



### LEGEND

- EXISTING TREE
- FLOW ARROW
- HANDICAP PARKING
- INTERIOR LANDSCAPE ISLAND
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING 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

### PROJECT DATA

| EXISTING ZONING | LOT 1 (R4), LOT 2 (C2)                           |
|-----------------|--|
| FORM DISTRICT   | NEIGHBORHOOD                                     |
| TOTAL SITE AREA | 2.09 ACRES                                       |
| EXISTING USE    | R4 (VACANT RESIDENTIAL)                          |
| PROPOSED USE    | C1 ZONING (EXPANSION OF GAS STATION/CONVENIENCE) |
| BUILDING HEIGHT | 1 STORY (NOT TO EXCEED 24')                      |
| TOTAL FAR       | 1.05 ACRES                                       |
| EXISTING USE    | C1 (GAS STATION/CONVENIENCE STORE)               |
| PROPOSED USE    | C1 (GAS STATION/CONVENIENCE STORE)               |
| BUILDING HEIGHT | 1 STORY (NOT TO EXCEED 24')                      |
| TOTAL FAR       | 14,018/91,040 = 0.15 (1.0 MAXIMUM)               |

| PARKING REQUIRED               | MIN.                                   | MAX.      |
|--------------------------------|--|-----------|
| # OF CUSTOMERS/EMPLOYEES       | 15 SPACES                              | 30 SPACES |
| PARKING PROVIDED               | 23 SPACES (2 HANDICAP SPACES INCLUDED) |           |
| TOTAL BICYCLE PARKING REQUIRED | 2 SHORT TERM/2 LONG TERM SPACES        |           |
| TOTAL BICYCLE PARKING PROVIDED | 2 SHORT TERM/2 LONG TERM SPACES        |           |

### LANDSCAPE REQUIREMENTS

| TOTAL VEHICULAR USE AREA         | 32,193 S.F.                  |
|----------------------------------|------------------------------|
| INTERIOR LANDSCAPE AREA REQUIRED | 1,610 S.F. (5% TOTAL V.U.A.) |
| INTERIOR LANDSCAPE AREA PROVIDED | 2,242 S.F.                   |

### TREE CANOPY CALCULATIONS

| SITE AREA  | 91,040 SF (2.09 AC)                          |
|--|--|
| CATEGORY "C" REQUIRES NEW COVERAGE <td>12% (TOTAL REQ = 10%)</td>                      | 12% (TOTAL REQ = 10%)                        |
| TOTAL PERCENTAGE REQUIRED <td>16,388 SF (18%)</td>                                     | 16,388 SF (18%)                              |
| TOTAL EXISTING TREE CANOPY <td>32,762 SF (35%)</td>                                    | 32,762 SF (35%)                              |
| TOTAL PERM. CANOPY TO BE PRESERVED <td>3,300 SF (3.6%)</td>                            | 3,300 SF (3.6%)                              |
| TOTAL TEMPORARY CANOPY PRESERVED <td>4,150 SF (4.6%) NOT COUNTED PER METRO REVIEW</td> | 4,150 SF (4.6%) NOT COUNTED PER METRO REVIEW |
| REMAINING TREE CANOPY REQUIRED <td>14,566 SF (16%) FROM TABLE</td>                     | 14,566 SF (16%) FROM TABLE                   |
| (23) TYPE "B" TREES @ 1-3/4" CALIPER <td>16,560 SF NEW CANOPY TO BE PROVIDED</td>      | 16,560 SF NEW CANOPY TO BE PROVIDED          |
| (723 SF CREDIT EACH) <td></td>   |  |

### 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 SEEDING 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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT 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.

### GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- There shall be landscaping in the Right of Way without an encroachment permit.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of soil 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Upon development or redevelopment of adjacent properties to non-residential, a unified access and circulation system shall be developed to eliminate preexisting 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 and in a form acceptable to Planning Commission legal counsel shall be recorded prior to time of construction approval for the adjacent property to be developed.
- Right-of-way dedication by deed or minor plat required prior to construction approval.

### MSD NOTES:

- Sanitary sewer service will be provided by connection and subject to applicable fees.
- 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.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- On-site detention will be provided in the existing basin. Post-developed peak flows will be limited to pre-developed peak flows for the 2, 10, 25, and 100-year storms or to the capacity of the downstream system, whichever is more restrictive. Basin volume to be verified prior to MSD construction plan approval.
- A Downstream Facilities Capacity Request will be submitted to MSD.
- 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.
- Erosion & Silt Control shall be 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.
- All retail shops must have individual connections per MSD's fats, oils, grease policy.
- Approval from MSD Sanitary Sewer Dept prior to construction plan approval.
- MSD drainage bond required prior to construction plan approval.

### KARST GEOLOGICAL DISCOVERY:

THE DISCOVERY OF KARST GEOLOGIC FEATURES SUCH AS SINKHOLES, SPRINGS, SINKHOLE COLLAPSE FEATURES AND CAVES SHALL BE REPORTED TO THE PLANNING DIRECTOR OR DESIGNEE. ALL WORK WITHIN THE AREA SHALL DISCONTINUE UNTIL SUCH TIME AS THE APPLICANTS ENGINEER (GEOTECHNICAL ENGINEER) LICENSED IN THE STATE OF KENTUCKY WITH EXPERIENCE IN THE REVIEW AND ANALYSIS OF KARST GEOLOGIC FEATURES PRACTICING IN ACCORDANCE WITH KRS 322 HAS REPORTED TO THE PLANNING DIRECTOR OR DESIGNEE AND THE PLANNING DIRECTOR OR DESIGNEE HAS APPROVED THE CONTINUATION OF SITE DISTURBANCE AND CONSTRUCTION. IN NO CASE SHALL THE CONSTRUCTION OF RESIDENTIAL PRINCIPAL STRUCTURES OVER SINKHOLE COLLAPSE FEATURES BE APPROVED EXCEPT THROUGH THE LOC WAIVER PROCESS AS OUTLINED IN CHAPTER 11, PART 8.

The site along with historical maps and plats were reviewed and inspected by Samantha L. Schardein, P.E. (GEM Engineering) on April 14th, 2017 and found that no Karst evidence is witnessed on the site.

### MSD STANDARD EROSION CONTROLS

| STONE BAG INLET PROTECTION         |
|------------------------------------|
| WINGED HEADWALL INLET PROTECTION   |
| STONE BAG CHECK DAM IN SMALL DITCH |

### DETENTION BASIN CALCULATIONS

X = ACR/12  
AC = 0.70-0.30-0.40  
A = 2.09 ACRES  
R = 2.8 INCHES  
X = (0.40)(2.09)(2.8)/12 = 0.195 AC.-FT. REQUIRED BASIN x 43,560 = 8,495 CUFT.  
PROVIDED BASIN = 9,500 CUFT. (4,750 SF x 2 FEET DEEP)

### WAIVERS/VARIANCES REQUESTED:

1. A VARIANCE IS BEING REQUESTED FROM CHAPTER 5.1.8 OF THE LAND DEVELOPMENT CODE TO OMIT THE REQUIREMENT TO PROVIDE BUILDING SETBACK FROM TAYLORSVILLE ROAD AND FROM TUCKER STATION ROAD.

2. A WAIVER IS BEING REQUESTED FROM SECTION 5.5.2 AND 5.6.1.C OF THE LAND DEVELOPMENT CODE TO OMIT THE REQUIREMENT TO PROVIDE ANIMATING FEATURES ON THE BUILDING FACADE ALONG TUCKER STATION ROAD.

### GENERAL SITE INFORMATION:

- LOT 1 IS CURRENTLY ZONED R4 IN THE NEIGHBORHOOD FORM DISTRICT.
- LOT 2 IS CURRENTLY ZONED C1 IN THE NEIGHBORHOOD FORM DISTRICT.
- SITE IS LOCATED IN COUNCIL DISTRICT 11 & FIRE PROTECTION DISTRICT JEFFERSONTOWN.
- SITE IS NOT LOCATED IN THE FLOODPLAIN PER FEMA MAP#21111C0082E AND MAP#21111C0065E.
- SITE IS LOCATED IN A KARST TERRAIN AREA.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICLE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

### TYPICAL PARKING DETAIL

9' 9' 9' 9' 9'

### 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.

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DESIGN SERVICES

16 Zone 1031