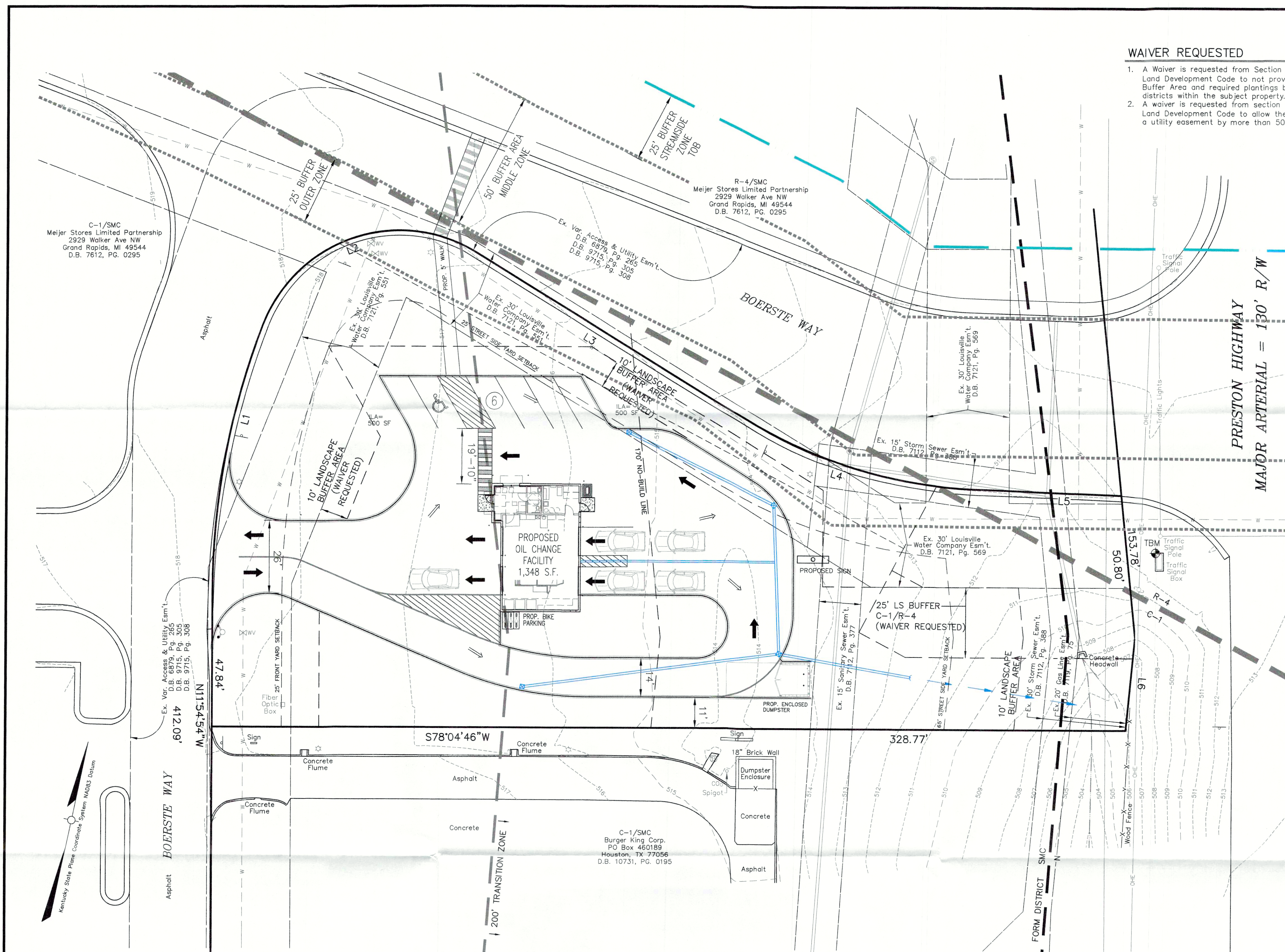
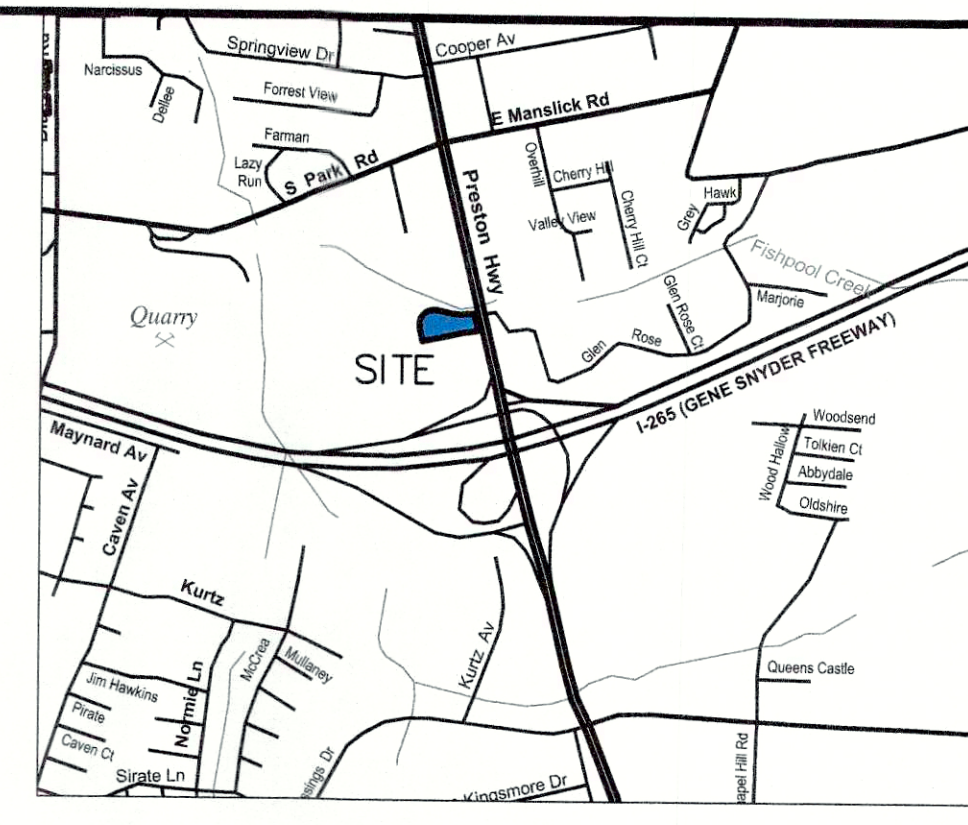




WAIVER REQUESTED

- 1. A Waiver is requested from Section 10.2.4.A of the Louisville Metro Land Development Code to not provide the required 25' Landscape Buffer Area and required plantings between the R-4 and C-1 Zoning districts within the subject property.
- 2. A waiver is requested from section 10.2.4.B of the Louisville Metro Land Development Code to allow the required 10' VUA LBA to overlap a utility easement by more than 50%.



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. 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 drip line 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. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- 9. Dumpster shall be screened in accordance with Land Development Code section 4.4.9.
- 10. Street trees to be provided in each right-of-way per Land Development Code section 10.2.8. Final location and type to be shown on the approved landscape plan.
- 11. There shall be no commercial signs on the right-of-way.
- 12. There shall be no landscaping in the right-of-way without an encroachment permit. Tree species planted in the right of way must conform with District 5 list of approved trees.
- 13. Site lighting should not shine in the eyes of drivers. If it does it should be re-aimed, shielded or turned off.
- 14. There will be no parking nor any portion of any parking lot on state right of way.
- 15. A Karst survey was performed on 1-10-2023 by Theodore Bernstein, RLA and no KARST features were observed.

MSD NOTES:

- 1. Sanitary sewer service provided by PSC, subject to Fee's and any applicable charges.
- 2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0111 E dated February 26, 2021.
- 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. Drainage to be directed to the existing regional stormwater system.
- 5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- 6. A Downstream Facilities Capacity Request has been submitted to MSD.
- 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.
- 8. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
- 9. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- 10. KYTC approval may be required prior to MSD construction plan approval.
- 11. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal ordinances.
- 12. Site is subject to regional facility fee's X 1.5. Verification of downstream system required all the way to Manslick Branch Creek.
- 13. All retail shops must have individual connections per MSD's fats, oil and grease policy.

PROJECT DATA

TOTAL SITE AREA	= 0.94± Ac. (41,077.39 S.F.)
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING ZONING	= C-1/R-4
EXISTING USE	= VACANT
PROPOSED USE	= 2 BAY AUTOMOBILE REPAIR FACILITY
F.A.R.	= 0.02 (1.0 MAXIMUM PER ZONING)
BUILDING AREA	= 1,348 S.F.
OIL CHANGE FACILITY	= 1 STORY (45' MAX. ALLOWED)
PROPOSED BUILDING HEIGHT	MIN. MAX.
PARKING REQUIRED	= 2 SP 10 SP
OIL CHANGE FACILITY	= 6 SPACES
1 SP PER BAY MIN.	(1 ACCESSIBLE SPACE INCLUDED)
5 SP PER BAY MAX.	
TOTAL PARKING PROVIDED	
TOTAL VEHICULAR USE AREA	= 13,181 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 989 S.F. (7.5% OF VUA)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,000 S.F. (7.6% OF VUA)

TREE CANOPY CALCULATIONS

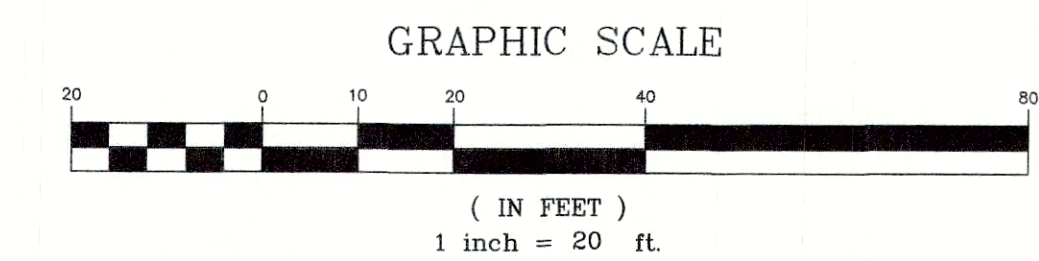
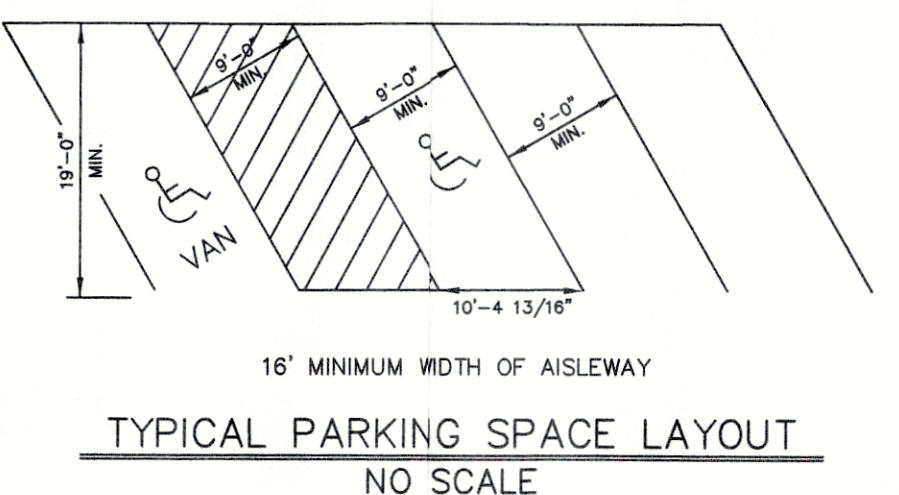
TOTAL SITE AREA	= 41,077 S.F.
TOTAL TREE CANOPY REQUIRED	= 35% (14,377 S.F.)
EXISTING TREE CANOPY	= 0 S.F.
EXISTING TREE CANOPY TO BE PRESERVED	= 0 S.F.
PROPOSED TREE CANOPY TO BE PLANTED	= 14,377 S.F. (35%)

SITE ADDRESS:
9510 PRESTON HIGHWAY
LOUISVILLE, KY 40229
D.B. 12176, PG. 0262
TAX BLOCK 1033, LOT 0168
COUNCIL DISTRICT - 24
FIRE PROTECTION DISTRICT - OKOLONA

OWNER:
MEIJER STORES LIMITED PARTNERSHIP
2929 WALKER AVE NW
GRAND RAPIDS, MI 49544

- LEGEND
- UTILITY POLE
 - GUY ANCHOR
 - LIGHT POLE
 - CATCH BASIN
 - STORM DRAINAGE MANHOLE
 - FIRE HYDRANT
 - WATER METER
 - SANITARY SEWER MANHOLE
 - SANITARY CLEAN-OUT
 - UNDERGROUND WATER LINE
 - UNDERGROUND GAS LINE
 - OVERHEAD ELECTRIC LINE
 - OVERHEAD ELECTRIC, TELEPHONE & CABLE LINES
 - PROPOSED STORM SEWER, CATCH BASIN
 - PROPOSED DITCH/SWALE
 - EX. STREAM
 - STREAM BANK BUFFER (25,50,25)

PROPERTY LINE/CURVE TABLE			
L1	N01°31'52"W	97.15'	R=269.5'
L2	N59°10'14"E	80.81'	R=52.5'
L3	S70°30'42"E	113.72'	
L4	S85°08'27"E	86.12'	R=170.5'
L5	N80°13'48"E	53.29'	
L6	S06°23'27"E	33.08'	



SITE DISTURBANCE CALCULATIONS

EXISTING IMPERVIOUS AREA	= 0 S.F.
PROPOSED IMPERVIOUS AREA	= 14,529 S.F. (35%)
SITE DISTURBANCE AREA	= ± 18,259 S.F.

RECEIVED
MAR 07 2023
PLANNING & DESIGN SERVICES

WM# 12540

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA

FILE NAME: 19061.RDP

DATE: 12/12/22

SCALE: AS SHOWN

CHECKED BY: TB

DRAWN BY: TB

OWNER/DEVELOPER

STRICKLAND BROTHERS PRESTON

LONGLEAF DEVELOPMENT, LLC

2906 ST REGIS ROAD

GREENSBORO, NC 27408

ENGINEER'S SEAL

LAND DESIGN & DEVELOPMENT, INC.

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE

502 WESTERN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40212

PHONE: 502.446.5714

WEB SITE: WWW.LDD&D.COM

REVISOR'S SEAL

REVISOR'S NAME

REVISOR'S TITLE

JOB NO.

19061-1

SHEET

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OF

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22-DDP-0136