

- GENERAL NOTES:**
- Title Examination may reveal roads and easements not shown hereon.
 - Property is subject to any restrictions or easements either implied or of record.
 - Adjoiners information was taken from the Jefferson Co. Tax Office.
 - Reference of Meridian was taken from Record Deed.
 - Total Acreage is 1.54.
 - Property and adjoining areas are not located in the 100 year flood area as located by F.E.M.A. Map No. 21111C0041E Dated Dec. 5, 2006.
 - No increase in drainage run off to state roads.
 - There should be no commercial signs on the right of way.
 - There should be no landscaping in the right of way without an encroachment permit.
 - Site lighting should not shine in the eyes of drivers. If it does, it should be re-armed, shielded or turned off.
 - An encroachment permit and bond will be required for any work done in the right of way.
 - Compatible lines (e.g. Electric, Phone, Cable) shall be placed in a common trench when possible.
 - Contours shown per LOJIC map and Drainage arrows based on said contours.
 - All retail shops must have individual connections per MSD's fats, oil and grease policy.
 - City of Shively approval required.
 - Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land in a form acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
 - Sidewalk fee in lieu has been offered for the sidewalk requirement along Dixie Highway.

REQUESTED RELIEF:

- WAIVER:**
- A waiver of the Land Development Code Tables 9.1.1 & 9.1.2 to reduce the required number of parking spaces.
- VARIANCE:**
- A variance from the Land Development Code section 5.5.1.A.2 to allow building addition to not be located to the primary or secondary corner.
 - A variance from the Land Development Code section 5.5.1.A.3 to allow parking in front of the building.
 - Sidewalk waiver for sidewalk along Gillette Ave.

TREE CANOPY CALCULATIONS

GROSS SITE AREA	26,267 S.F.
TREE CANOPY REQUIRED AT 10%	2,627 S.F.
EXISTING TREE CANOPY PRESERVED	0 S.F.
33% REDUCTION PER LDC 10.1.4 B 2.a	867 S.F.
TOTAL REQUIRED	1,760 S.F.
PROPOSED TREES	
12 Type A Trees @ 1 3/4" cal. (720 S.F. credit each)	8,640 S.F.
TOTAL PROPOSED TREE CANOPY	8,640 S.F.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

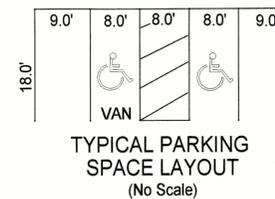
- The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site. Any modifications to the approved EPSC plan must be revised and approved by MSD's Private Development Review office. EPSC BMPs shall be installed per 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 seeded and stabilized.
- Action must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracking onto the roadway shall be removed daily.
- 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.
- All stream crossings must utilize low-water crossing structures per MSD Standard Drawing ER-02.
- 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.
- Sediment-laden groundwater encountered during trenching, boring, or other excavation activities shall be pumped to a sediment trapping device prior to being discharged into a stream, pond, swale, or catch basin.

IMPERVIOUS AREA	
Impervious Surface	26,209 Square Feet
Existing Impervious Surface to be Removed	3,278 Square Feet
Proposed Impervious:	
Building	7,986 Square Feet
Remaining Asphalt	22,931 Square Feet
Total	30,917 Square Feet
Total Area of Site	26,267 Square Feet

AREA OF DISTURBANCE	
4,500 +/- sq. ft. Remove asphalt, leaving gravel base. Any exposed soil will be 8' below pavement.	
3,278 +/- sq. ft. Remove asphalt and return to turf.	
Total Area of Disturbance = 7,778 +/- sq. ft.	

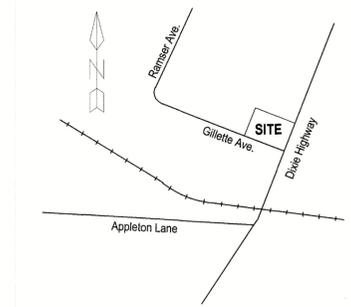


NOTE: CAUTION EXISTING UTILITIES
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING
TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT
GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE.
LOCATION, SIZE AND MATERIAL SHOWN ON UTILITIES
ARE FROM AVAILABLE RECORDS, SUPPLIED BY THE
RESPECTIVE UTILITY COMPANIES. B.U.D. MUST BE NOTIFIED
48 HOURS PRIOR TO ANY EXCAVATION, FOR VERIFICATION
OF LOCATION, SIZE AND MATERIAL. CALL 266-5123
OR 1-800-752-6007



PARKING SUMMARY

OFFICE: (507 sq. ft.)
 MINIMUM REQUIRED: 1 Space for each 350 sq. ft. of gross area.
 MAXIMUM ALLOWED: 1 Space for each 200 sq. ft. of gross area.
 MIN = 1 SPOT MAX = 3 SPOTS
 GROCERY STORE: (2,340 sq. ft.)
 MINIMUM REQUIRED: 1 Space for each 250 sq. ft. of gross area.
 MAXIMUM ALLOWED: 1 Space for each 200 sq. ft. of gross area.
 MIN = 9 SPOTS MAX = 12 SPOTS
 LAUNDROMAT: (2,979 sq. ft.)
 MINIMUM REQUIRED: 1 Space for each 300 sq. ft. of gross area.
 MAXIMUM ALLOWED: 1 Space for each 150 sq. ft. of gross area.
 MIN = 7 SPOTS MAX = 14 SPOTS
 CONVENIENCE STORE: (2,979 sq. ft.)
 MINIMUM REQUIRED: 1 Space for each 200 sq. ft. of gross area.
 MAXIMUM ALLOWED: 1 Space for each 150 sq. ft. of gross area.
 MIN = 15 SPOTS MAX = 30 SPOTS
 * A TEN PERCENT REDUCTION IN THE MINIMUM REQUIRED PER
 LDC TABLE 9.1.1 (3 SPOTS)
TOTAL PARKING PROVIDED:
 Minimum Required = 29 spaces
 Maximum Allowed = 59 spaces
 Provided Parking: 23 spaces (including 2 ADA)
BICYCLE PARKING:
 PROVIDED PARKING:
 2 LONG TERM
 2 SHORT TERM



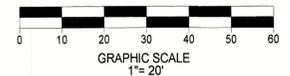
LOCATION MAP
No Scale

SITE DATA

LOCATION = 3122 DIXIE HIGHWAY
 DEED BOOK 8796, PAGE 512
 PARCEL ID = 109200800000
 EXISTING ZONING = C2
 FORM DISTRICT = TMC
 COUNCIL DISTRICT = 3
 EXISTING LAND USE = CONVENIENCE STORE,
 GROCERY STORE, & LAUNDROMAT
 PROPOSED LAND USE = CONVENIENCE STORE,
 GROCERY STORE, & LAUNDROMAT
 EXISTING BUILDING HEIGHT = 13'
 PROPOSED BUILDING HEIGHT = 22'
 LAND AREA = 0.60 AC. (26,267 S.F.)
 FLOOR AREA RATIO = 7,986/26,267 = 0.30
 PERCENT INCREASE OF BUILDING = 66%
 VEHICLE USE AREA = 14,566 S.F.
 INTERIOR LANDSCAPE AREA (ILA):
 ILA REQUIRED @ 5% = 728 S.F.
 PROPOSED ILA = 736 S.F.

SETBACK REQUIREMENTS

Traditional Market Place Form District:
 Minimum Front Yard = 15'
 Maximum Front Yard = 25'
 Street Side Yard = 5'
 Side Yard = 0'
 Rear Yard = 5'



SHIVELY FOOD MART
DIXIE HWY. SITE PLAN

3122 DIXIE HIGHWAY
LOUISVILLE, KY. 40216

PROPERTY OWNER: AHMED ALBAKRI
 ADDRESS: 8006 BRAMBLE LANE
 LOUISVILLE, KY. 40268
 DEED BOOK & PAGE: DB 8796, PG 512

SCHROLL LAND SURVEYING LLC.

5450 Southview Dr., LOUISVILLE, KY. 40214
 Phone: 502-367-7660
 Mobile: 502-594-6773
 FAX: 502-367-7660

DATE: AUGUST 12, 2017 SCALE 1" = 20'
 JOB NO: 2112-17 SHEET 1 OF 1

PLAN DATE 8-12-17

WM#11644

REVISIONS

NO.	DATE	DESCRIPTION	BY

