

**VARIANCES REQUESTED:**

1. A Variance is requested from Section 5.1.12.B.2.e of the Louisville Metro Land Development Code to vary the Infill Front and Street-side Setback.
2. A Variance is requested from Section 5.3.1.C.5 Table 5.3.2 of the Louisville Metro Land Development Code to vary the non-residential to residential setback.

**WAIVERS REQUESTED:**

1. A Waiver is requested from Section 10.2.4 Table 10.2.3 of the Louisville Metro Land Development Code to waive the encroachment into the 25 ft. Landscape Buffer Area to the rear and side property lines.
2. A Waiver is requested from Section 5.5.2 of the Louisville Metro Land Development Code to waive not providing glazing, windows, & an entrance on the Marshall Drive building facade.

**PROJECT DATA**

TOTAL SITE AREA	= 1.1± Ac. (47,365 SF)
FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= R-7
PROPOSED ZONING	= C-1
EXISTING USE	= MULTI-FAMILY RESIDENTIAL
PROPOSED USE	= RETAIL
BUILDING AREA	= 10,200 SF
BUILDING HEIGHT	= 1 STORY (30' MAX. ALLOWED)
F.A.R.	= 0.21 (1.0 MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
10,200 SF/300 S.F. MIN.	= 34 SP 51 SP
10,200 SF/200 S.F. MAX.	
TOTAL PARKING PROVIDED	= 43 SPACES
	(2 HC SP INCLUDED)
	= 2 SHORT TERM/2 LONG TERM
	(LONG TERM PROVIDED INDOORS)
BIKE PARKING REQUIRED/PROVIDED	
TOTAL VEHICULAR USE AREA	= 19,967 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5% VUA)	= 1,498 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 2,078 SF
EXISTING IMPERVIOUS	= 18,435 SF
PROPOSED IMPERVIOUS	= 31,364 SF (70% INCREASE)
PROPOSED AREA OF DISTURBANCE	= 43,000 SF

**GENERAL NOTES:**

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the Shelbyville Rd - Marshall Dr. right-of-way.
3. Encroachment permit will be required for the entrance prior to construction plan approval.
4. No increase in drainage run off to state roadways.
5. There shall be no commercial signs in the Right of Way.
6. There shall be no landscaping in the Right of Way without an encroachment permit.
7. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
8. 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.
9. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
10. Lot Consolidation required prior to construction approval.
11. Construction plans, bond and KTC permit are required by Metro Public Works prior to construction approval and issuance of Metro Public Works encroachment permit.
12. A KARST survey was conducted by Kevin Young RLA on January 2nd, 2018 and no KARST features were found.
13. All compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
14. Construction plans, bond, and KTC permit are required by Metro Public Works prior to construction approval and issuance of MPW encroachment permit.
15. Lot consolidation required prior to construction plan approval.
16. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
17. Existing curb cuts + paved areas to be removed in the public right-of-way will be restored to Metro Public Works + KYTC Standard specification.
18. Dumpster to be enclosed and screened as required by Land Development Code Chapter 10.
19. Beechwood Village approval is required prior to construction plan approval from Metro Public Works.

**MSD NOTES:**

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications.
2. Sanitary sewer service will be provided by connection and subject to applicable fees.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0029 E dated December 5, 2006.
4. 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.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
7. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
8. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
9. On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for the 2,10,25 and 100 year storms or to the capacity of the downstream system, whichever is more restrictive.
10. Detention to be provided in an on-site underground detention basin.
11. A tell-a-inspection, flush and cleaning will be required prior to MSD accepting through drainage pipe easement. Maintenance on existing pipe may be required.
12. Underground detention basins must meet the requirements of Section 10.3.8.4 of MSD's Design Manual.
13. MSD Drainage bond required prior to construction plan approval.
14. KYTC approval required prior to MSD construction plan approval.
15. This site is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal or greater than 1 acre of disturbance. Per the preliminary development the area of disturbance is 43,000 SF.
16. All roof drainage to be directed to the Basin.
17. A tell-a-inspection, flush and cleaning will be required prior to MSD accepting through drainage pipe easement. Maintenance on existing pipe may be required to bring it to MSD specifications.
18. A Downstream Capacity request was submitted to MSD on January 8, 2018.

**MSD STANDARD EROSION CONTROLS**

	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

**LEGEND**

	EXISTING CONTOUR
	PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	EX. STORM SEWER
	EX. SEWER AND MANHOLE
	PROPOSED SEWER AND MANHOLE
	DITCH
	EX. UTILITY POLE
	EX. ELECTRICAL TRANSFORMER
	CURB RAMP
	DRAINAGE FLOW DIRECTION
	EXISTING TREES TO BE REMOVED
	EXISTING OFFSITE TREES TO REMAIN
	EXISTING SHRUBS TO REMAIN
	PROP. 8' HT MASONRY WALL

**DETENTION BASIN CALCULATIONS**

$$X = \Delta CRA/12$$

$$\Delta C = 0.80 - 0.55 = 0.25$$

$$A = 1.1 \text{ ACRES}$$

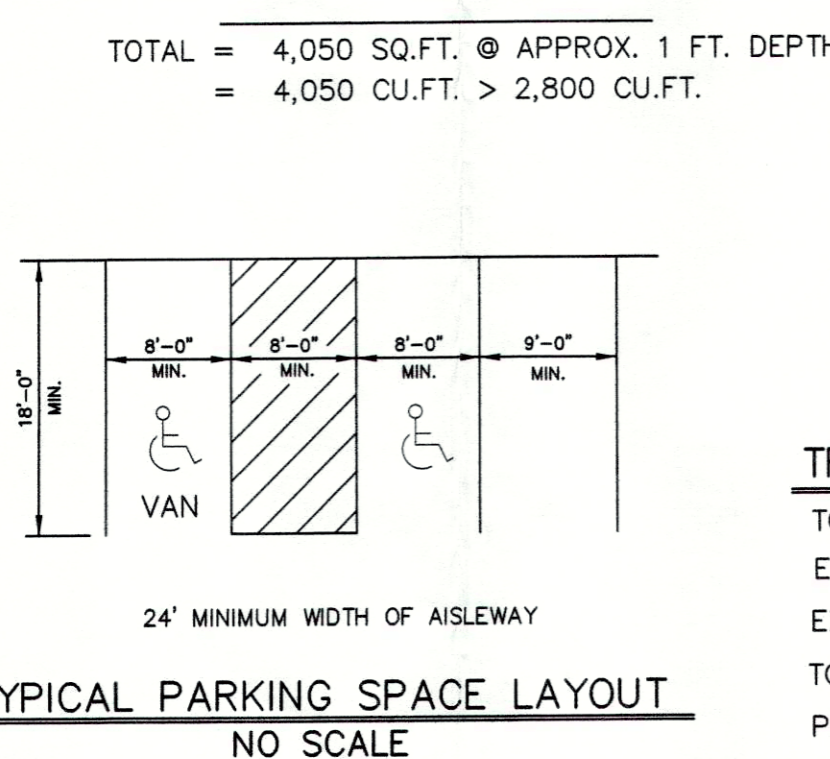
$$R = 2.8 \text{ INCHES}$$

$$X = (0.25)(1.1)(2.8)/12 = 0.065 \text{ AC.-FT.}$$

REQUIRED X = 2,800 CU.FT.

PROVIDED BASIN = 4,050 SQ.FT.

TOTAL = 4,050 SQ.FT. @ APPROX. 1 FT. DEPTH = 4,050 CU.FT. > 2,800 CU.FT.

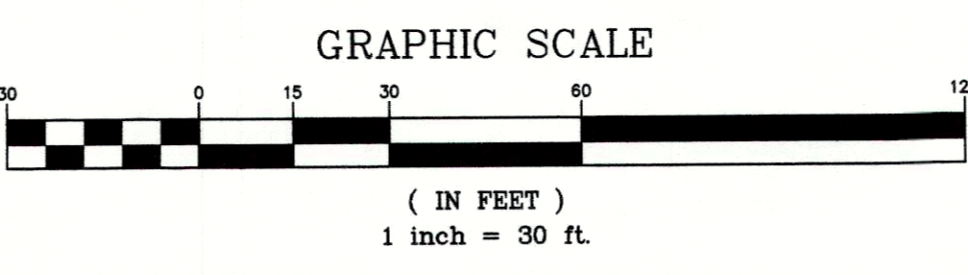


**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. Any modifications to the approval 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.
3. 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.
4. 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.
5. 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.
6. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
7. 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.
8. 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.
9. 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 dripline 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	= 47,365 SF
EXISTING TREE CANOPY ON SITE	= 26% (12,700 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
TOTAL TREE CANOPY AREA REQUIRED	= 20% (9,473 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (9,473 SF)



**REVISIONS**

NO.	DATE	DESCRIPTION
1	2/19/2018	AGENCY REVIEW COMMENTS
2	3/7/2018	REVISED PER LD&T COMMENTS

BY	BB	KMY
DESCRIPTION	AGENCY REVIEW COMMENTS	REVISED PER LD&T COMMENTS
DATE	2/19/2018	3/7/2018
NO.	1	2

**PROJECT DATA**

FILE NAME:	16158-000P
DATE:	3-5-18
CHECKED BY:	KMY
SCALE:	AS SHOWN
DRAWN BY:	JH/BB

**LD&D**  
**LAND DESIGN & DEVELOPMENT, INC.**  
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
 605 WASHINGTON ST. SUITE 10100  
 LOUISVILLE, KY 40202  
 TEL: 502.251.4271 FAX: 502.251.4271  
 WEB SITE: WWW.LD&D.COM

**DETAILED DISTRICT DEVELOPMENT PLAN**  
**GOODWILL SHELBYVILLE ROAD**

OWNERS:  
 WILLIAM E. & SHARON GOODLET  
 DAN & DEBRA H ISON  
 TRIPLE T SHELBYVILLE ROAD PROPERTIES

JOB NO. 16158

SHEET 1 OF 1

RECEIVED  
 APR 12 2018  
 PLANNING & DESIGN SERVICES

OWNER: WILLIAM E & SHARON GOODLET  
 595 PEARMAN AVE  
 RADCLIFF, KY 40160  
 SITE ADDRESS: 101 MARSHALL DR  
 TAX BLOCK 0356, LOT 0004  
 D.B. 5861, PG. 0297

OWNER: DAN & DEBRA H ISON  
 P.O. BOX 593  
 SIMPSONVILLE, KY 40067  
 SITE ADDRESS: 103 MARSHALL DRIVE  
 TAX BLOCK 0356, LOT 0052, SUBLOT 0028  
 D.B. 8486, PG. 0507

OWNER: TRIPLE T SHELBYVILLE RD PROPERTIES  
 308 HAWICK PLACE  
 LOUISVILLE, KY 40243  
 SITE ADDRESS: 4425 SHELBYVILLE ROAD  
 TAX BLOCK 8590, LOT 0034  
 SUBLOT 0013  
 D.B. 8590, PG. 0088

MUNICIPALITY - BEECHWOOD VILLAGE  
 COUNCIL DISTRICT - 7  
 FIRE PROTECTION DISTRICT - ST. MATHEWS

CASE: 17ZONE1065  
 WM #2315