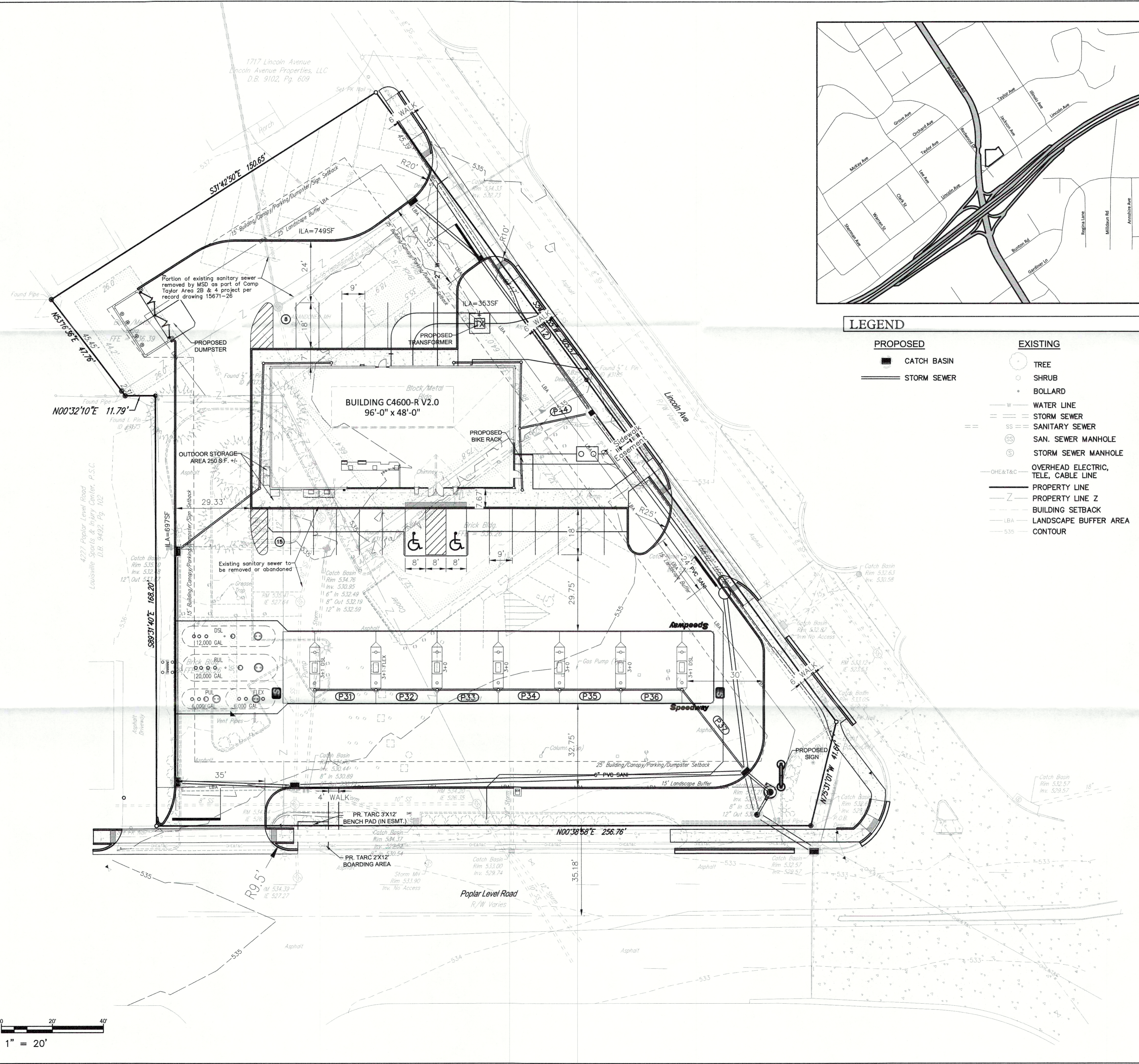


Original Submittal Date: 08-10-18

User: abariley Plot Date: October 24, 2018 10:40 AM File Name: U:\18308.000 - Speedway Louisville 9105\DWG - Speedway Louisville\DWG-2018-10-24.dwg



LEGEND

PROPOSED	EXISTING
■ CATCH BASIN	○ TREE
— STORM SEWER	○ SHRUB
	○ BOLLARD
	— W WATER LINE
	— SS SANITARY SEWER
	○ SAN. SEWER MANHOLE
	○ STORM SEWER MANHOLE
	— O/E&T&C OVERHEAD ELECTRIC, TELE, CABLE LINE
	— Z PROPERTY LINE Z
	— LBA BUILDING SETBACK
	— S30 LANDSCAPE BUFFER AREA
	— CONTOUR

SITE DATA

LAND USE: SUBURBAN WORKPLACE
 TAX BLOCK & LOT: TB85F, 45; TL192, 191, 190(SL1053), 213, 207(SL1053), 249
 EXISTING ZONING DISTRICT: C-1
 EXISTING FORM DISTRICT: GAS STATION
 EXISTING USE: GAS STATION
 PROPOSED USE: GAS STATION
 TOTAL PARCEL AREAS: 1.22 ACRES (53,279 S.F.)
 DEED BOOK & PAGE: 7020X866, 10636X327, 7020X816, 9102X606, 9102X603

BUILDING DATA
 PROPOSED BUILDING HEIGHT: 24'
 PROPOSED FOOTPRINT AREA: 4,608 S.F.
 PROPOSED GROSS FLOOR AREA: 4,608 S.F.
 PROPOSED FLOOR TO AREA RATIO: 0.09

PARKING CALCULATIONS
 MINIMUM REQUIRED: 1 SPACE/200 S.F. = 23
 MAXIMUM PERMITTED: 1 SPACE/100 S.F. = 46
 PARKING PROVIDED: 23 SPACES (PLUS 24 FUEL PUMP)
 HANDICAP PARKING PROVIDED: 2 SPACES, 2 VAN
 BIKE PARKING PROVIDED: 2 SHORT TERM, 2 LONG TERM INDOORS

TREE CANOPY CALCULATIONS
 SITE AREA: 53,279 S.F.
 TREE CANOPY CATEGORY: CLASS C
 EXISTING TREE COVERAGE: 0-40%
 PRESERVED TREE CANOPY: 0%
 PROPOSED TREE CANOPY: 20% (10,656 S.F.)
 TOTAL TREE CANOPY PROVIDED: 20% (10,656 S.F.)
 15 ~ TYPE A 2" CAL. OR 11 ~ TYPE A 3" CAL.

ILAVUA CALCULATIONS
 PROPOSED VUA: 31,041 S.F.
 REQUIRED ILA (7.5%): 2,328 S.F.
 PROVIDED ILA: 1,799 S.F.
 ILA TREES PROVIDED (1/4000 S.F. + 25%): 10 TREES

SETBACKS
 FRONT / STREET SIDE YARD: 25'
 SIDE YARD: 0'
 REAR YARD: 0'

FREESTANDING SIGNAGE
 PERMITTED HEIGHT: 22' (POPLAR LEVEL); 10' (LINCOLN)
 PROPOSED HEIGHT: 30' (ONLY ON POPLAR LEVEL)
 PERMITTED AREA: 80 S.F. (POPLAR LEVEL), 40 S.F. (LINCOLN)
 PROPOSED AREA: 165 S.F. (ONLY ON POPLAR LEVEL)

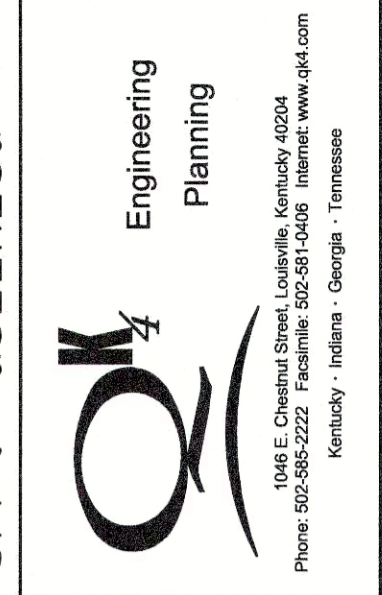
EPSC DATA
 EXISTING IMPERVIOUS AREA: 42,476 S.F.
 PROPOSED IMPERVIOUS AREA: 38,237 S.F.
 DECREASE IN IMPERVIOUS: 10%
 SENSITIVE FEATURES: NONE
 SOIL TYPE: ASSUMED C
 HYDROLOGIC SOIL GROUP: URBAN LAND
 SITE DISTURBANCE: 53,279 S.F.



WAIVERS & VARIANCES
 10.2.4 TO PERMIT DUMPSTER TO ENCRoACH IN LBA
 10.2.12 TO WAIVE INTERIOR LANDSCAPE AREA REQUIREMENT
 5.3.4.D.3.a TO PERMIT PORTIONS OF BUILDING AND CANOPY IN STREET SIDE SETBACK
 8.3.2 TO EXCEED PERMITTED HEIGHT AND AREA OF FREESTANDING SIGN
 5.6.1.B & C FOR EXCEPTIONS FROM BUILDING DESIGN STANDARDS
 5.9.2.A.1 TO NOT PROVIDE CROSS ACCESS

AGENCY NOTES

- MSD**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES.
 - SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WQTC.
 - 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 PROPERTY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION APPROVAL.
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
- APCD**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- HEALTH DEPARTMENT**
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- PDS**
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - PARCELS TO BE CONSOLIDATED PRIOR TO CERTIFICATE OF OCCUPANCY.
 - KARST SURVEY WAS CONDUCTED BY A. BRYCE FULLER, PE ON 09/13/18 AND THE FOLLOWING KARST FEATURES WERE NOT ENCOUNTERED: SINKHOLE COLLAPSE FEATURE, EPHEMERAL LAKES, CAVE ENTRANCE, SUBSURFACE CAVE PASSAGE, SPRINGS, CLOSED DEPRESSION, OR SINKING STREAM SINK POINT. THE KENTUCKY GEOLOGICAL MAP INFORMATION SERVICE IDENTIFIED THE AREA AS HIGH RISK FOR KARST GEOLOGY, A DETAILED KARST SURVEY BY THE PROJECT GEOTECHNICAL ENGINEER IS RECOMMENDED TO DETERMINE CONSTRUCTION LIMITATIONS.
- MPW**
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
 - KYTC APPROVAL REQUIRED.
 - LOT CONSOLIDATION SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
 - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 - TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
 - TRAFFIC IMPACT STUDY WILL BE REQUIRED PRIOR TO ISSUANCE OF KYTC PERMIT.
- TARC**
- THE DEVELOPER / PROPERTY OWNER SHALL INSTALL A CONCRETE BOARDING AREA, BENCH PAD AND 5' X 15' PUBLIC FACILITY EASEMENT AT THE TARC BUS STOP AND THEN NOTIFY TARC WHEN THE CONSTRUCTION IS COMPLETE SO THAT A BENCH AND TRASH RECEPTACLE CAN BE INSTALLED BY TARC. IN ADDITION THE DEVELOPER / PROPERTY OWNER SHALL EMPTY THE TRASH RECEPTACLE AND KEEP THE STOP CLEAN ON A WEEKLY OR AS NEEDED BASIS.



Prepared By: Speedway Engineering Planning
 Checked By: Speedway Engineering Planning
 Property Owner: Speedway Supermarket LLC
 539 S. Main St., Findlay OH 45840
 Erion, OH 45323

NO.	REVISIONS	DATE
1	Agency Comments	09-14-18
2	Agency Comments	10-08-18
3	Agency Comments	10-24-18

CATEGORY 2B DEVELOPMENT PLAN REBUILD

4239 POPLAR LEVEL ROAD
 JEFFERSON COUNTY
 LOUISVILLE, KENTUCKY 40213

STORE OR BLDG NO. **0009709**

VERSION OR PROJECT ID **97559**

SCALE 0 20'

DESIGN TEAM DATE

DNDR. K. HOLZ 06-15-18
 P.MGR. L. FLEEMAN 09-14-17
 RVNR. M. ELSABBAGH 09-14-2017

DRWG. NO. **9709-CS**