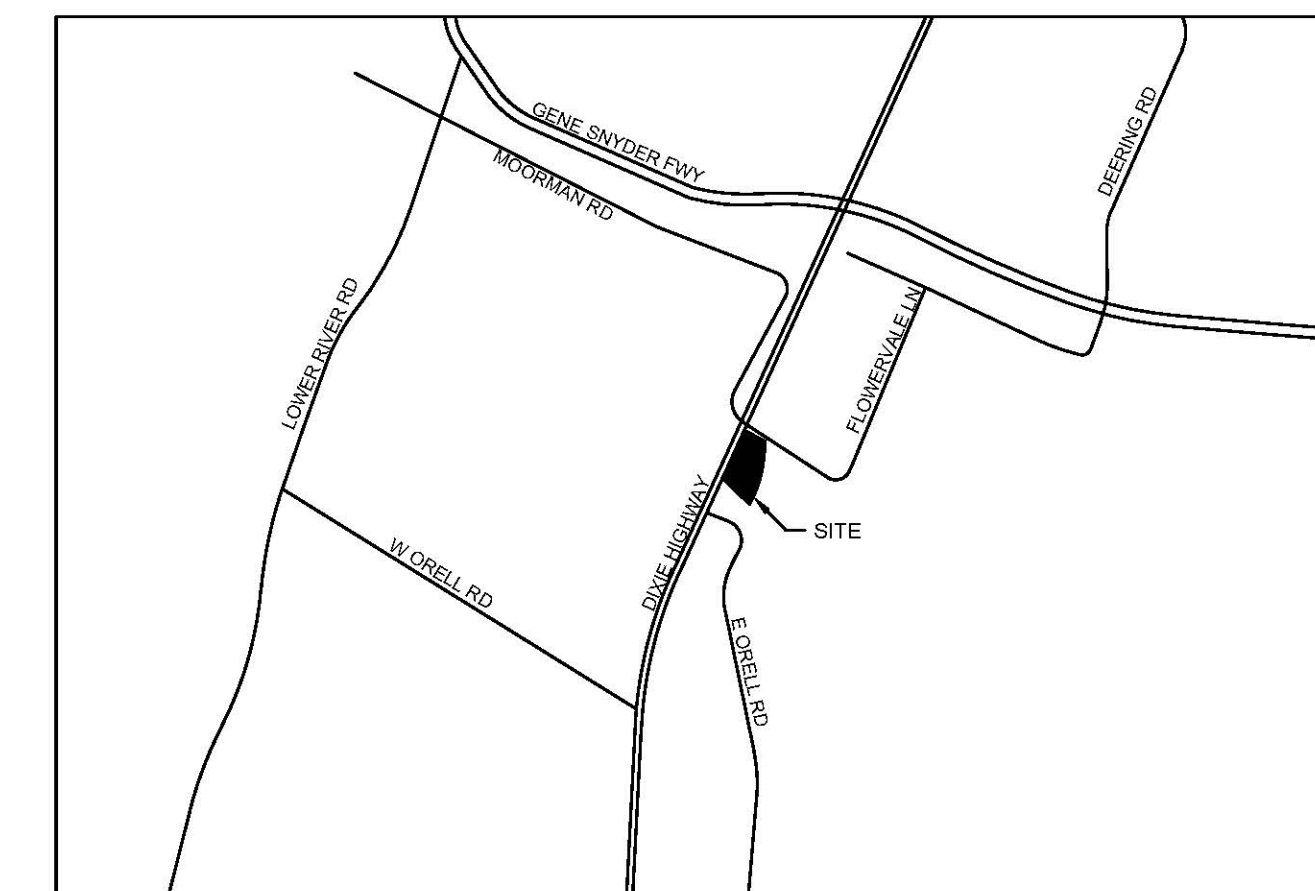


**GENERAL NOTES**

- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C 0121 E.
- DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL THE LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
- TRANSPORTATION PLANNING APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- ALL SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF LDC CHAPTER 8. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS AND KYTC PRIOR TO CONSTRUCTION APPROVAL.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND 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.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- ALL NEW SIDEWALKS SHALL BE BUILT TO ADA CURRENT STANDARDS.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER CHAPTER 10.
- SEWAGE TREATMENT PLANT SERVING SITE IS DEREK R. GUTHRIE.
- LOT PROPERTY LINES ARE LOCATED VIA SEALED SURVEY.
- LONG-TERM BICYCLE PARKING SPACES WILL BE LOCATED INTERIOR TO THE BUILDING.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- KYTC WILL NOT PERMIT INCREASE IN SURFACE DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY. DRAINAGE CALCULATIONS WILL BE REQUIRED FOR ALL DRAINAGE TO THE RIGHT OF WAY.
- KYTC WILL REQUIRE AN ENCROACHMENT PERMIT FOR ANY WORK IN STATE RIGHT OF WAY.
- SIDEWALK EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
- MINOR PLAT ADJUSTING THE LOT LINES, LOT CONSOLIDATION, CROSS ACCESS AGREEMENT, OR EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- BOLLARDS SHALL BE USED TO SATISFY THE REQUIREMENTS OF 9.1.12.C.

**MSD / EPSC NOTES**

- 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 ORDINANCES.
- THE APPROVED EROSION PREVENTION AND SETTLEMENT 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 BMPs SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- 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.
- 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.
- ONSITE DETENTION WILL BE PROVIDED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO THE PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORM EVENTS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESPECTIVE.
- SHOULD UNDERGROUND DETENTION BE UTILIZED, IT MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- IF THE SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTION PER MSD'S FATS, OIL AND GREASE POLICY.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION APPROVAL.



LOCATION MAP  
N.T.S.



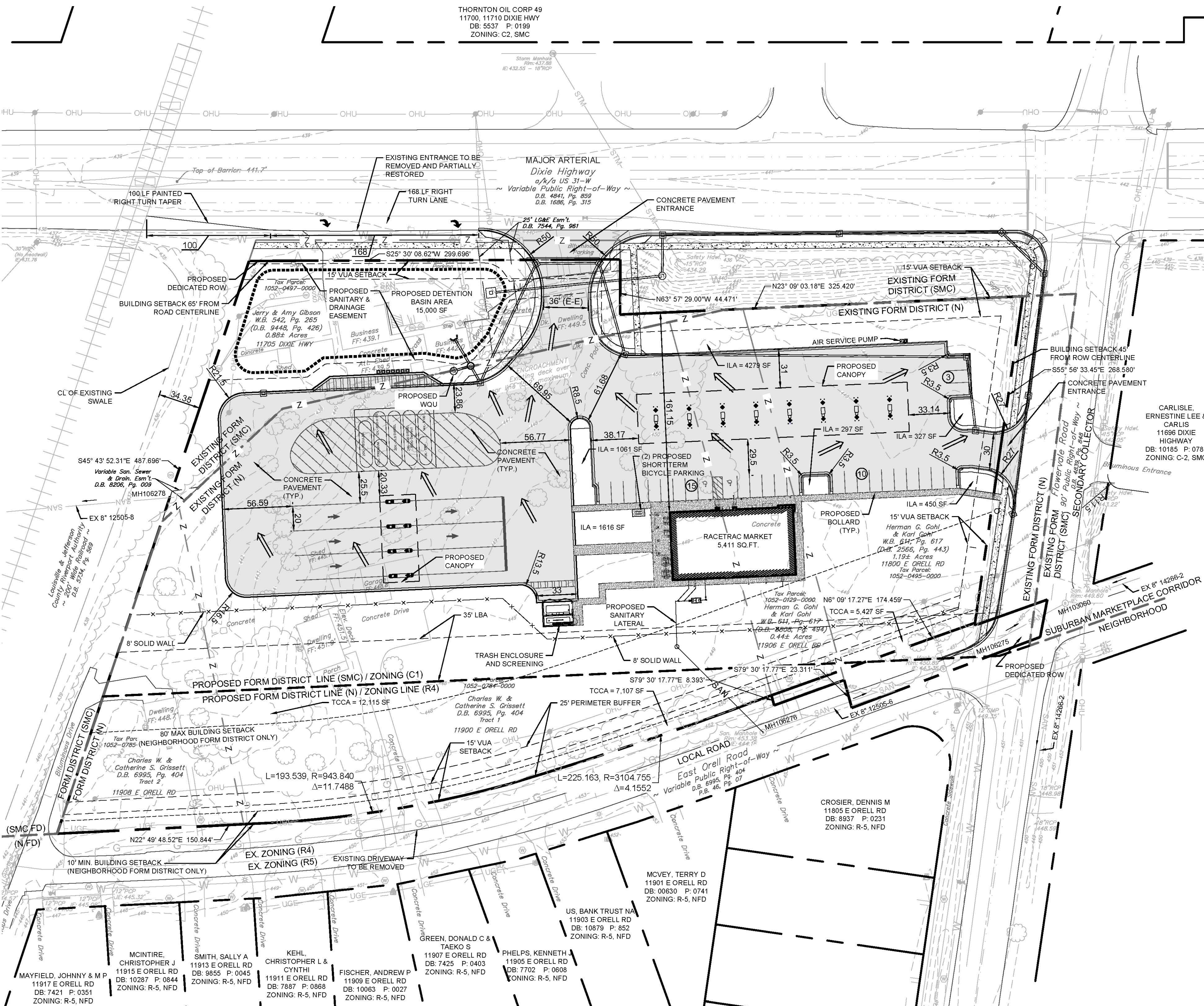
GreshamSmith.com

101 South Fifth Street  
Suite 1400  
Louisville, KY 40202

502.627.8900

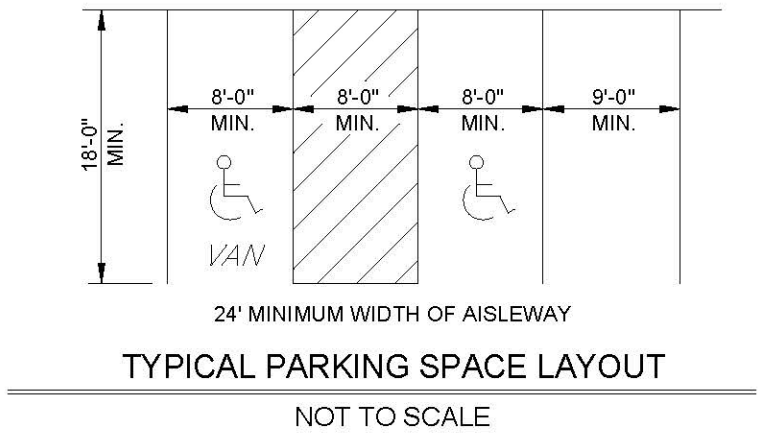
**RaceTrac**  
11800, 11806, 11900, 11908 East Orell Road  
and 11705 Dixie Highway  
LOUISVILLE, KENTUCKY 40272

**NOT FOR CONSTRUCTION**



**DATA TABLE**

Existing Use:	Single Family Residential / Commercial / Vacant
Proposed Use:	Commercial / 24-Hour Convenience Store
Existing Zoning:	R4 & C2
Proposed Zoning:	R4 & C1
Existing Form District:	Neighborhood & Suburban Marketplace Corridor
Proposed Form District:	Neighborhood & Suburban Marketplace Corridor
Related Case #:	None
Sub-Area:	0000, 0000, 0000, 0000, 0000,
Tax Block/Lot Number:	1052-0495, 1052-0129, 1052-0784, 1052-0785, 1052-0497
Site Area:	6.15 AC
Existing Building Area:	6,963 SF
Proposed Building Area:	5,411 SF
Total Building Area:	5,411 SF
Proposed Building Height:	23'
MAX Building Height:	45'
Proposed Floor Area Ratio:	02



**OWNER/DEVELOPER:**  
RACETRAC PETROLEUM, INC.  
200 GALLERIA PARKWAY SE, #900  
ATLANTA, GEORGIA 30339

**PROJECT ENGINEER:**  
GRESHAM SMITH  
111 W. MAIN STREET #201  
LOUISVILLE, KENTUCKY 40202

**LOT LANDSCAPE REQUIREMENTS**

Tree Canopy Class	TYPE C
Existing Canopy	21%, 56,977 SF
Preserved Canopy Area	9%, 24,649 SF
Total Canopy Area Req'd	17%, 45,542 SF

**VEHICULAR USE AREA / INTERIOR LANDSCAPE AREA**

Total VUA	89,662 SF
ILA Required	7.5% VUA = 6,725 SF
ILA Provided	8,030 SF

**PARKING TOTALS**

On-Site Parking Provided	28
Handicap Stalls Provided	2
Parking Required Min	27
Parking Required Max	54
Bicycle Parking Provided long / short	2 / 2
Bicycle Required long / short	2 / 2

**PARKING CALCULATIONS (GAS STATIONS)**

MINIMUM PARKING: 1 SPACE FOR EACH 200 SF OF GROSS FLOOR AREA

MIN PARKING = (5,411 SF / 200) X 1 = 27 SPACES

MAXIMUM PARKING: 1 SPACE FOR EACH 100 SF OF GROSS FLOOR AREA

MAX. PARKING = (5,411 SF / 100) X 1 = 54 SPACES

**BIKE PARKING CALCULATIONS (RETAIL SALES)**

LONG TERM & SHORT TERM: 2, OR 1 PER 50,000 SF OF GROSS FLOOR AREA

TOTAL BIKE PARKING (LONG & SHORT TERM) = 2

**WATER QUALITY CALCULATIONS**

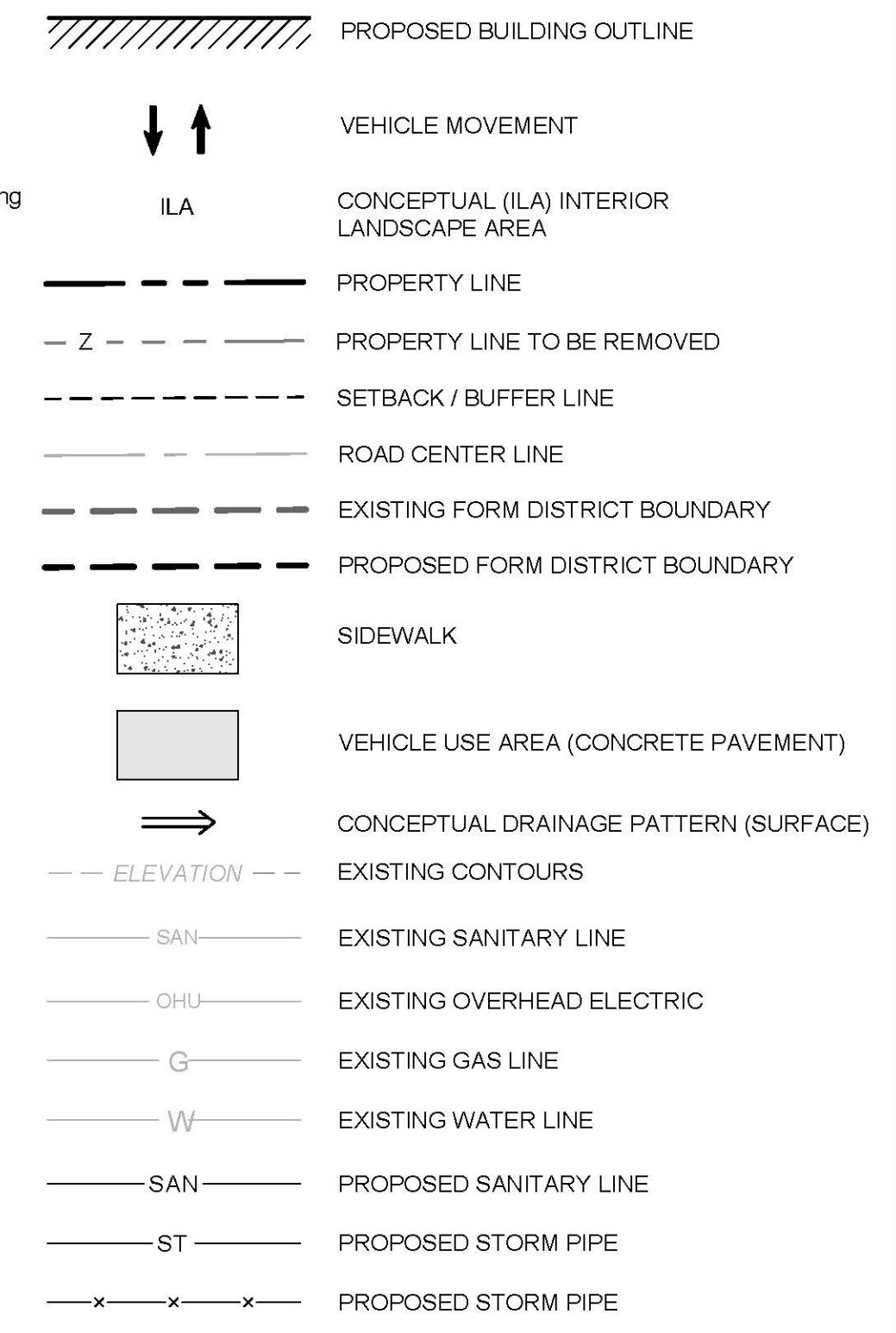
BASIN:  
WQ = 0.61in/hr X 0.85 X 5.00 AC = 2.55 CFS  
EXISTING IMPERVIOUS AREA = 28,628 SF  
PROPOSED IMPERVIOUS AREA = 112,913 SF  
NET IMPROVED AREA = 84,285 SF

**PRELIMINARY DETENTION CALCULATIONS**

X = CRS/12  
C = 0.85 - 0.31 = 0.54  
A = 217,800 SF  
R = 2.8 INCHES  
X = (0.54)(2.8)(217,800) / 12 = 27,442 CF

**NOTE:**  
APPLICANT HAS REQUESTED FEE IN LIEU OPTION FOR SIDEWALK ALONG EAST ORELL ROAD

**LEGEND**



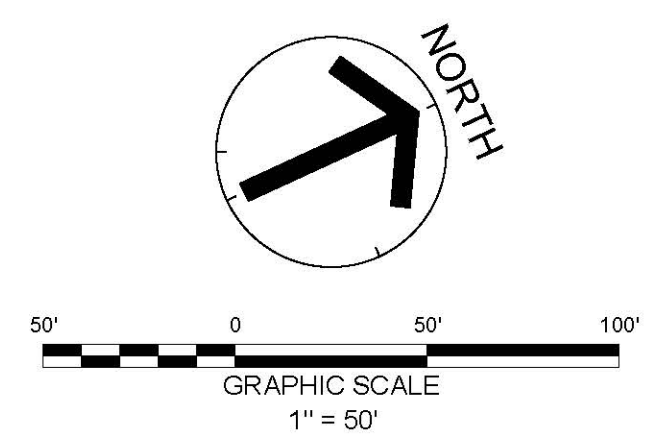
**Revision**

No.	Date	Description
1	05/13/2020	UPDATED DRIVEWAY
2	06/08/2020	AGENCY COMMENTS
3	04/08/2021	FORM DISTRICT
4	05/10/2021	ZONING CHANGE

**CATEGORY 3  
DETAILED DISTRICT  
DEVELOPMENT PLAN**

**DP-1**

43495.04  
March 30, 2020



Drawn By: JJK  
Checked By: JB  
Approved By: MAM

C:\Users\mclaren\BIM\360\CreshamSmith\43495.04 RaceTrac Dixie Hwy R20\Project Files\06\Civil\Sheets\4349504\_DDDP.dwg - Matt McLaren - 5/10/2021 1:26:51 PM