



PRELIMINARY APPROVAL  
Condition of Approval:  
*5/19/15*  
Development Review Date  
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL  
DEVELOPMENT PLAN  
CONDITIONS:  
BY: *Samy Naleet*  
DATE: *5-20-15*  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

LEGEND

— PROPOSED STORM SEWER AND MANHOLE

TREE CANOPY CALCULATIONS: CLASS 'A'

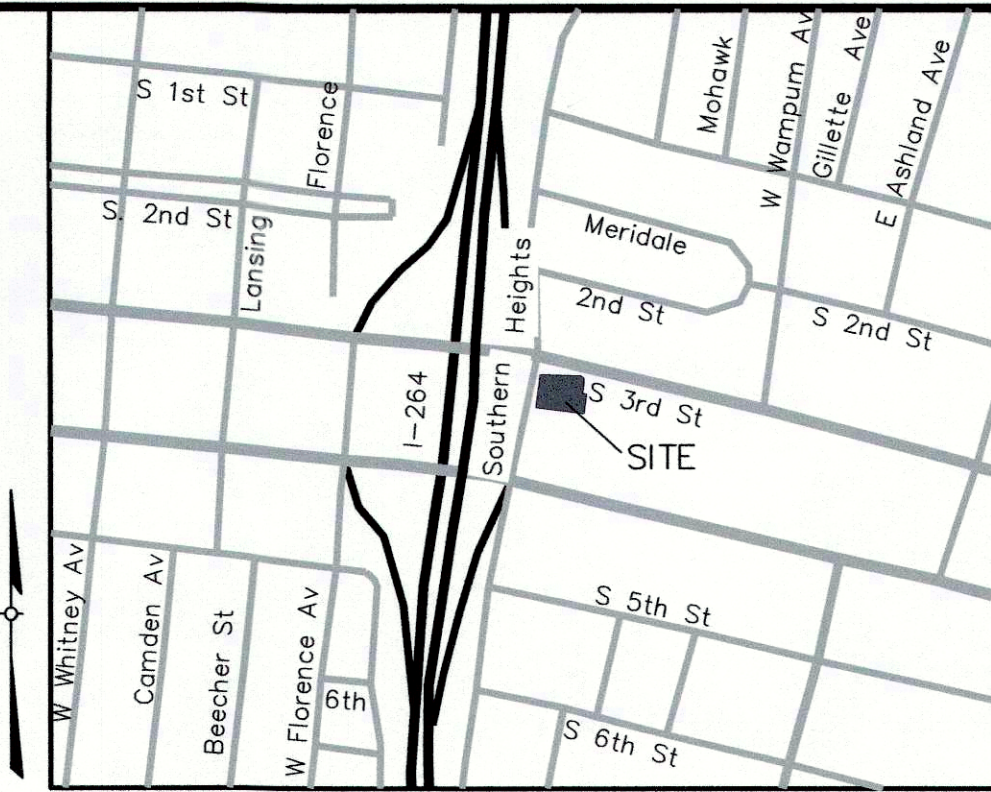
TOTAL SITE AREA	=	47,778 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	10% (4,778 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0%
PROPOSED TREE CANOPY TO BE PLANTED	=	10% (5,040 S.F.)

WAIVERS REQUESTED:

1. A Waiver is requested from Sections 5.9.2.C.4 & 5.5.1.A.3.a of the Louisville Metro Land Development Code to allow traffic circulation/parking in the front of the building.
2. A Waiver is requested from Section 5.5.1.A.3.b of the Louisville Metro Land Development Code to allow no vehicular access to the alley.
3. A Waiver is requested from Section 5.5.1.A.5 of the Louisville Metro Land Development Code to locate the gas canopy between the associated principal structure and 34' from the public street.
4. A Waiver is requested from Section 10.2.10 of the Louisville Metro Land Development Code to waive a portion of the 5' Landscape Buffer Area and required landscaping adjacent to South 3rd Street.
5. A Waiver is requested from Section 5.5.1.A.1.b of the Louisville Metro Land Development Code to allow no customer entrance facing Southern Heights Ave.
6. A Waiver is requested from Section 5.6.1.C.1 of the Louisville Metro Land Development Code to waive the required 50% clear windows and doors on the north building facade.

VARIANCES REQUESTED:

1. A Variance is requested from Section 5.2.2.C.1.a and Table 5.2.2. of Chapter 5 of the Louisville Metro Land Development Code to allow the building to be set back 147' from South Third Street which is greater than specified. -Max. Front Yard - 25', Min. Front Yard - 15'.
2. A Variance is requested from Section 5.5.1.A.2 of the Louisville Metro Land Development Code to allow the building on a corner lot to be located farther away than that at the right of way line and to be located 133' from the South Third Street right of way line and 21' from the Southern Heights right of way line.



LOCATION MAP  
NOT TO SCALE

MODIFIED CONDITIONAL USE PERMIT GRANTED OCTOBER 1, 2014  
14CUP1029  
A MODIFIED CONDITIONAL USE PERMIT WAS GRANTED BY SECT 4.2.40 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO PERMIT OFF-STREET PARKING ON R-5 ZONED PROPERTY.

PROJECT DATA

TOTAL SITE AREA	=	1.10 ± Ac.
EXISTING ZONING TO REMAIN	=	C-1/R5(CUP)
FORM DISTRICT	=	TN
EXISTING USE	=	GAS STATION/CONVENIENCE STORE
EXISTING BUILDING AREA (T.B.R.)	=	3,108 S.F.
PROPOSED BUILDING AREA	=	4,400 S.F.
BUILDING HEIGHT	=	SIDE & REAR FACADE - 18' FRONT FACADE - 24' (45' MAX.)
C-1 FAR	=	0.12 (1.0 MAX)
PARKING REQUIRED	MIN.	MAX.
4,400/500 S.F. MIN.; 4,400/100 S.F. MAX.	=	9 SPACES 44 SPACES
-10% TARC PARKING CREDIT	=	8 SPACES 40 SPACES
TOTAL PARKING PROVIDED	=	25 COMMON SPACES & 16 GAS PUMP SPACES (1 ACCESSIBLE SPACE INCLUDED)
BIKE PARKING PROVIDED/REQUIRED	=	2 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED INDOORS)
EX VEHICULAR USE AREA	=	23,690 S.F.
PROPOSED VEHICULAR USE AREA	=	27,250 S.F.
V.U.A. W/O GAS CANOPY	=	23,434 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	=	1,172 S.F. (5%)
INTERIOR LANDSCAPE AREA PROVIDED	=	1,890 S.F.

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. No increase in drainage run off to state roadways.
3. There shall be no commercial signs in the Right of Way.
4. There shall be no landscaping in the Right of Way without an encroachment permit.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. KTC approval will be required.
9. South 3rd Street & Southern Heights Right-of-way dedication and lot consolidation by Deed Book: 10357, Pg.: 199; recorded January 25th, 2015.

MSD NOTES:

1. Sanitary sewer service is existing. A Downstream Facilities Capacity Request will be submitted to MSD.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0057 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. Site will be subject to MSD Regional Facilities Fee.
5. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
6. The post-developed 100 year rate of runoff must be reduced to at or below the pre-developed 10 year rate.
7. 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.

EXISTING IMPERVIOUS AREA	=	34,630 SF
PROPOSED IMPERVIOUS AREA	=	36,230 SF (4% INCREASE)

SITE ADDRESS:  
4500, 4506 & 4508 S 3rd STREET  
TAX BLOCK 057F, LOT 59, 56 & 55  
D.B. 9949, PG. 0142  
D.B. 5718 PG. 0917  
D.B. 9257 PG. 0704

COUNCIL DISTRICT - 21  
FIRE PROTECTION DISTRICT - LOUISVILLE #3

CASE: 15DEVPLAN1061  
RELATED CASES:  
14DEVPLAN1160,  
14CUP1029, 9673  
MSD WM# 662

REVISED DETAILED DISTRICT DEVELOPMENT PLAN & MODIFIED CUP

THORNTONS  
STORE #20

OWNER/DEVELOPER  
THORNTONS, INC  
10101 LINN STATION RD STE 200  
LOUISVILLE, KY 40223

JOB NO.  
14081

SHEET  
1  
OF 1

LD&D  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
505 WARDEN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202  
TEL: 502.251.1234 FAX: 502.251.1234  
WEB SITE: WWW.LD&D.COM

REVISIONS  
BY  
DESCRIPTION  
DATE  
NO.

SURVEYOR'S SEAL

PROJECT DATA  
FILE NAME: 14081-DDDP  
DATE: 5-19-15  
SCALE: AS SHOWN  
CHECKED BY: AER  
DRAWN BY: SIS

ENGINEER'S SEAL

RECEIVED  
MAY 19 2015  
PLANNING & DESIGN SERVICES