = 0.55 * 16.67 * 4443.56012 = 1,725 CF
 PROPOSED RAIN GARDEN VOLUME = 2,640 SF * 2.4 = 5,280 CF

MSD NOTES

- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP No. 2111C004E DATED DECEMBER 5, 2006.
- DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR INFORMATIONAL PURPOSES. ALL AREAS OF THE SITE ARE TO BE PAVED OR FINISH GRADED IN A MANNER THAT RESULTS IN SHEET FLOW AS DEPICTED. NO AREAS OF PONDING WATER WILL BE ACCEPTED.
- EROSION & SILT CONTROL - PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD.
- CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE ENCLOSURE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- AN MSD DRAINAGE BOND WILL BE REQUIRED.
- ON-SITE DETENTION WILL BE REQUIRED. POST-DEVELOPED 100-YEAR FLOWS MUST BE REDUCED TO AT OR BELOW PRE-DEVELOPED 10-YEAR FLOWS FOR THE 2, 10, AND 100 YEAR DESIGN STORMS.
- 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 FOR GREEN BEST MANAGEMENT PRACTICES.



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

PARCEL ID #066D00120000 DB 6261
 PARCEL ID #066D00070000 DB 6262
 PARCEL ID #066D00080000 DB 7553

LOUISVILLE
 PARCEL ID #066D00100000 DB 6263
 H S ROBINSON
 PARCEL ID #066D00150000 DB 1017

PDS Case
DETAILED DISTRICT
Taylor
Commercial
 4152-4178 T
 LOUISVILLE
 Developers: MA
 312 S. Fourth Street

MILLER • WIHRY
 MWGLLC
 Land Planners • Engineers • Surveyors
 1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501 Fax (502)638-9538

REVISIONS	SCALE
	1"=30'
	DR.
	CK.
	DATE
	3-31-2015