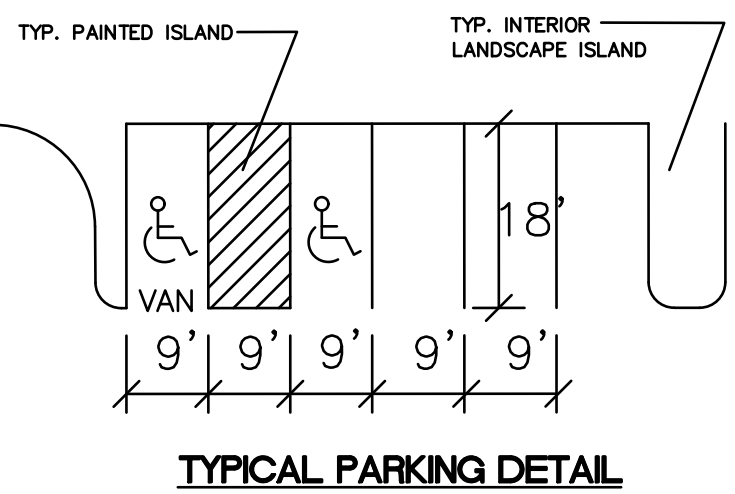


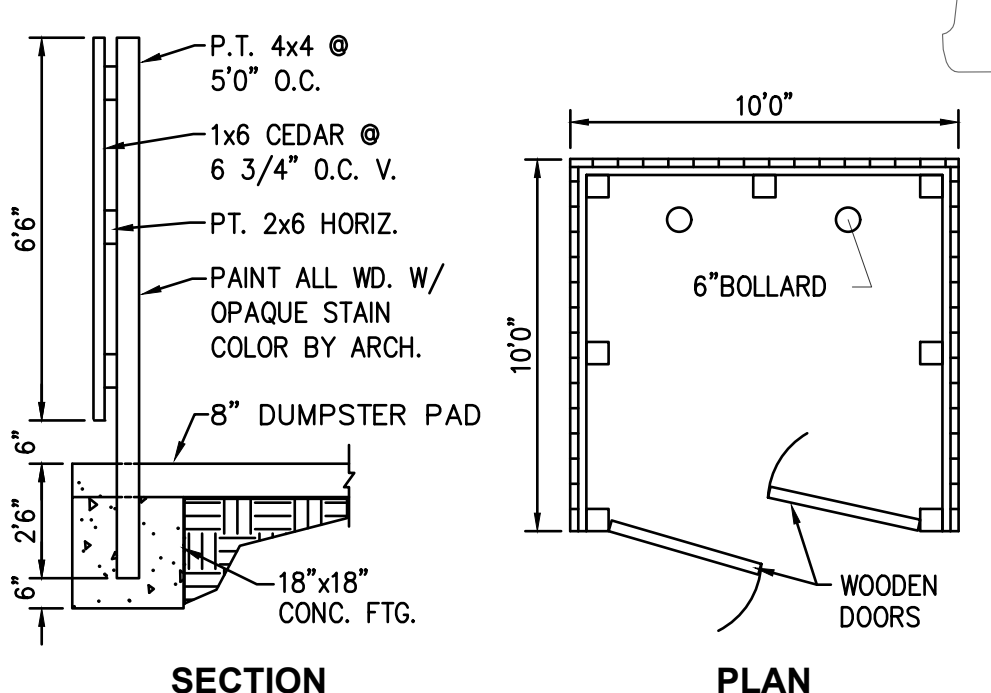
LEGEND

- FLOW ARROW
- HANDICAP PARKING
- INTERIOR LANDSCAPE ISLAND
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED PSC
- WHEEL STOP
- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND CREEKSTONE HEADWALL
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER LINE
- FLOODPLAIN AREA
- TOB TOP OF BANK



VARIANCES REQUESTED:

1. Variance to reduce the 30' rear yard setback, and 15' supplemental setback along the railroad tracks to 5', since the property abuts a dedicated MSD wetland property that cannot be developed.
2. Waiver to reduce the 15' VJA LBA, along the railroad tracks to 5', since the property abuts a dedicated MSD wetland property that cannot be developed.
3. Waiver of the 15' VJA/LBA along the frontage of Third Street Road, to allow more than a 50% overlap with an existing LG&E easement, and to provide for LBA plantings within the next 15' behind the easement.



TREE CANOPY CALCULATIONS

SITE AREA	= 3.63 Ac (158,123 S.F.)
TOTAL EXISTING TREE CANOPY	= 22.31% (0.81 AC or 35283.6 S.F.)
TOTAL PERCENTAGE TREE CANOPY REQUIRED	= 35% (55,343 S.F.)
TREE CANOPY PRESERVATION	= 19.99% (31,606 S.F.)
ADDL TREE CANOPY TO BE PLANTED	= 15.01% (23,734 S.F.)

KARST & HYDRIC SOILS GEOLOGICAL DISCOVERY:

THE SITE ALONG WITH HISTORICAL MAPS AND PLATS WERE REVIEWED AND INSPECTED BY ECS SOUTHEAST, LLP (GEOTECHNICAL ENGINEER) ON JANUARY 8 & 16, 2019 AND FOUND THAT NO KARST EVIDENCE NOR HYDRIC SOILS WERE WITNESSED ON THE SITE, MAKING THE SITE IN COMPLIANCE WITH LDC SECTION 4.9.3.

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 REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) 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 SEEDDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, 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.

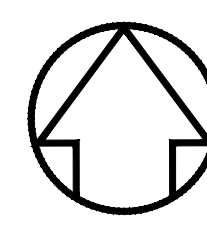
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

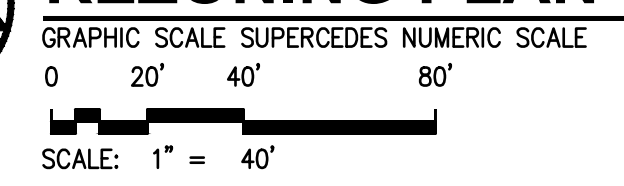
MSD STANDARD EROSION CONTROLS	
	SILT FENCE
	INLET PROTECTION
	CONSTRUCTION ENTRANCE

IMPERVIOUS AREA

1. TOTAL SITE AREA = 3.63 AC.
2. LIMITS OF DISTURBANCE = 146,261 SF (3.36 AC)
3. TOTAL IMPERVIOUS AREA (EXISTING) = 0 SF (0 AC)
4. INCREASE OF IMPERVIOUS AREA = 103,276 SF (2.37 AC)
5. TOTAL IMPERVIOUS AREA (PROPOSED) = 103,276 SF (2.37 AC)



REZONING PLAN



GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. A KYTC encroachment permit and bond will be required for all work done in the right-of-way.
3. 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.
4. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
5. Utilities shall be placed in a joint trench whenever possible unless otherwise noted.
6. Additional right-of-way may be required across the frontage of this tract to meet the current Metro Land Development Code. The requirements are determined by Louisville Metro Transportation Planning and Public Works departments.
7. Calculations shall be required for any runoff deemed necessary to be taken to the state right-of-way. Proposals to alter or significantly increase a drainage area or runoff factors, or to change in any way the performance of an existing drainage structure shall be accompanied by a complete drainage survey and hydrologic analysis (upstream and downstream) based on 25-year and 100-year storms. This analysis shall include a comparison of existing and proposed conditions. Requests to alter drainage on a right-of-way shall result in conditions that are equal to or better than the existing facilities.
8. There shall be no commercial signs in the right-of-way.
9. There shall be no landscaping in the Right of Way without an encroachment permit.
10. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
11. All drainage structures within state right-of-way shall be state design.
12. All new and existing sidewalks shall be either brought up to or built to ADA current standards.
13. Design of access to state highway shall comply with KYTC standard drawings.
14. Wheel Stops and Protective Curbing: Concrete wheel stops or curbing at least six (6) inches high and six (6) inches wide shall be provided to prevent vehicles from overhanging abutting sidewalks, properties, or public right-of-way, to protect landscaped areas and to protect adjacent properties. Such wheel stops or curbing shall be located at least three (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure (9.1.12.C)
15. Street trees will be provided along the frontage.
16. Existing guardrail along Third Street Road shall be kept in place. Where new entrance is proposed, guardrail shall be taken down and reinstalled to fit entrance per KYTC standard specifications.

DETENTION BASIN CALCULATIONS

X = ACRA/12
 AC = 0.85-0.30-0.55
 A = 3.63 ACRES
 R = 2.8 INCHES
 X = (0.55)(3.63)(2.8)/12 = 0.466 AC-FT. REQUIRED BASIN X 43,560 = 20,293 CU.FT.
 PROVIDED BASIN = 8,200 x 3 feet deep = 24,600 CU.FT.

PROJECT DATA

EXISTING ZONING & FORM DISTRICT	= R-4 / NEIGHBORHOOD
TOTAL SITE AREA	= 3.63 ACRES (158,123 SF)
TRACT 1 (8713 THIRD ST ROAD)	= 2.58 ACRES
TRACT 2 (THIRD STREET ROAD)	= 1.05 ACRES
EXISTING USE	= VACANT LAND
PROPOSED USE/ZONING	= RETAIL/C-1
PROPOSED RETAIL BUILDING	
PROPOSED BUILDING 1	= 10,500 SF
PROPOSED BUILDING 2	= 12,300 SF
TOTAL BUILDING SQUARE FOOTAGE	= 22,800 SF
BUILDING HEIGHT	= 1 STORY (MAX 30')
FAR	= 0.14 (1.00 MAXIMUM)
PARKING REQUIRED	
MINIMUM (22,800/500 PER SF)	= 46 SPACES
MAXIMUM (22,800/200 PER SF)	= 114 SPACES
TOTAL PARKING PROVIDED	= 92 SPACES (4 HANDICAP SPACES)
TOTAL BICYCLE PARKING REQUIRED (10%)	= 9 SPACES PROVIDED.
TOTAL VEHICULAR USE AREA	= 61,313 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 4599 S.F. (7.5% TOTAL V.U.A.)
INTERIOR LANDSCAPE AREA PROVIDED	= 5885 S.F. (ILA)

MSD NOTES:

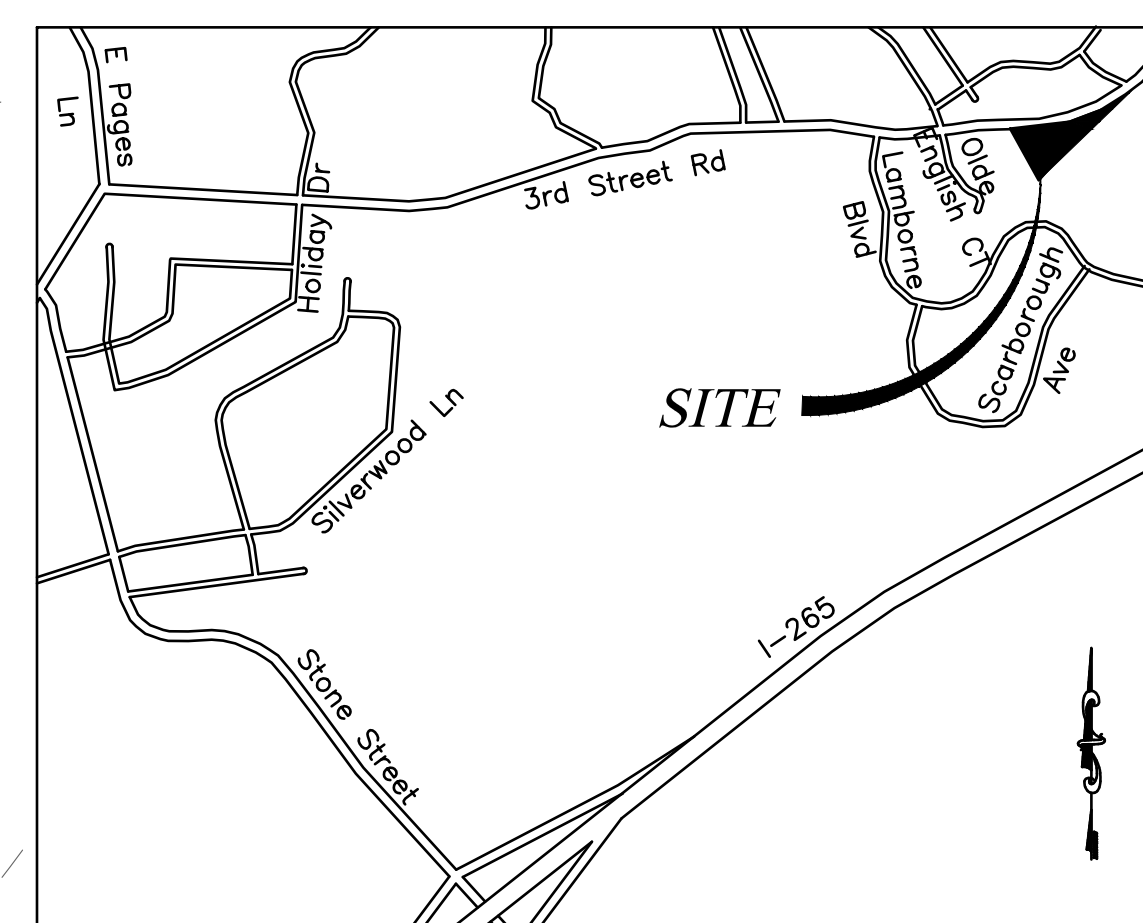
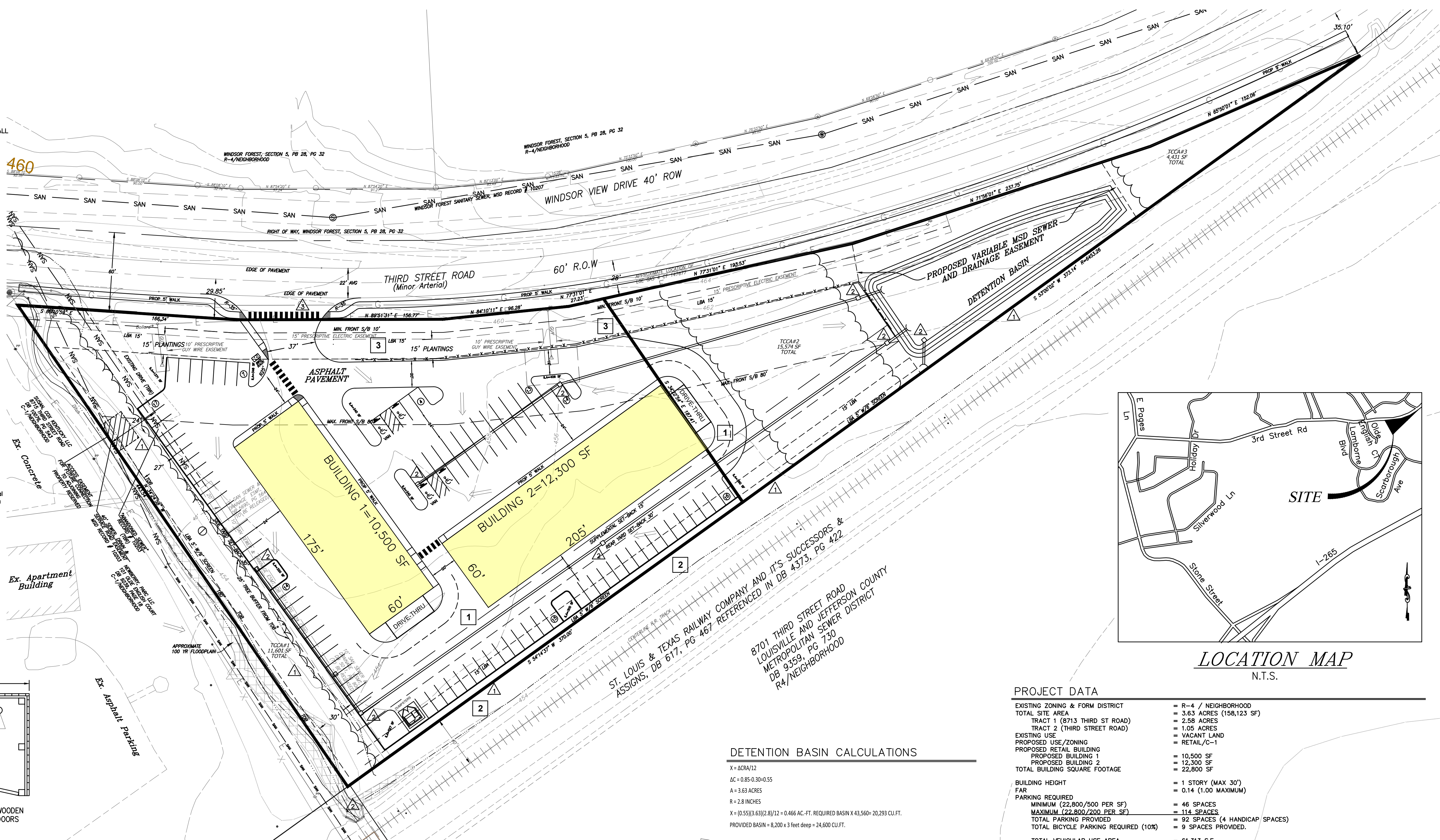
1. Construction Plans and Documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications, and other local, state and federal agencies.
2. Sanitary sewer service will be provided by connection and subject to applicable fees.
3. Drainage 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 through drainage an easement plat will be required prior to MSD granting construction plan approval.
5. A Downstream Facilities Capacity Request will be submitted to MSD.
6. 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.
7. 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.
8. MSD Drainage Bond required prior to construction plan approval.
9. Onsite detention will be provided. Post developed peak flows will be limited to predevelopment peak flows for the 2, 10, 25 and 100-year storms, or to the capacity of the downstream system, whichever is more restrictive. Verification of the capacity all the way to intermittent blue stream is required.
10. Any required fill in the floodplain shall be compensated on site at a ratio of 1.5 to 1.
11. Lowest Finished Floor to be determined prior to construction plan approval.

GENERAL SITE INFORMATION:

1. THIS SITE IS CURRENTLY ZONED R-4 IN THE NEIGHBORHOOD FORM DISTRICT.
2. SITE IS LOCATED IN COUNCIL DISTRICT 25 & FIRE PROTECTION DISTRICT PLEASURE RIDGE PARK.
3. A PORTION OF THIS SITE IS LOCATED IN THE FLOODPLAIN PER FEMA MAP#21111C0107E.



UTILITY WARNING
 THE UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CONTACT KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123 PRIOR TO ANY CONSTRUCTION ACTIVITY.



REVISIONS	Date	Description	By
1-24	Metro	Comments	cc
7-24	Metro	Comments	cc
8-24	Metro/KYTC	Comments	cc

ENGINEER

 BlueStone Engineers, PLLC
 4350 Brownsboro Road, Suite 110
 Louisville, Kentucky 40207
 (502) 292-9288
 chris@bluestoneengineers.com

DEVELOPER/OWNERS:
 THIRD STREET ROAD VENTURES, LLC
 PO Box 5895
 LOUISVILLE, KENTUCKY 40255

SIGNATURE
 DATE

TITLE
 THIRD STREET ROAD RETAIL REZONING PLAN R-4 TO C-1
SITE INFO
 PARCEL # 01419-0927-0000
 THIRD STREET ROAD VENTURES, LLC
 47423 THIRD STREET ROAD
 LOUISVILLE, KY 40255
 DEED BOOK 1114, PAGE 504
 PARCEL ID 10419-0927-0000

REZONING PLAN
 SHEET NO.
1 OF 1
 DATE: 11-12-23
 SCALE: 1"=30'
 DRAWN BY: DLW
 CHECKED BY: CTC

PREVIOUS CASES: 20-MPLAT-0036

MSD WM#11812