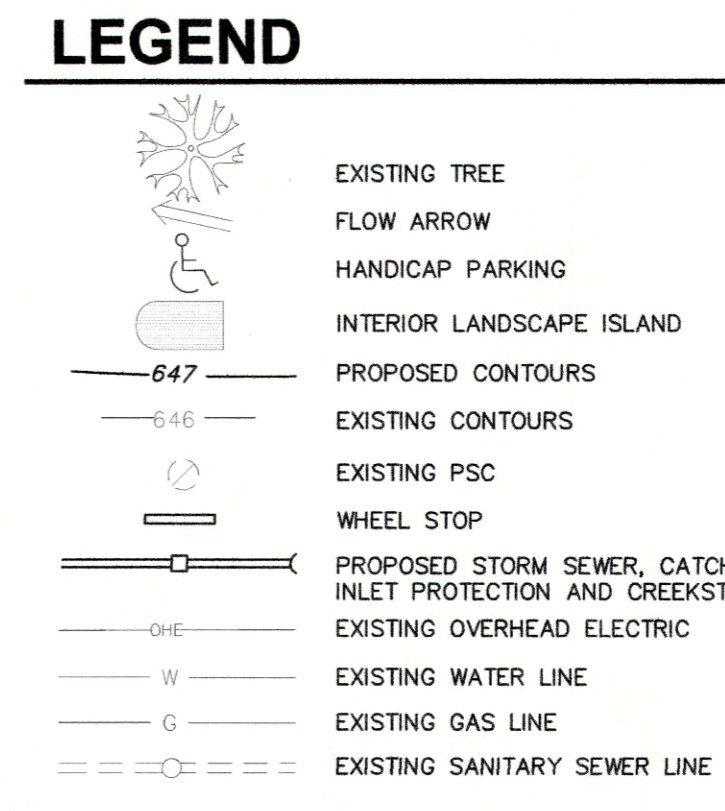


LOUISVILLE METRO  
**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 1620-1031  
 APPROVAL DATE: 1/18/18  
 EXPIRATION DATE:  
 SIGNATURE OF PLANNING COMMISSION: [Signature]  
 PLANNING COMMISSION



**PROJECT DATA**

EXISTING ZONING	= LOT 1 (R4), LOT 2 (C2)
FORM DISTRICT	= 2.09 ACRES
TOTAL SITE AREA	= 1.04 ACRES
LOT 1	= R4 (VACANT RESIDENTIAL)
EXISTING USE	= C1 ZONING (EXPANSION OF GAS STATION/CONVENIENCE)
PROPOSED USE	= 1 STORY (NOT TO EXCEED 24')
BUILDING HEIGHT	= 1.05 ACRES
LOT 2	= C1 (GAS STATION/CONVENIENCE STORE)
EXISTING USE	= C1 (GAS STATION/CONVENIENCE STORE)
PROPOSED USE	= 1 STORY (NOT TO EXCEED 24')
BUILDING HEIGHT	= 14,568 SF (185) FROM TABLE
TOTAL FAR	= 14,018/91,040 = 0.15 (1.0 MAXIMUM)

**PARKING REQUIRED**

# 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	= 12% (TOTAL REQ = 18%)
TOTAL PERCENTAGE REQUIRED	= 16,328 SF (18%)
TOTAL EXISTING TREE CANOPY	= 32,762 SF (35%)
TOTAL PERM. CANOPY TO BE PRESERVED	= 3,300 SF (3.6%)
TOTAL TEMPORARY CANOPY PRESERVED	= 4,150 SF (4.6%) NOT COUNTED PER METRO REVIEW
REMAINING TREE CANOPY REQUIRED	= 14,568 SF (16%) FROM TABLE
(23) TYPE "B" TREES @ 1-3/4" CALIPER	= 16,560 SF NEW CANOPY TO BE PROVIDED
(720 SF CREDIT EACH)	

**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.

DETONATION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED 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 SEED, 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.

**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 no 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 root 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 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 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 and 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 MSD 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 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.
- 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.

**DETENTION BASIN CALCULATIONS**

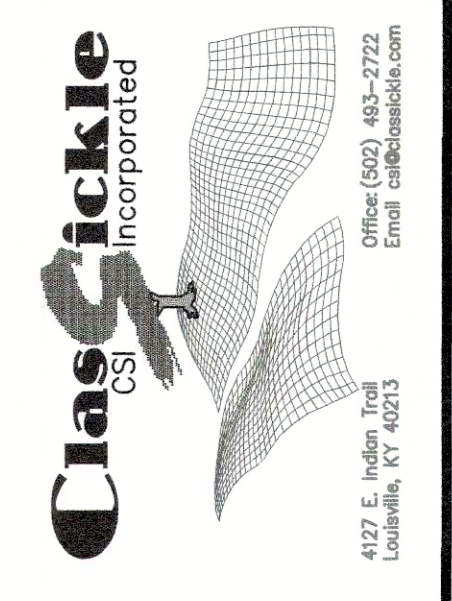
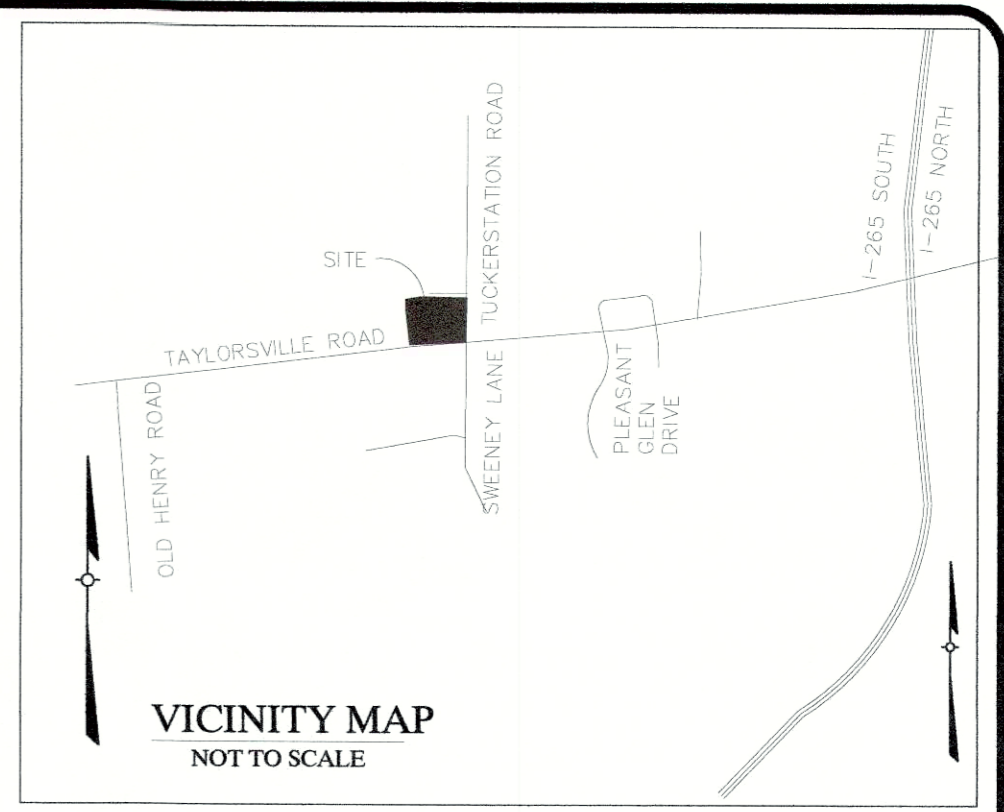
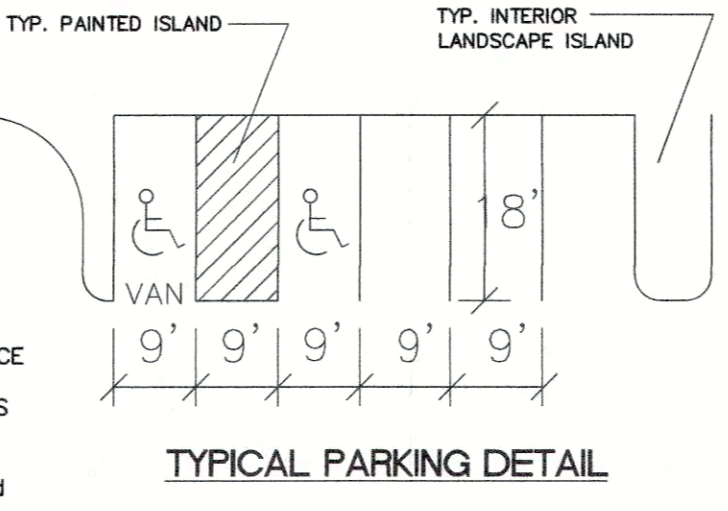
$X = ACRA/12$   
 $AC = 0.70 - 0.30 = 0.40$   
 $A = 2.09 \text{ ACRES}$   
 $R = 2.8 \text{ INCHES}$   
 $X = (0.40)(2.09)(2.8)/12 = 0.195 \text{ AC-FT. REQUIRED BASIN } \times 43,560 = 8,495 \text{ CUFT.}$   
 PROVIDED BASIN = 9,500 CUFT. (4,750 SF X 2 FEET DEEP)

**WAIVERS/VARIANCES REQUESTED:**

- A VARIANCE IS BEING REQUESTED FROM CHAPTER 5.1.8 OF THE LAND DEVELOPMENT CODE TO ALLOW THE BUILDING TO EXCEED THE MAXIMUM BUILDING SETBACK FROM TAYLORSVILLE ROAD AND FROM TUCKER STATION ROAD.
- 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#2111C0065E.
- SITE IS LOCATED IN A KARST TERRAIN AREA.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.



**REVISIONS**

Date	Description	By
1-17	Neighborhood Comments	CJ
4-17	Final Metro Comments/Karst	CJ
7-17	KYTC Comments	CJ
1-18	Add ROW Granting	CC

**BlueStone Engineers, PLLC**  
 9703 Taylorsville Road, Suite 205  
 Louisville, Kentucky 40220  
 (502) 292-9286  
 www.bluestoneengineers.com

**MAC'S CONVENIENCE STORES LLC**  
 4080 Jonathan Moore Pike  
 Columbus, IN 47201

DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_

**CIRCLE K EXPANSION**  
 12411-12415 TAYLORSVILLE ROAD  
 Tax Block 0046 Lots 0456 & 0457  
 DB 10506 PG 0010 & DB 10506 PG 0001  
 12411 & 12415 Taylorsville Road  
 Louisville, Kentucky 40291

**REZONING DEVELOPMENT PLAN**

SHEET NO. **1 OF 1**  
 DATE: 2-23-16 REV: 1-16-18  
 SCALE: 1" = 20'  
 DRAWN BY: ACW/DLW CHECKED BY: CTC

**PRELIMINARY APPROVAL**  
 Condition of Approval:  
 [Signature] 1-8-18  
 DEVELOPMENT REVIEW DATE: 1-8-18  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
 CONDITIONS:  
 INSTALL KYTC BELINEATORS  
 DATE: 01/17/18  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**KARST GEOLOGICAL DISCOVERY:**

THE DISCOVERY OF KARST GEOLOGICAL 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 APPLICANT'S 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 LDC 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

PREVIOUS CASES: NONE MSD WM#10204