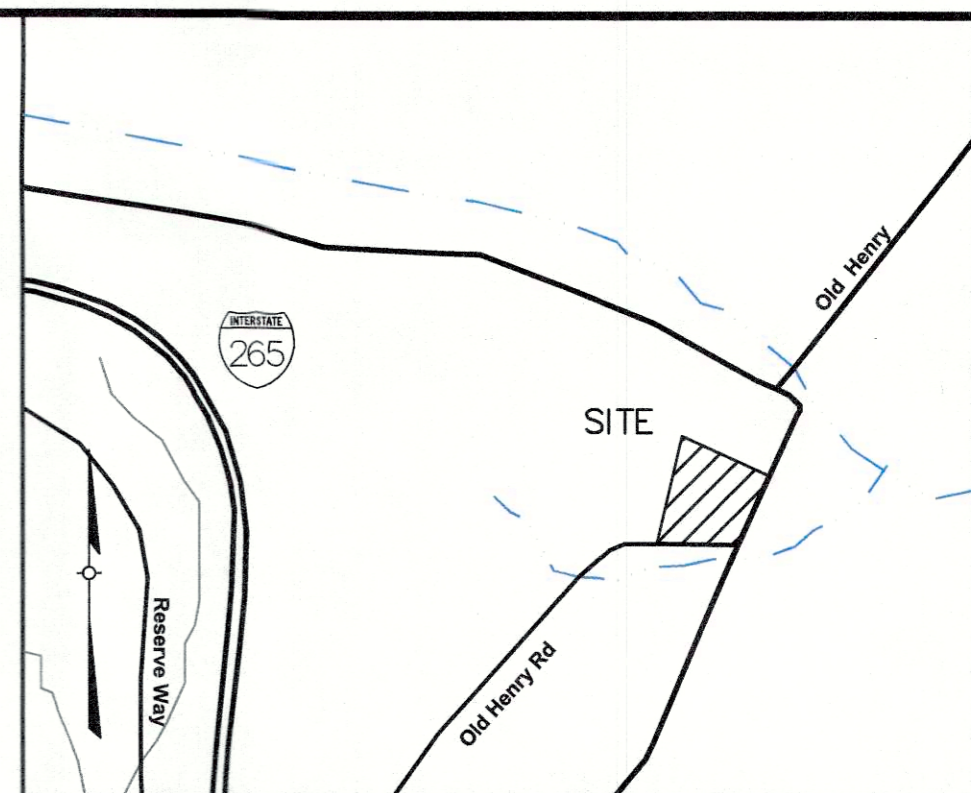


VARIANCE REQUESTED

1. A Variance is requested from Louisville Land Development Code Section 5.3.1.C.5. Table 5.3.2 to vary the Old Henry Trail 95 foot maximum setback as shown.



LOCATION MAP NOT TO SCALE

PROJECT DATA

Table with 2 columns: Description and Value. Includes TOTAL SITE AREA (2.8± ACRES), NET SITE AREA (0.2± ACRES), EXISTING ZONING (R-4), PROPOSED ZONING (C-1), FORM DISTRICT (NEIGHBORHOOD), EXISTING USE (SINGLE FAMILY RESIDENTIAL), PROPOSED USE (RETAIL, RESTAURANT & MULTI-FAMILY RESIDENTIAL), BUILDING HEIGHT (TWO STORY), BUILDING FOOTPRINT AREA (13,900 S.F.), MULTI-FAMILY RESIDENTIAL UNITS (8), BUILDING AREA: COFFEE SHOP (2,400 S.F.), RESTAURANT (8,500 S.F.), RESTAURANT (3,000 S.F.), MULTI-FAMILY RESIDENTIAL (13,900 S.F.), TOTAL BUILDING AREA (27,800 S.F.), F.A.R. (0.24), GROSS DENSITY (2.85 DU/AC), NET DENSITY (3.08 DU/AC).

PARKING REQUIRED

Table with 3 columns: Description, MIN., MAX. Includes RETAIL (8,500 S.F.) requiring 34-57 spaces, RESTAURANT (3,350 S.F.) requiring 27-67 spaces, COFFEE SHOP (2,900 S.F.) requiring 15-29 spaces, RESIDENTIAL (8 UNITS) requiring 12-20 spaces, TOTAL PARKING REQUIRED (88 SPACES), TOTAL PARKING PROVIDED (88 SPACES), BIKE PARKING REQUIRED/PROVIDED (2 SHORT TERM/2 LONG TERM).

TOTAL VEHICULAR USE AREA

Table with 2 columns: Description and Value. Includes INTERIOR LANDSCAPE AREA REQUIRED (44,708 S.F.), INTERIOR LANDSCAPE AREA PROVIDED (3,527 S.F.), EXISTING IMPERVIOUS (5,261 S.F.), PROPOSED IMPERVIOUS (64,867 S.F.).

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 right-of-way.
3. State Highway encroachment permit will be required for any work in the state right-of-way.
4. No increase in drainage run off to state roadways.
5. There shall be no commercial signs in the right-of-way.
6. Site lighting shall not shine in the eyes of drivers.
7. Construction fencing shall be erected prior to any construction or grading activities.
8. Mitigation measures for dust control shall be in place during construction.
9. Compatible utilities shall be placed in a common trench.
10. Wheel stops or curbing, at least six inches high and wide, shall be provided.
11. A Karst survey was performed on 12-13-2019 by Kevin Young, RLA and no KARST features were observed.
12. If the multi-use path associated with the Old Henry Road widening project has not been constructed by the time of this development requires an encroachment permit.
13. Detention basin shall comply with Section 10.3.5.A.7 of the Land Development Code.
14. If the multi-use path has not been constructed by the time this development requires an encroachment permit.

MSD NOTES:

- 1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications.
2. Sanitary sewer service will be provided by Lateral Extension and subject to applicable fees.
3. No portion of the site is within the 100 year flood plain per FRM Map No. 21111C0034E dated December 5, 2008.
4. Drainage pattern depicted by arrows (==) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms.
7. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only.
8. All retail shops must have individual connections per MSD's fats, oils and grease policy.
9. MSD drainage bond required prior to construction plan approval.

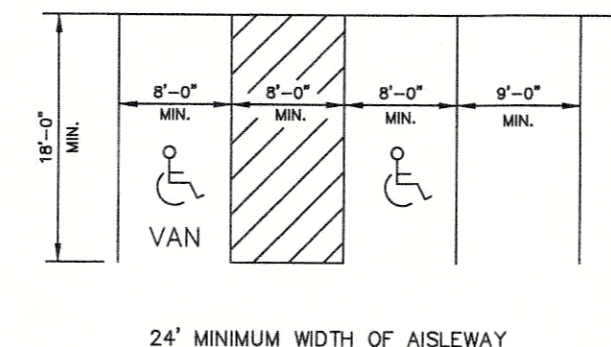
PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
BY: Grant W. White
DATE: 7/16/20
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval:
Development Review Date: 7-16-20
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

DETENTION BASIN CALCULATIONS

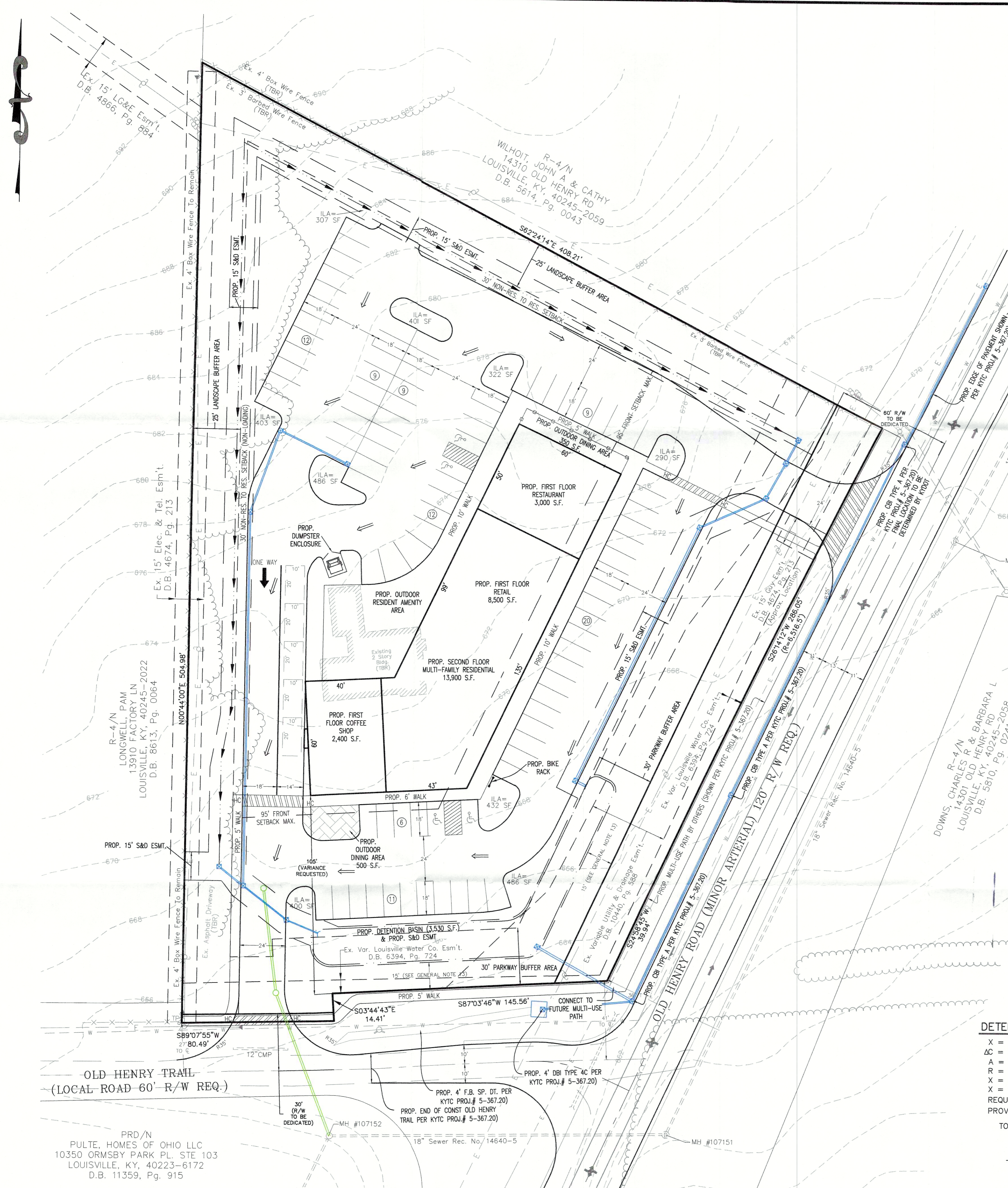
X = Δ CRA/12
ΔC = 0.60 - 0.23 = 0.37
A = ACRES = 2.81
R = INCHES = 2.8/12
X = (C)(A)(R)/12 = AC.-FT.
X = (0.37)(2.81)(2.8)/12 = 0.24 AC.-FT.
REQUIRED = 10,454 CU.FT.
PROVIDED BASIN = 3,530 SQ.FT.
TOTAL = 3,530 SQ.FT. @ APPROX. 3 FT. AVG. DEPTH
= 10,590 CU.FT. > 10,454 CU.FT.



TYPICAL PARKING SPACE LAYOUT NO SCALE

TREE CANOPY CALCULATIONS (CLASS 'C')

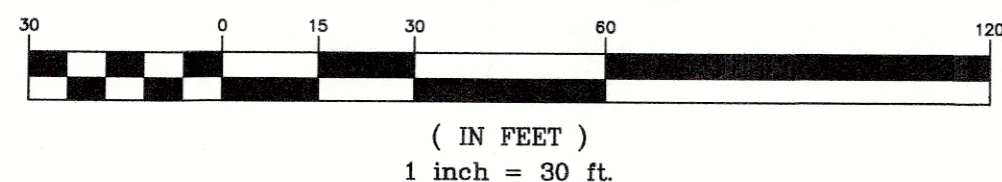
NET SITE AREA = 122,404 S.F.
EXISTING TREE CANOPY = 3,106 S.F. (2.5% OF SITE)
EXISTING TREE CANOPY TO BE PRESERVED = 0 S.F.
TOTAL TREE CANOPY AREA REQUIRED = 20% OF SITE (24,481 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED = 20% OF SITE (24,481 S.F.)



LEGEND

- Proposed Storm Sewer, Catch Basin
Proposed Sewer and Manhole
Proposed Drainage Swale

GRAPHIC SCALE



1 inch = 30 ft.

Table with 3 columns: BY, DESCRIPTION, DATE. Includes entries for PER 2/24/20 AGENCY COMMENTS and REVISED LAYOUT.

SURVEYOR'S SEAL

ENGINEER'S SEAL

Table with 3 columns: PROJECT DATA, FILE NAME, DATE, CHECKED BY.

LD&D LAND DESIGN & DEVELOPMENT, INC. ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE

MURPHY OLD HENRY ROAD 14015 OLD HENRY TRAIL OWNER/DEVELOPER ONE, FOURTEEN LLC. 513 S. 2ND STREET LOUISVILLE, KY 40202-1801

RECEIVED JUL 02 2020 PLANNING & DESIGN SERVICES

CASE: 19-ZONE-0095 RELATED CASE: 19-ZONEPA-0074 MSD WM# 12051

JOB NO. 19133 SHEET 1 OF 1