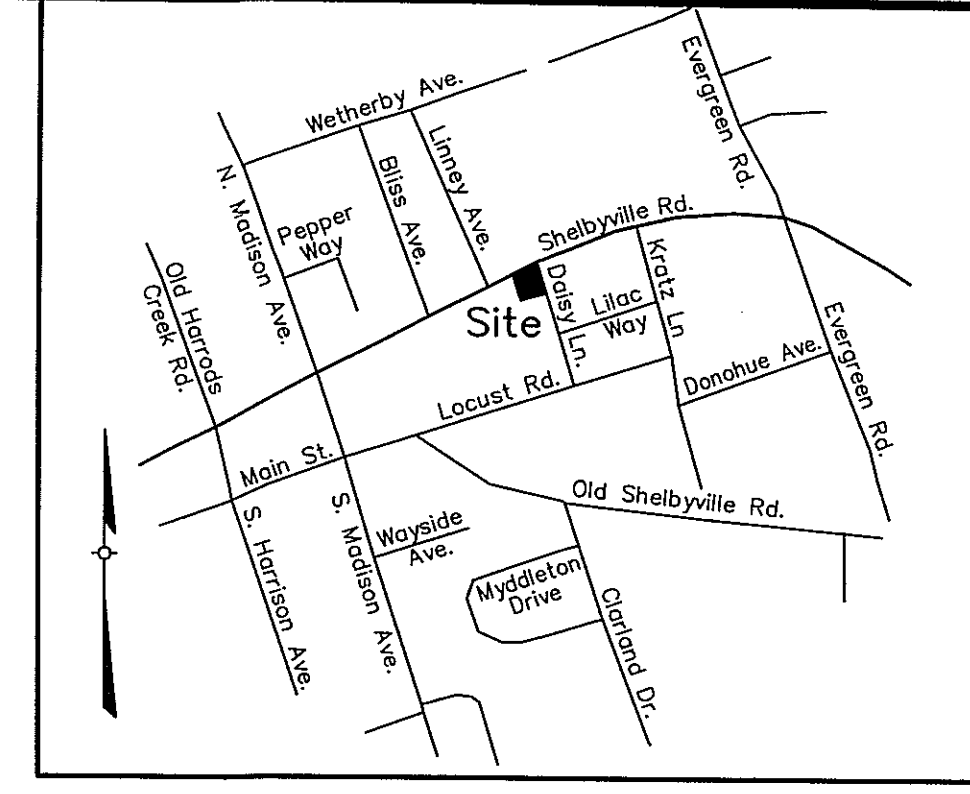


WAIVERS REQUESTED:

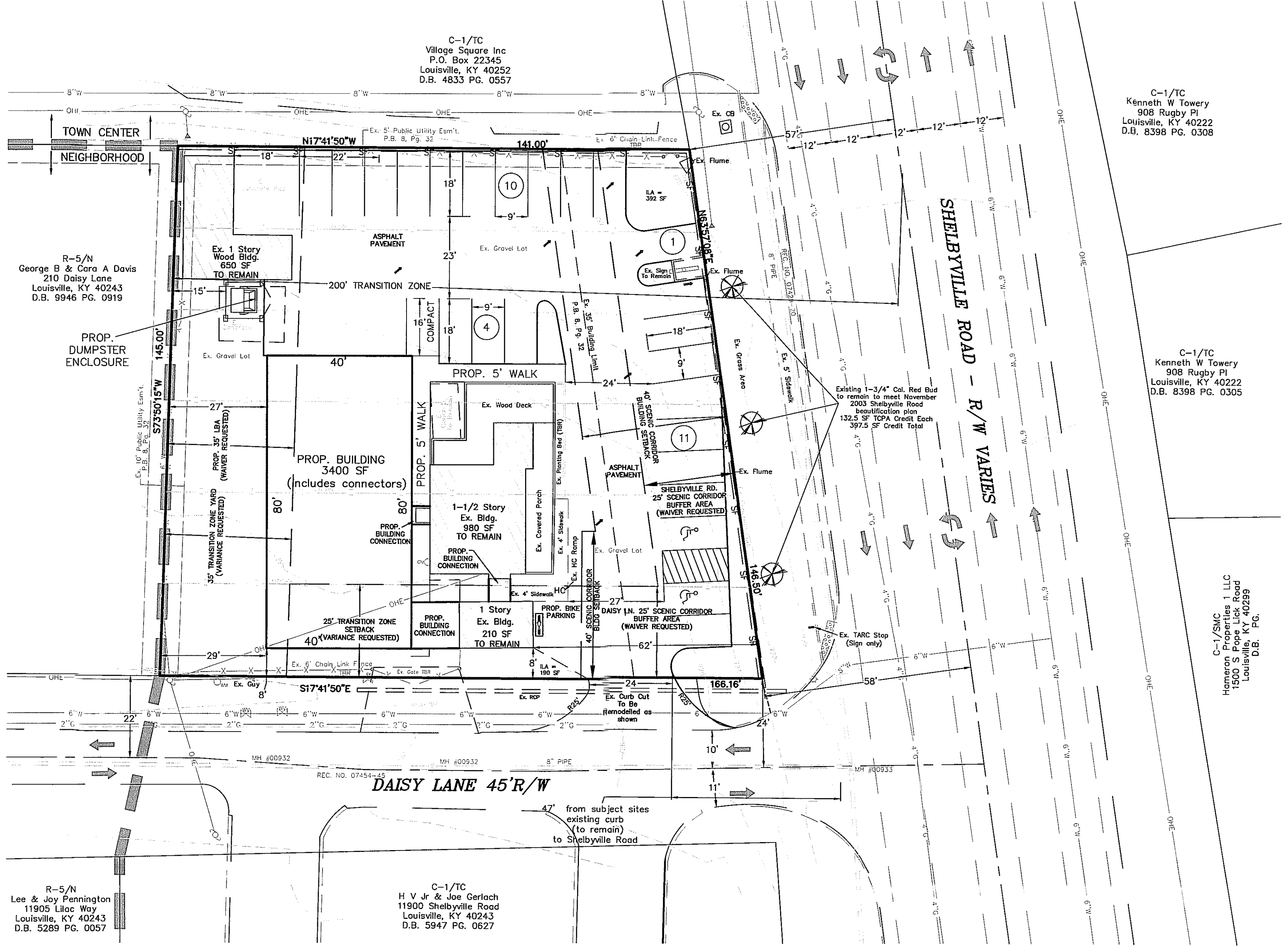
1. A Waiver is requested from Sections 10.2.4 and 5.7.1.B.3.a Table 10.2.3 of the Louisville Land Development Code to waive the 35' Landscape Buffer Area adjacent to the George Davis property to a 15' Landscape Buffer Area.
2. A Waiver is requested from Section 10.3.6 of the Louisville Land Development Code to waive the berm and the pavement encroachments into the Shelbyville Road and Daisy Lane 25' Scenic Corridor Buffer Area.
3. A Waiver is requested from Sections 5.5.1.A.3 and 5.9.2.C.4 of the Louisville Land Development Code to waive locating the parking between the front of the building and the Shelbyville Road right-of-way.
4. A Waiver is requested from Section 5.5.1.A.3 of the Louisville Land Development Code to waive the 3 ft. masonry wall required between the parking and Shelbyville Road and Daisy Lane.
5. A Waiver is requested from Section 5.9.2.A.1.b of the Louisville Land Development Code to the pedestrian connection from the building to the Shelbyville Road sidewalk.
6. A Waiver is requested from Section 5.6.1.A of the Louisville Land Development Code to waive the 75% animating features for the rear facade of the proposed building.

VARIANCES REQUESTED:

1. A Variance is requested from Section 5.2.4.C.3.c and 5.5.1.A.2 of the Louisville Land Development Code to vary the Shelbyville Road/ Daisy Lane corner lot zero building setback.
2. A Variance is requested from Section 5.7.1.B.2 and Table 5.3.1 of the Louisville Land Development Code to vary the Daisy Lane 25 ft building setback.
3. A Variance is requested from Section 5.2.4.C.3.f of the Louisville Land Development Code to vary the 35 ft. rear (George Davis) property line setback for the proposed building and the proposed dumpster enclosure.



SITE IS LOCATED IN THE CITY OF MIDDLETOWN AND IS SUBJECT TO THE JULY 2004 LOUISVILLE LAND DEVELOPMENT CODE



PROJECT DATA

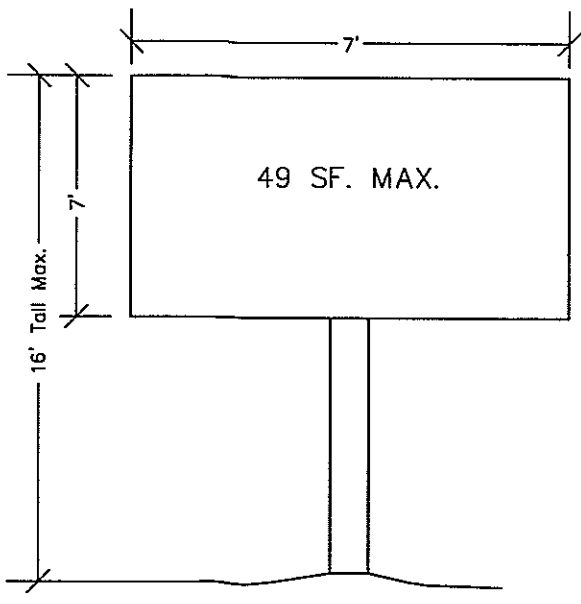
| | |
|---|---|
| TOTAL SITE AREA | = 0.51± Ac. |
| EXISTING ZONING | = C-1 |
| FORM DISTRICT | = TOWN CENTER |
| EXISTING USE | = RETAIL/VACANT |
| PROPOSED USE | = INTERIOR DECORATING SHOP/OFFICE |
| EXISTING BUILDING AREA (OFFICE) | = 1,840 SF |
| PROPOSED BUILDING AREA (INTERIOR DECORATING SHOP) | = 3,400 SF |
| TOTAL BUILDING AREA | = 5,240 SF |
| BUILDING HEIGHT | = 25' (45' TRANSITION ZONE MAX. ALLOWED) |
| F.A.R. | = 0.23 (1.0 MAX. ALLOWED) |
| PARKING REQUIRED | MIN. MAX. |
| OFFICE | = 5 SP 9 SP |
| INTERIOR DECORATING SHOP | = 14 SP 34 SP |
| TOTAL | = 19 SP 43 SP |
| -10% TARC CREDIT REDUCTION | = 17 SP |
| TOTAL PARKING PROVIDED | = 26 SPACES (2 HC SP INCLUDED) |
| BIKE PARKING REQUIRED/PROVIDED | = 2 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED INDOORS) |
| TOTAL VEHICULAR USE AREA | = 9707 SF |
| INTERIOR LANDSCAPE AREA REQUIRED (5%) | = 485 SF |
| INTERIOR LANDSCAPE AREA PROVIDED | = 582 SF |

GENERAL NOTES:

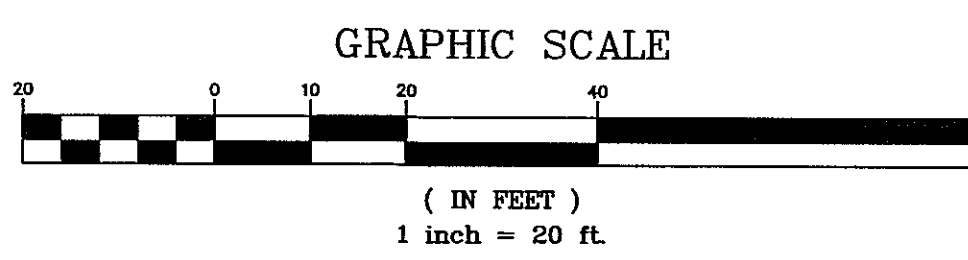
1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the Daisy Lane right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the Right of Way.
5. There shall be no landscaping in the Right of Way without an encroachment permit.
6. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
7. 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.
8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
9. The fee-in-lieu will be paid by the developer for the Daisy Lane sidewalk.
10. The November 2003 Shelbyville Road Beautification Plan shrub and tree requirements will be met.

MSD NOTES:

1. Sanitary sewer service is existing.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0048 E dated December 5, 2006.
3. 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.
4. If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
5. A Downstream Facilities Capacity Request will be submitted to MSD.
6. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site an Erosion & Silt Control Plan shall be provided to MSD for approval.
7. No detention required - the proposed layout has a net decrease (10%) in impervious area.



EXISTING SIGN DETAIL (SIGN TO REMAIN) NOT TO SCALE



| | |
|---------------------|-------------------------|
| EXISTING IMPERVIOUS | = 21,763 SF |
| PROPOSED IMPERVIOUS | = 15,390 (29% DECREASE) |

RECEIVED

JAN 06 2015

REINING & DESIGN SERVICES

SITE ADDRESS:
11816 SHELBYVILLE ROAD
LOUISVILLE, KY 40243
TAX BLOCK 0321, LOT 79, 80, 81, 82, 83 & 2 SUBLOT 4
D.B. 10284, PG. 0318

COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - MIDDLETOWN

CASE: 14VAR1098
WM #7806

| REVISIONS | |
|-----------|-------------------------------------|
| BY | DESCRIPTION |
| AER | REV PER 12.15.14 BOZA |
| AER | REVISED DUMPSTER ENCLOSURE LOCATION |
| DATE | NO. |
| 12.15.14 | 1 |
| 1.6.15 | 2 |

PROJECT DATA
FILE NAME: 14132-000P
DATE: 11/17/14
SCALE: AS SHOWN
DRAWN BY: JH
CHECKED BY: AER

PROJECT DATA
FILE NAME: 14132-000P
DATE: 11/17/14
SCALE: AS SHOWN
DRAWN BY: JH
CHECKED BY: AER

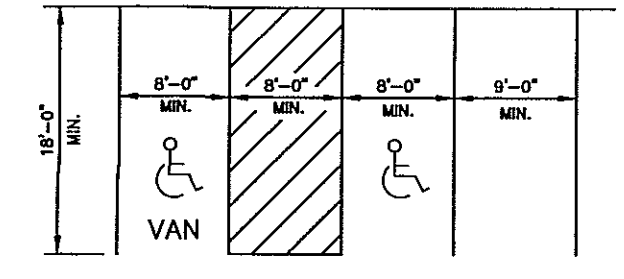
LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SCAPING • LANDSCAPE ARCHITECTURE
405 WESTFERRY BLVD. SUITE 100
LOUISVILLE, KY 40203
PHONE: 502.261.4274
FAX: 502.261.4275
WEB SITE: WWW.LD&D.COM

CATEGORY 2B PLAN
11816 SHELBYVILLE ROAD
OWNER/DEVELOPER
ETSCORN BROTHERS LLC
3933 BARDSTOWN ROAD
LOUISVILLE, KY 40218

CASE NO. 14132
SHEET 1 OF 1

LEGEND

- - - Existing Contour
- ⊙ Power Pole
- ⊙ Guy Anchor
- ⊙ Sanitary Clean-Out
- ⊙ Gas Meter
- ⊙ Water Meter
- ⊙ Water Valve
- ⊙ Catch Basin
- ⊙ Sanitary Sewer Manhole
- - - Overhead Electric Line
- - - Underground Gas Line
- - - Underground Water Line
- ⊙ Existing 1/2" By 18" Iron Pin With Cap Stamped "WINK 3492" (Unless Otherwise Noted)
- - - PROPOSED SILT FENCE



TYPICAL PARKING SPACE LAYOUT NO SCALE

TREE CANOPY CALCULATIONS

| | |
|--------------------------------------|--------------------|
| TOTAL SITE AREA | = 22,261 S.F. |
| TOTAL TREE CANOPY AREA REQUIRED | = 20% (4,452 S.F.) |
| EXISTING TREE CANOPY TO BE PRESERVED | = 2% (397.5 S.F.) |
| PROPOSED TREE CANOPY TO BE PLANTED | = 20% (5,040 S.F.) |

14VAR1098