

WAIVER REQUEST

1. A Waiver is requested from LDC Section 10.3.5 to allow the existing drive to encroach into the Setback & Parkway Buffer.

PROJECT DATA

TOTAL SITE AREA	= 1.3± Ac. (57,499 SF)
EXISTING ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= DRIVE-THRU RESTAURANT
BUILDING HEIGHT	= 1 STORY (25' MAX. ALLOWED)
BUILDING AREA	= 3,230 SF
F.A.R.	= 0.05 (1.0 MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
1/125 S.F. MIN.	= 26 SP 65 SP
1/50 S.F. MAX.	= 37 65 SP
TOTAL PARKING REQUIRED	= 26 SP 65 SP
TOTAL PARKING PROVIDED	= 37
	(2 ADA SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 31,530 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 2,365 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 2,375 SF
EXISTING IMPERVIOUS	= 14,232 SF
PROPOSED IMPERVIOUS	= 36,812 SF (158% INCREASE)

GENERAL NOTES:

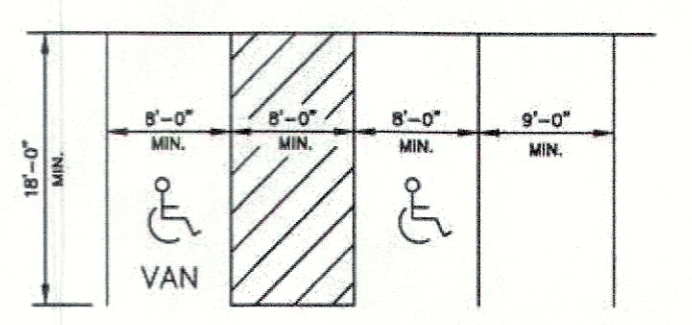
- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in 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 composition of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line 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.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
- Cross Access/General Crossover Agreement recorded in D.B. 9092 PG. 21.

MSD NOTES:

- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by existing connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0050 F dated February 26, 2021.
- Drainage pattern depicted by arrows (==>) is for conceptual purposes.
- If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
- Detention for this site is provided by a Regional Basin Downstream.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 23,992 S.F.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 1.3± Ac. (57,499 SF)
EXISTING TREE CANOPY AREA	= 2,147 SF (4%)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (20,125 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (20,125 S.F.)

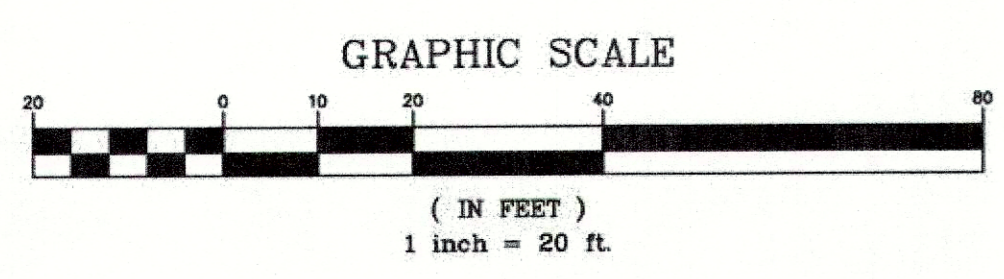


24' MINIMUM WIDTH OF AISLEWAY
TYPICAL PARKING SPACE LAYOUT
 NO SCALE

SITE ADDRESS:
 13712 & 13801 ENGLISH VILLA DR
 LOUISVILLE/MIDDLETOWN, KY 40245
 TAX BLOCK 32, LOT 242
 D.B. 9331, PG. 523
 COUNCIL DISTRICT - 11, 19
 FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN
 MUNICIPALITY - LOUISVILLE, MIDDLETOWN

RECEIVED
 AUG 31 2022
 PLANNING & DESIGN SERVICES

CASE #22-DDP-0075
 SUB #1092



LEGEND

- - - - - = EXISTING CONTOUR
- - - - - = EXISTING STORM SEWER
- - - - - = PROPOSED STORM SEWER, CATCH BASIN
- - - - - = EXISTING SEWER AND MANHOLE
- - - - - = EXISTING PROPERTY SERVICE CONNECTION
- - - - - = PROPOSED WATER LINES
- - - - - = EXISTING GAS LINES
- - - - - = PROPOSED GAS LINES
- - - - - = EXISTING OVERHEAD ELECTRIC
- - - - - = EXISTING GUY WIRE
- - - - - = EXISTING WATER VALVE
- - - - - = EXISTING UTILITY POLE
- - - - - = EXISTING FIRE HYDRANT
- - - - - = EXISTING LIGHT POLE
- - - - - = EXISTING TREE

REVISIONS	
BY	DESCRIPTION
JH	REVISED PER AGENCY COMMENTS
BB	GENERAL REVISION
DATE	
8/1/22	
8/22/22	
NO.	
1	
2	

PROJECT DATA
 FILE NAME: 21094 - DDP
 DATE: 7/1/22
 SCALE: AS SHOWN
 DRAWN BY: TF
 CHECKED BY: MH

REVISIONS

DATE

NO.

BY

DESCRIPTION

REVISED PER AGENCY COMMENTS

GENERAL REVISION

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LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SCAPING - LANDSCAPE ARCHITECTURE
 505 WINDING ROAD SUITE 100
 WINDING ROAD SUITE 100
 WINDING ROAD SUITE 100
 WINDING ROAD SUITE 100

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

VILLAGES OF ENGLISH STATION - JAGGERS

OWNER/DEVELOPER
HOGAN HOLDINGS 15 LLC & ENGLISH STATION
 9-300 SHELBYVILLE ROAD SUITE 1300
 LOUISVILLE, KY 40222

JOB NO. **21094**

SHEET **1** OF **1**