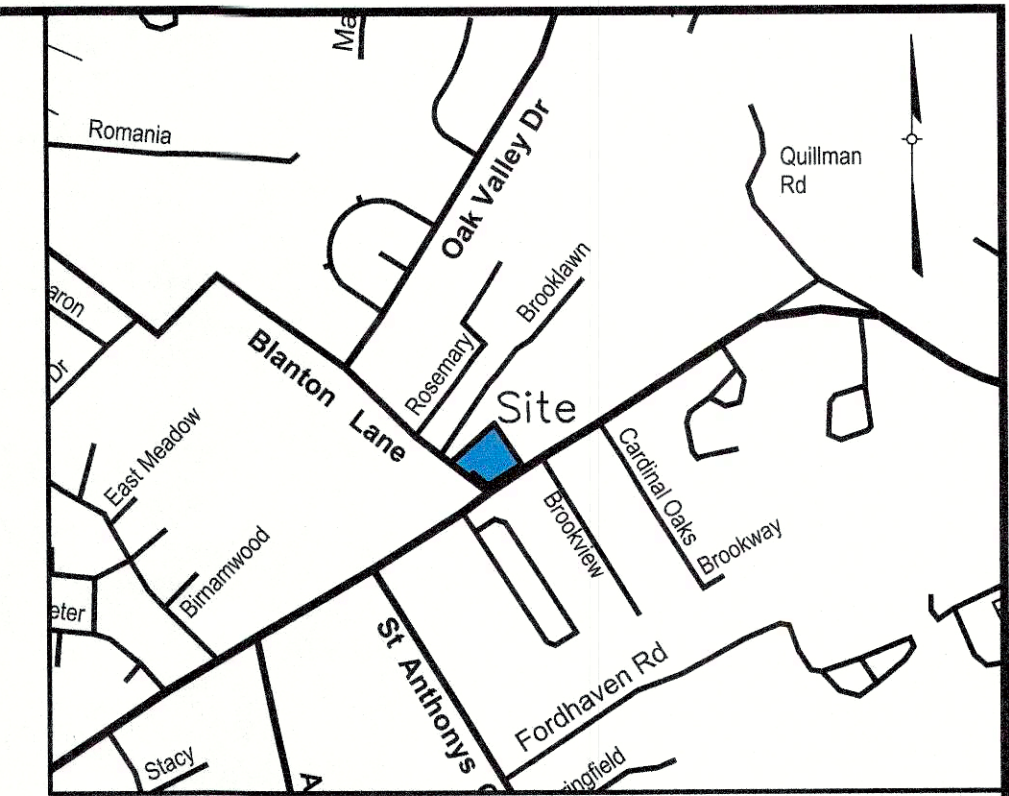


VARIANCE REQUESTED:

A VARIANCE IS REQUESTED FROM SECTION 5.1.12 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW THE BUILDING TO EXCEED THE MAXIMUM INFILL SETBACKS, 45' FROM BLANTON LANE AND 45' FROM ST ANDREWS CHURCH ROAD.

WAIVER REQUESTED:

A WAIVER IS REQUESTED FROM SECTION 10.2.4.B.3 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW A LANDSCAPE BUFFER TO ENCROACH INTO THE EXISTING UTILITY EASEMENT BY MORE THAN 50%.



LOCATION MAP
NOT TO SCALE


PROJECT DATA

TOTAL SITE AREA	=	1.62± Ac. (70,537.67 S.F.)
R/W DEDICATION AREA	=	0.10 Ac. (4,300.26 S.F.)
NET SITE AREA	=	1.52± Ac. (66,237.41 S.F.)
FORM DISTRICT	=	NEIGHBORHOOD
EXISTING ZONING	=	C-1
EXISTING USE	=	VACANT
PROPOSED USE	=	GAS STATION / CONVENIENCE STORE / RESTAURANT
	=	(5.0 MAXIMUM PER ZONING)
F.A.R.		
BUILDING AREA	=	4,000 S.F.
GAS STATION / CONVENIENCE STORE	=	1,700 S.F.
RESTAURANT	=	5,700 S.F.
TOTAL BUILDING AREA	=	11,400 S.F.
PROPOSED BUILDING HEIGHT	=	1 STORY (45' MAX. ALLOWED)
PARKING REQUIRED	=	MIN. MAX.
GAS STATION/CONVENIENCE STORE	=	
1 SP/500 S.F. MIN.	=	8 SP
1 SP/200 S.F. MAX.	=	20 SP
RESTAURANT	=	
1 SP/500 S.F. MIN.	=	3 SP
1 SP/100 S.F. MAX.	=	17 SP
TOTAL PARKING REQUIRED	=	11 SPACES 37 SPACES
TOTAL PARKING PROVIDED	=	17 SPACES
	=	(2 ACCESSIBLE SPACE INCLUDED)
TOTAL VEHICULAR USE AREA	=	37,177 S.F.
VEHICULAR USE AREA	=	37,177 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	=	2,788 S.F. (7.5% OF VUA)
INTERIOR LANDSCAPE AREA PROVIDED	=	2,835 S.F. (7.6% OF VUA)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. There shall be no commercial signs in the Right of Way.
4. There shall be no landscaping in the Right of Way without an encroachment permit.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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 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.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate pre-existing 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 the Planning Commission and legal counsel shall be recorded prior to the time of construction and shall run with the adjacent property to be developed.
9. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
10. Dumpster shall be screened in accordance with Land Development Code section 4.4.9.
11. Street trees to be provided in each right-of-way per Land Development Code section 10.2.8. Final location and type to be shown on the approved landscape plan.
12. There shall be no commercial signs on the right-of-way.
13. There should be no landscaping in the right-of-way without an encroachment permit. Tree species planted in the right of way must conform with District 5 list of approved trees.
14. Site lighting shall not shine in the eyes of drivers. If it does it should be re-aimed, shielded or turned off.
15. All drainage structures within state right of way shall be state design.
16. There will be no parking nor any portion of any parking lot on state right of way.
17. All new and existing sidewalks shall be either brought up to or built to ADA standards.

MSD NOTES:

1. Sanitary sewer service provided by PSC, subject to Fee's and any applicable charges..
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0089 F dated February 26, 2021.
3. 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.
4. Site will be subject to MSD Regional Facilities Fee.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. A Downstream Facilities Capacity Request has been submitted to MSD.
7. 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.
8. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
9. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
10. KYTC approval may be required prior to MSD construction plan approval.
11. 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.
12. All retail shops must have individual connections per MSD's fats, oil and grease policy.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 66,237 S.F.
TOTAL TREE CANOPY REQUIRED	= 35% (23,183 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0 S.F.
EXISTING TREE CANOPY	= 13,137 SF (20%)
PROPOSED TREE CANOPY TO BE PLANTED	= 23,183 S.F. (35%)

SITE ADDRESS:
3305 BLANTON LANE
LOUISVILLE, KY 40213
D.B. 12176, PG. 0262
TAX BLOCK 1033, LOT 0168

OWNER:
AXIS INVESTMENTS LLC
PO BOX 436708
LOUISVILLE, KY 40253

COUNCIL DISTRICT - 12
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK

WATER# 6738 / 21 1220

[illegible]

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA

FILE NAME: 21187 CAT2B

DATE: 11/11/2021

CHECKED BY: TB

SCALE: AS SHOWN

DRAWN BY: TB

LD&D

LAND DESIGN & DEVELOPMENT, INC.
BUSINESS • LAND • AIRWAYS • LANDSCAPE ARCHITECTURE
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FAX: 502.444.9976 PHONE: 502.444.9974
WEB SITE: WWW.LD-D.COM

CATEGORY 2B DEVELOPMENT | PLAN

AXIS ST ANDREWS CHURCH ROAD

OWNER / DEVELOPER
AXIS INVESTMENTS LLC
PO BOX 436708
LOUISVILLE, KY

21187
SHEET 1
OF 1