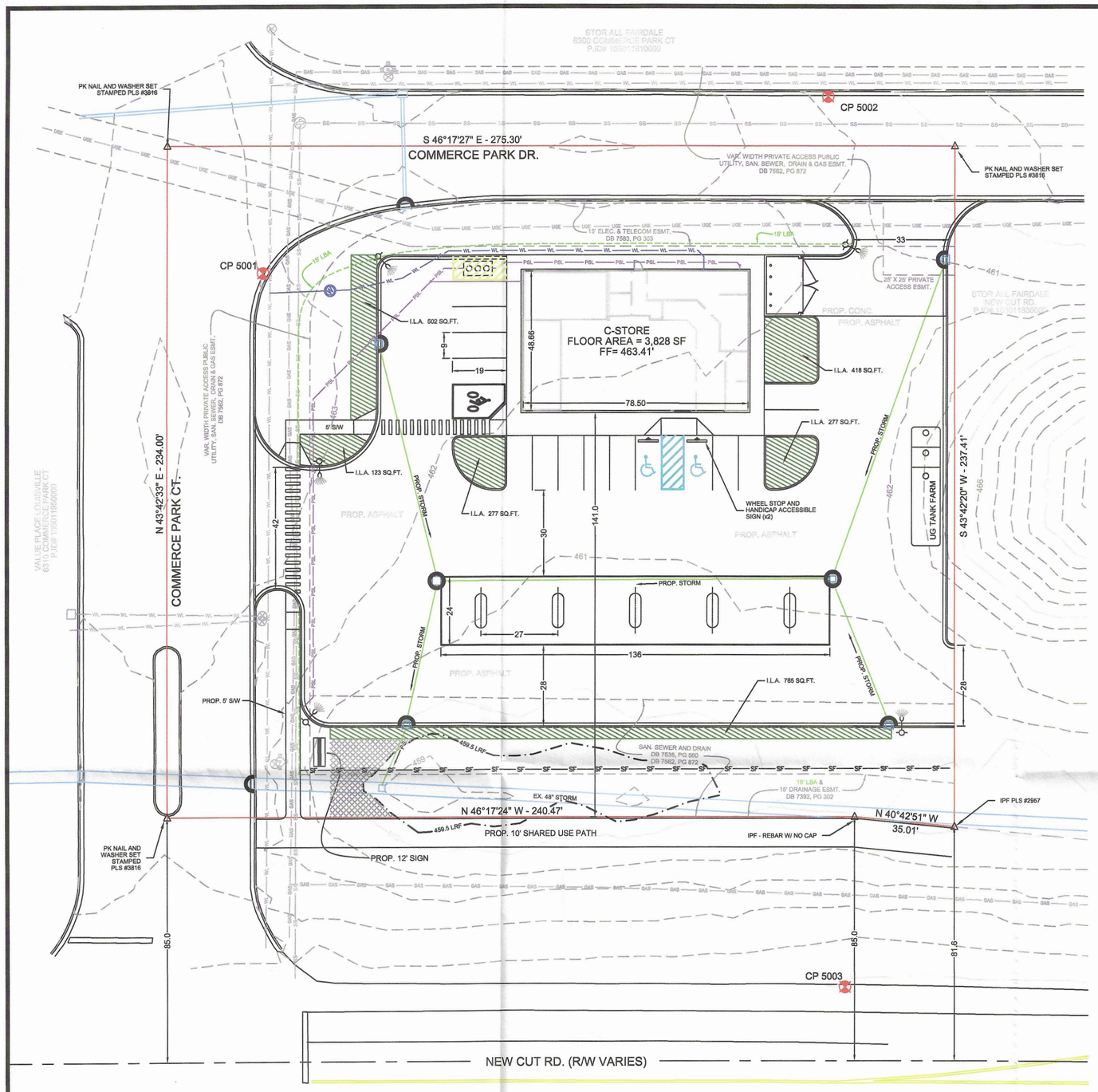


OWNER INFORMATION

OWNER: UPTON QUICK STOP, INC.
ADDRESS: 2539 CHATSWORTH DRIVE
ELIZABETHTOWN, KY 42701

PARCEL STATISTICS & NOTES

OWNER: UPTON QUICK STOP, INC.
RECORD: DB 13180 PG 710
SITE ACREAGE: 1.49 ACRES
EXISTING SITE USE: UNDEVELOPED / GRASS
P.ID#: 105011820000
ZONING: C-M
FORM DISTRICT: NEIGHBORHOOD
PROPOSED USE: CONVENIENT STORE / FUEL STATION
MAP / PANEL NUM.: 21111C0108
FLOOD ZONE: X
LOCAL REG. BASE FLOOD ELE.: 459.5'
SOIL TYPE: NEWARK SILT LOAM (Ne) & TYLER SILT LOAM (Ty)
HYDROLOGIC SOIL GROUP: C

V.U.A. / I.L.A. REQUIREMENTS

VEHICULAR USE AREA = 30, 952 SQ.FT.
I.L.A. REQUIRED: 7.5% OF V.U.A.
(30,952 SQ.FT. * 0.075) = 2,321 SQ.FT.
I.L.A. PROVIDED: 2,451 SQ.FT. (7.9%)

TREE CANOPY CALCULATIONS
TOTAL SITE AREA: 1.48 ACRES (64,481 SQ.FT.)
EXISTING TREE CANOPY = 0 SQ.FT.
TOTAL TREE CANOPY REQUIRED = 22,568 SQ.FT. (35%)
PROPOSED TREE CANOPY: 15,600 SQ.FT. (24.2%)
NOTE: FEE IN LIEU NECESSARY FOR NOT MEETING REQUIRED CANOPY REQUIREMENTS.

PERVIOUS / IMPERVIOUS NOTES

LOT AREA: 1.48 ACRES (64,481 SQ.FT.)
TOTAL DISTURBED AREA: 0.88 ACRES (38,272 SQ.FT.)
PRE-CONSTRUCTION IMPERVIOUS AREA: 0.29 ACRES (12,615 SQ.FT.)
POST CONSTRUCTION IMPERVIOUS AREA: 1.13 ACRES (49,237 SQ.FT.)
NET INCREASE IMPERVIOUS AREA: 290%

CONSTRUCTION RUNOFF NOTES

LOT AREA: 1.48 ACRES (64,481 SQ.FT.)
PRE-CONSTRUCTION C FACTOR = 0.36 (1.19 AC. C=0.22, 0.29 AC. C=0.95)
POST CONSTRUCTION C FACTOR = 0.78 (0.35 AC. C=0.22, 1.13AC, C=0.95)
▲C = 0.42
A = 1.48 ACRES
R = 2.9 IN
INCREASED RUNOFF (AC-FT) = ▲C * R * (A/12)
= (0.42) * (2.9) * (1.48 / 12)
= 0.15 AC-FT
* INCREASED RUNOFF ACCOUNTED FOR AS PART OF PAST FLOODPLAIN MITIGATION PLANNING FOR COMMERCE PARK DEVELOPMENT.

C-STORE BUILDING NOTES

PROPOSED USE: CONVENIENT STORE / FUEL STATION
INTERIOR FLOOR SPACE: 3,828 SQ.FT.
BUILDING HEIGHT: 16'- 1"
TOP OF BUILDING FACADE: 27'- 2.5"
FUEL CANOPY HEIGHT: 20'- 6"

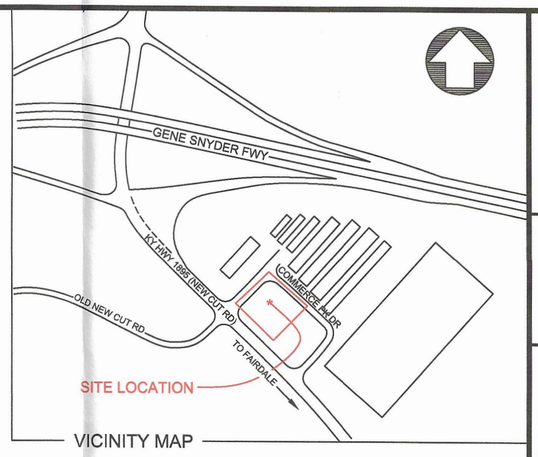
LANDSCAPE / TREE PLANTING NOTE

1. LANDSCAPE PLAN WILL NEED TO BE APPROVED PRIOR TO RECEIVING A BUILDING PERMIT.
2. STREET TREES ARE REQUIRED FOR ALL LAND USE ALONG PUBLIC RIGHTS-OF-WAY.
3. LBAs ENCROACH ONTO UTILITY EASEMENTS ALONG COMMERCE PARK DRIVE AND COMMERCE PARK COURT MORE THAN THE ALLOWABLE 50%. A WAIVER FOR LBAs IN THESE AREAS IS NEEDED.

DIMENSIONAL VARIANCE NOTE

THE PROPOSED BUILDING EXCEEDS THE 80' MAXIMUM SETBACK FOR THE NEIGHBORHOOD FORM. A VARIANCE IS NEEDED.

RECEIVED
JUL 30 2026
OFFICE OF PLANNING



VICINITY MAP

PARKING REQUIREMENTS (LDC CH. 9)

MAXIMUM REQUIREMENT - 1 SPACE PER 250 SQ.FT.
3,828 SQ.FT. / 250 = 15.3 SPACES
1 HANDICAP ACCESSIBLE REQ. (MUST BE VAN ACCESSIBLE)
MINIMUM REQUIREMENT - 1 SPACE PER 500 SQ.FT.
3,828 SQ.FT. / 500 = 7.7 SPACES
SPACES PROVIDED
15 SPACES SHOWN (INCLUDING 2 ADA HANDICAP ACCESSIBLE)
BICYCLE PARKING
DESIGNATED BICYCLE PARKING AREA PROVIDED - 3 SPACES REQUIRED

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. 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 MGMT. PRACTICES.
3. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
4. ANY REQUIRED FILL IN THE LOCAL REGULATORY FLOODPLAIN SHALL BE COMPENSATED ONSITE AT 1.5 TO 1. INCREASED RUN OFF VOLUME PROVIDED IN THE PREVIOUS DOWNSTREAM MITIGATION PROJECT.
5. MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
6. SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
7. LOWEST FINISHED FLOOR TO BE AT OR ABOVE 458.2 AND LOWEST MACHINERY TO BE AT OR ABOVE 459.2.
8. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

SPECIAL UTILITY NOTE

COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.

FIRE AND EMERGENCY RESPONSE NOTE

1. THE SUBJECT PROPERTY IS LOCATED WITHIN THE FAIRDALE FIRE DISTRICT.
2. LOCAL FIRE AUTHORITY HAVING JURISDICTION (AHJ) CONTACT INFORMATION; O. LONG (OLONG@FAIRDALEFIRE.ORG)
3. HYDRANTS: PRIOR TO THE COMBUSTIBLE PHASE OF CONSTRUCTION AN ADEQUATE WATER SUPPLY INCLUDING ACCESSIBLE HYDRANTS FOR FIREFIGHTING PURPOSES MUST BE AVAILABLE, AND NO UTILITIES SHALL BE CONNECTED TO THE STRUCTURE UNTIL ADEQUATE SUPPLY IS PROVIDED (LMCO 94.81)
4. GATES: NO GATES SHALL BE INSTALLED WHICH LIMIT OR RESTRICT ACCESS TO A RESIDENTIAL AREA, EXCEPT AS APPROVED BY THE AHJ OF THE REFERENCED FIRE DISTRICT.
5. EMERGENCY RESPONDER RADIO COVERAGE: EMERGENCY RADIO SYSTEMS ARE REQUIRED TO MEET MINIMUM SIGNAL STRENGTH CRITERIA, TO BE CONFIRMED VIA THIRD PARTY TESTING, PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY IN SOME BUILDINGS.
6. REQUIREMENTS FOR SPECIFICATIONS OF FIRE DEPARTMENT CONNECTIONS (FDC), THREADS, SIZE, LOCATION, PLACEMENT OF THE KNOX BOX, OR FIREFIGHTER SAFETY BUILDING MARKING SIGNAGE MUST BE OBTAINED FROM THE AHJ OF THE REFERENCED FIRE DEPARTMENT.
7. PERMITTED PROJECTS SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

0 15 30 60 90
SCALE: 1"= 30'

LEGEND

△	FOUND PROPERTY MONUMENT
	PROJECT CONTROL MONUMENT
	PROPERTY LINES PER DEED / PLAT
SS	EXISTING SANITARY SEWER
GAS	EXISTING GAS MAIN
WL	EXISTING WATER MAIN
	EXISTING FIRE HYDRANT AND VALVE
UGE	EXISTING UNDERGROUND ELECTRIC
SF	PROPOSED SILT FENCE
PSL	PROPOSED PRIVATE SANITARY LATERAL
WL	PROPOSED SILT FENCE
	PROPOSED PARKING LOT LIGHTING
	PROPOSED STORM INLET PROTECTION
	PROPOSED INTERIOR LANDSCAPING AREA
	AREA ALLOCATED FOR REG. FLOODPLAIN VOLUME COMPENSATION

WM# 7828

26-DDP-0022

DRAWN BY: NTD
CHECKED BY: NTD
JOB NO. 25003
DATE: 05-26-26

REVISION	BY	DATE

REVISED DISTRICT DEVELOPMENT PLAN
UPTON QUICK STOP LLC.
6311 NEW CUT ROAD
FAIRDALE, JEFFERSON COUNTY, KENTUCKY

OFFICE ADDRESS
5400 DIXIE HIGHWAY/MILLE ROAD
DANVILLE, KY 40422
CONTACT US
LAURA WILLIAMS
(859) 236-4402
mr.c_burns@dsaengineeringsolutions.com
DSA
ENGINEERING SOLUTIONS, PLLC.

SHEET