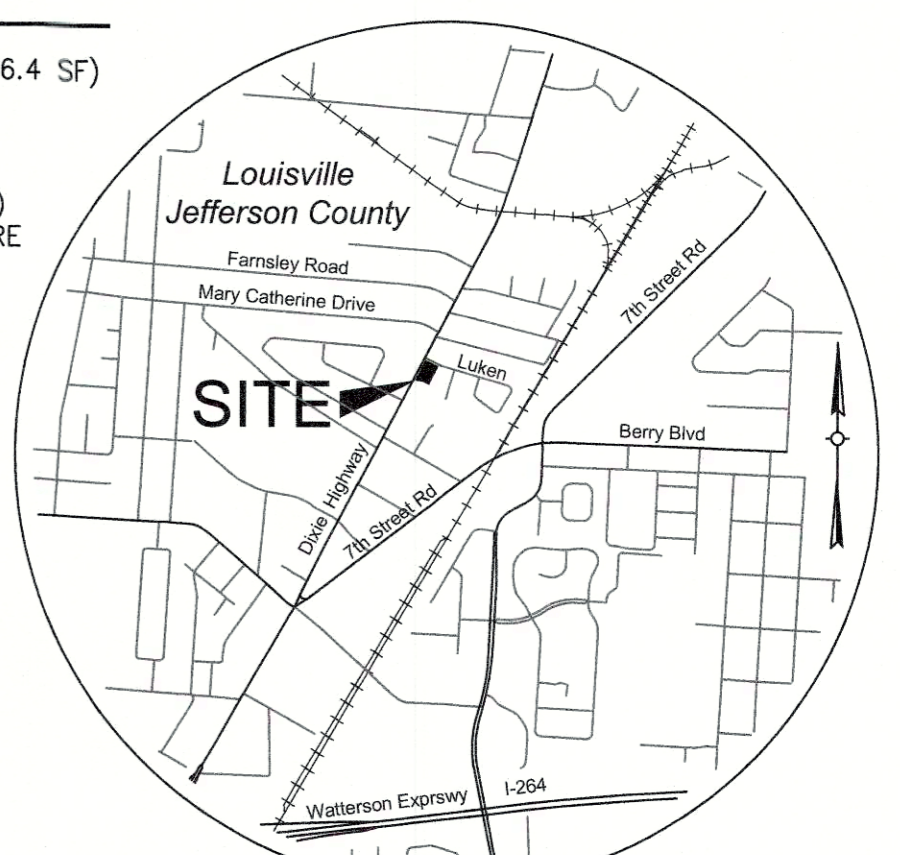




SITE DATA

GROSS SITE AREA	0.44 ACRES (19,166.4 SF)
EXISTING ZONING	C-1
EXISTING FORM DISTRICT	TMCFD
EXISTING USE	GAS STATION
PROPOSED USE	CONVENIENCE STORE
EXISTING BUILDING AREA	479 SQ.FT. (T.B.R.)
PROPOSED BUILDING AREA	2,495 SQ.FT.
FLOOR AREA RATIO	0.13
PARKING CALCULATIONS	
MIN. PARKING REQUIRED (1/200 S.F.**)	11 SPACES*
MAX. PARKING ALLOWED (1/100 S.F.)	25 SPACES
PARKING PROVIDED (INC. 1 H.C. SP.)	11 SPACES
OPEN SPACES	5
PUMP SPACES	6
*10% TARC CREDIT TO BE TAKEN	
**SHIVELY 2006 L.D.C.	



LANDSCAPE REQUIREMENT

VEHICLE USE AREA	12,395 SQ.FT.
2.5% LANDSCAPE REQUIREMENT	310 SQ.FT.
INTERIOR LANDSCAPE PROVIDED	588 SQ.FT.

SETBACK REQUIREMENTS

FRONT & STREET SIDE-YARD SETBACK	0'
SIDE YARD SETBACK	5'
REAR YARD SETBACK	15'

VARIANCE REQUESTS:

- VARIANCE FROM CHAPTER 5.5.1.A.2 OF THE 2006 L.D.C. TO ALLOW BUILDING TO EXCEED THE REQUIRED 0' CORNER SETBACK.
- VARIANCE FROM CHAPTER 5.2.3.D.3 OF THE 2006 L.D.C. TO ALLOW A REDUCTION IN THE REQUIRED 15' REAR YARD SETBACK TO 5'.
- VARIANCE FROM CHAPTER 5.2.3.D.3.b OF THE 2006 L.D.C. TO ALLOW DUMPSTER AND PAVEMENT TO ENCRoACH INTO THE REQUIRED 5' SIDE-YARD SETBACK.

WAIVER REQUESTS:

- WAIVER FROM CHAPTER 5.5.1.A.5 OF THE 2006 L.D.C. TO ALLOW GAS CANOPY AND DRIVE AISLES TO BE LOCATED BETWEEN THE STREET AND PRIMARY STRUCTURE.
- WAIVER FROM CHAPTER 10.2.4 OF THE 2006 L.D.C. TO REDUCE THE REQUIRED REAR L.B.A. FROM 15' TO 5' AND ELIMINATE THE REQUIRED PLANTINGS IN THE EXISTING 15' SANITARY SEWER AND DRAINAGE EASEMENT ALONG THE REAR OF THE PROPOSED BUILDING.
- WAIVER FROM CHAPTER 10.2.4.B OF 2006 L.D.C. TO ALLOW OVERLAP OF REQUIRED L.B.A. AND UTILITY EASEMENTS BY MORE THAN 50%.
- WAIVER FROM CHAPTER 5.5.1.A.3 OF THE 2006 L.D.C. TO ALLOW PARKING TO BE LOCATED IN FRONT OF THE PROPOSED BUILDING ALONG DIXIE HIGHWAY AND LUKEN DRIVE.
- WAIVER FROM CHAPTER 10.2.9 OF THE 2006 L.D.C. TO OMIT THE REQUIRED 5' V.U.A. L.B.A. ALONG THE SOUTH PROPERTY LINE ADJACENT TO RESIDENTIAL USE.

LEGEND

	Boundary
	Right of Way
	Adjacent Property
	Easement
	Zoning Boundary
	Form District Boundary
	Ex. Sanitary Sewer
	Ex. Overhead Utility
	Ex. Guardrail
	Landscape Buffer
	Ex. Fence
	Prop. Fence
	Ex. Catch Basin/Curb Inlet and Storm Pipe
	Sanitary clean-out
	Power Pole
	Guy Anchor
	Light Pole
	Drainage Flow

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS A (TMCFD)	
TOTAL SITE AREA	19,166 S.F.
EX. TREE CANOPY ON SITE	3,120 S.F. (16.3%)
1 - 15' TYPE "A" TREE @ 1,200 SF EA.	1,200 S.F.
2 - 6' TYPE "A" TREES @ 960 SF EA.	1,920 S.F.
EX. TREE CANOPY TO BE PRESERVED	3,120 S.F. (16.3%)
1 - 15' TYPE "A" TREE @ 1,200 SF EA.	1,200 S.F.
2 - 6' TYPE "A" TREES @ 960 SF EA.	1,920 S.F.
TREE CANOPY REQUIRED	1,917 S.F. (10%)
(TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	
ADDITIONAL TREE CANOPY REQUIRED	0 S.F.

GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PRE 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 SEEDDED 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 SEEDDED, 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 THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
- SANITARY SEWERS TO BE PROVIDED BY EXISTING PSC AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS AND GREASE POLICY.
- SUBJECT TO PLAN REVIEW FEES.
- ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10, L.D.C. 5.5.1.A.4.c REQUIREMENTS.
- BUILDING DESIGN WILL FOLLOW CHAPTER 5.5 AND 5.6 OF THE L.D.C.
- EXISTING SIGN TO REMAIN AND WILL BE REFACED IN COMPLIANCE WITH L.D.C. REQUIREMENTS.
- NO INCREASE IN RUNOFF VOLUME OR RATE OF RUN OFF TO THE REAR OF THE LOT.
- KY TRANSPORTATION CABINET AND CITY OF SHIVELY APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- UPON FUTURE RE-DEVELOPMENT OF 3615 DIXIE HIGHWAY, A VEHICULAR AND PEDESTRIAN CONNECTION BETWEEN THE PARKING LOTS OF ADJUTING DEVELOPMENTS SHALL BE REQUIRED.
- SHIVELY APPROVAL IS REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- DOWNSTREAM CAPACITY TO BE VERIFIED PRIOR TO CONSTRUCTION PLAN APPROVAL. MODIFICATIONS MAY BE REQUIRED UPON EVALUATION AND SHIVELY APPROVAL.

SUBMITTALS		REVISIONS	
NO.	BY	DATE	DESCRIPTION
1	DHS	12-18-17	PRE-APPLICATION SUBMITTAL
2	DHS	1-8-18	FORMAL APPLICATION SUBMITTAL
3	DHS	5-14-18	REVISIONS PER KYTC COMMENTS
4	DHS	9-14-18	REVISIONS PER KYTC COMMENTS
5	DHS	9-14-18	REVISIONS PER ADDL. MSD COMMENTS

BTM Engineering, Inc.
 Consulting Engineers, Landscape Architects, Planners & Surveyors
 3001 Taylor Springs Drive, Louisville, Kentucky 40220
 (502) 459-8402

DATE	
SIGNATURE	

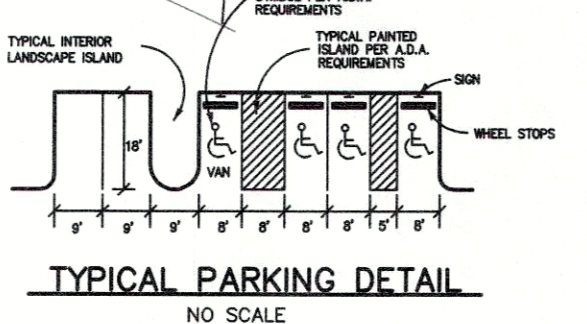
CATEGORY 2B PLAN
3611 DIXIE HIGHWAY
LOUISVILLE, KY 40216

BTM PROJECT NO.: 170306
 SITE INFORMATION:
 3611 DIXIE HIGHWAY
 LOUISVILLE, KY 40216
 3723 SOUTHEASTERN AVENUE
 INDIANAPOLIS, INDIANA 46220-1532
 TAX BLOCK 1158, LOT 70

OWNER / DEVELOPER:
 STAR GROUP INVESTMENTS, LLC
 3723 SOUTHEASTERN AVENUE
 INDIANAPOLIS, INDIANA 46220-1532

DRAWING: 170306-DDP
 SCALE: 1" = 10'
 SHEET: 1.00

CATEGORY 2B PLAN
 GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
 0 5' 10' 20'
 SCALE: 1" = 10'



IMPERVIOUS AREA (SITE)

NET SITE AREA	19,166.4 SQ.FT. (0.44 ACRES)
AREA OF DISTURBANCE	12,494.91 SQ.FT. (0.29 ACRES)
EXISTING IMPERVIOUS SURFACE	13,457.41 SQ.FT. (0.31 ACRES) 70.5%
PROPOSED IMPERVIOUS SURFACE	16,350.14 SQ.FT. (0.38 ACRES) 85.3%
NET IMPERVIOUS SURFACE	2,892.73 SQ.FT. (0.07 ACRES)

NOT FOR CONSTRUCTION

RECEIVED
 SEP 14 2018
 PLANNING & DESIGN SERVICES

CASE #18DEVPLAN1001
MSD WM #4828