

LONGVIEW
FARM DR

GELHAUS LANE - R/W VARIES (80' MIN. REQ'D.)

NOTICE
PERMITS SHALL BE ISSUED
ONLY IN CONFORMANCE
WITH THE BINDING ELEMENTS
OF THIS DISTRICT
DEVELOPMENT PLAN.



MSD STANDARD EROSION CONTROLS	
	STONE BAG CHECK DAM
	WINGED HEADWALL INLET PROTECTION
	STONE BAG INLET PROTECTION
	SILT FENCE

LEGEND

- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE
- = PROPOSED SURFACE DRAINAGE FLOW DIRECTION

DETENTION BASIN CALCULATIONS

$$X = \Delta C R A / 12$$

$$\Delta C = 0.75 - 0.23 = 0.52$$

$$A = 4.0 \text{ ACRES}$$

$$R = 2.8 \text{ INCHES}$$

$$X = (0.52)(4.0)(2.8) / 12 = 0.48 \text{ AC.-FT.}$$

$$\text{REQUIRED } X = 21,141 \text{ CU.FT.}$$

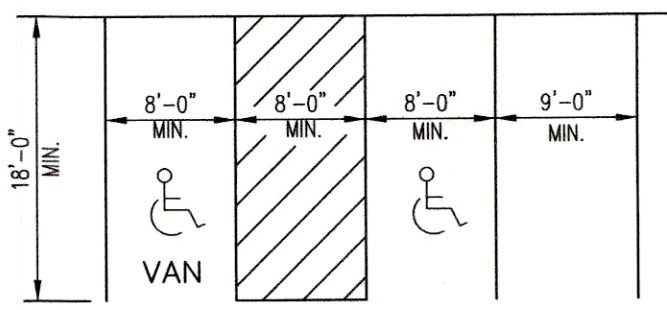
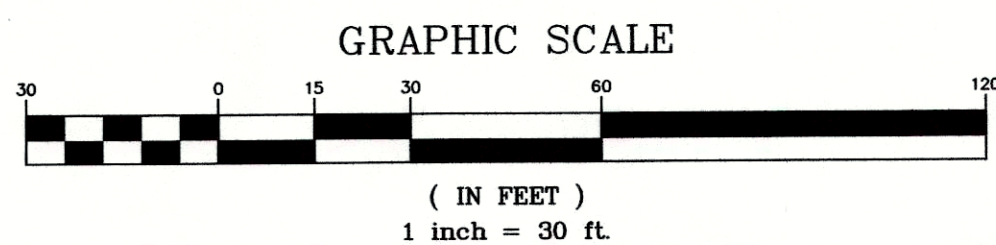
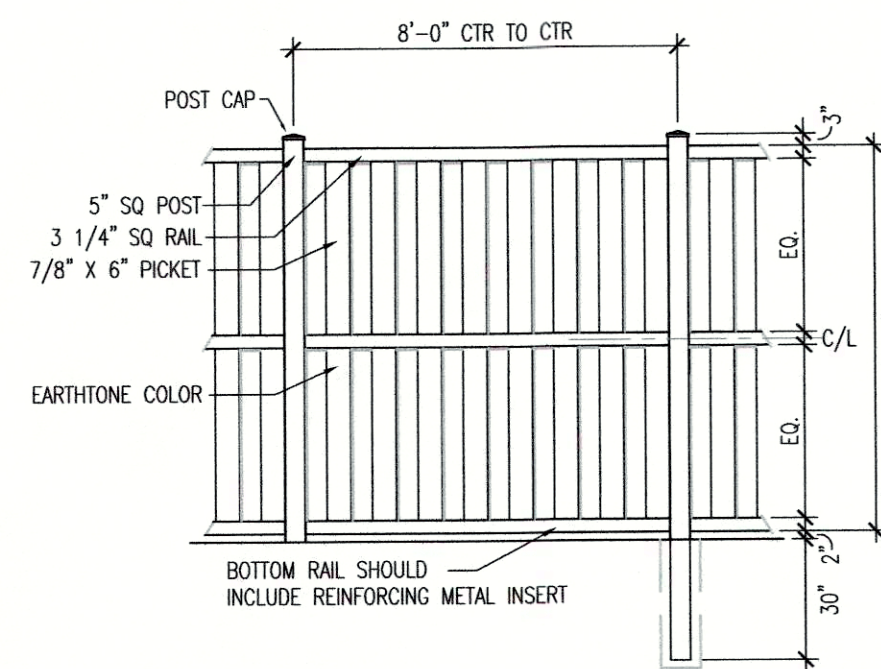
$$\text{PROVIDED BASIN} = 8,957 \text{ SQ.FT.}$$

$$\text{TOTAL} = 7,898 \text{ SQ.FT.} @ \text{ APPROX. } 3 \text{ FT. DEPTH}$$

$$= 23,694 \text{ CU.FT.} > 21,141 \text{ CU.FT.}$$

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 155,945 S.F.
EXISTING TREE CANOPY AREA	= APPROX. 70% (109,880 S.F.)
CANOPY REQUIREMENT CLASS	= CLASS C / 41%-75% COVERAGE
TOTAL TREE CANOPY AREA REQUIRED	= 30% (46,784 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 46,784 S.F. (30%)

TYPICAL PARKING SPACE LAYOUT
NO SCALE8' HEIGHT VINYL SHADOWBOX FENCE DETAIL
NOT TO SCALE

WAIVER REQUEST

- A WAIVER IS REQUESTED FROM THE LAND DEVELOPMENT CODE, CHAPTER 10, PART 3, SECTION 7: PARKWAY SETBACKS, BUFFERING, AND LANDSCAPING REQUIREMENTS, TO REDUCE THE REQUIRED 50 FOOT GENE SNYDER FREEWAY BUFFER FROM 50 FEET TO 15 FEET.
- A WAIVER IS REQUESTED FROM THE LAND DEVELOPMENT CODE, CHAPTER 10, PART 2, SECTION 4: PROPERTY PERIMETER LANDSCAPE BUFFER AREA, TO REDUCE THE REQUIRED 25 FOOT PROPERTY PERIMETER LANDSCAPE BUFFER TO 5 FEET DUE TO THE EXISTING 20 FOOT LANDSCAPE BUFFER AREA ON THE ADJACENT PROPERTIES.
- A WAIVER IS REQUESTED FROM THE LAND DEVELOPMENT CODE, CHAPTER 8, PART 2, SECTION 1.0.6.: SIGN ILLUMINATION AND MOVEMENT, TO ALLOW A LED SIGN TO BE CLOSER THAN 300 FEET TO NEIGHBORING RESIDENTIAL PROPERTY.

LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 4.00+ ACRES
R/W DEDICATION AREA	= 0.66+ ACRES
NET SITE AREA	= 3.34+ ACRES
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= RESIDENTIAL
PROPOSED USE & BUILDING AREAS	
SERVICE STATION	= 4,000 S.F.
RESTAURANT 1	= 8,500 S.F.
RESTAURANT 2	= 1,500 S.F.
RESTAURANT 3	= 1,820 S.F.
TOTAL BUILDING AREA	= 15,820 S.F.
F.A.R.	= 0.10 (1.0 MAXIMUM ALLOWED)

PROPOSED BUILDING HEIGHTS	
SERVICE STATION	= ONE STORY (25' MAXIMUM ALLOWED)
RESTAURANT 1	= ONE STORY (25' MAXIMUM ALLOWED)
RESTAURANT 2	= ONE STORY (25' MAXIMUM ALLOWED)
RESTAURANT 3	= ONE STORY (30' MAXIMUM ALLOWED)

PARKING REQUIRED	
SERVICE STATION	4,950/200S.F. (MIN.); 4,950/100S.F. (MAX.) = 25 SPACES 50 SPACES
RESTAURANT 1	1,500/125S.F. (MIN.); 1,500/50S.F. (MAX.) = 12 SPACES 30 SPACES
RESTAURANT 2	1,820/125S.F. (MIN.); 1,820/50S.F. (MAX.) = 15 SPACES 36 SPACES
RESTAURANT 3	1,820/125S.F. (MIN.); 1,820/50S.F. (MAX.) = 15 SPACES 36 SPACES
TOTAL PARKING PROVIDED	= 80 SPACES (159 SPACES)
TOTAL PARKING PROVIDED	= 94 SPACES (6 ACCESSIBLE SPACES INCLUDED)
BICYCLE PARKING	
RESTAURANT 1	= 1 SPACE
RESTAURANT 2	= 1 SPACE
SERVICE STATION	= 1 SPACE
TOTAL VEHICULAR USE AREA (VUA)	= 73,196 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 5,490 S.F. (7.5% OF VUA)
INTERIOR LANDSCAPE AREA PROVIDED	= 11,375 S.F. (15% OF VUA)

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.
- State Highway encroachment permit will be required for the entrance.
- 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 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.
- KTC permit will be required prior to construction plan approval.
- All drainage structures within the State Right of Way shall be state design.
- All new and existing sidewalks shall be built or brought up to ADA current standards.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- No karst features were evident on the site per site visit by Kevin Young, RLA of LD&D, Inc.
- The LDC Section 5.1.9 Maximum Setback Alternatives for Suburban Form Districts is being applied to meet the Front Minimum and Maximum Setback requirement.
- If a right turn lane is constructed onto Gelhaus Lane from the subject site, it will extend to Farmer Elementary School's Entrance.
- Access to the Brown property, via KY-6326, shall remain open and unobstructed at all times during construction.

MSD NOTES:

- Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0098 E dated December 5, 2006.
- 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. Post-developed peak flows will be limited to pre-developed peaks for 2, 10, 25, & 100 year storms, to the capacity of the downstream system whichever is more restrictive.
- A Downstream Facilities Capacity Request was approved by MSD per letter dated 11/16/2015.
- 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.
- 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.
- A letter from Jefferson County Public Schools allowing off-site work for the detention basin outlet connection will be required prior to MSD construction plan approval.
- MSD Sanitary Sewer Department approval is required prior to MSD storm water construction plan approval.
- MSD Construction Bond required prior to construction plan approval.
- All retail shops must have individual connections per MSD's fats, oils, and grease policy.
- Site Geotechnical Report is required prior to building prior to MSD construction plan approval.
- A 15' off-site Sanitary and Drainage Easement will be provided to connect the existing MSD easements for the site's through drainage.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- 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 shall be installed per the plan and MSD standards.
- Detention 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 seeded, 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.
- Where construction or land disturbance activity is 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 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 discharge into a stream, pond, swale or catch basin.
- All storm drainage shall conform to MSD standard specifications.
- 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.

OWNER:

DONALD F. & LINDA ROGERS
6503 BILLTOWN ROAD
JEFFERSONTOWN, KY 40299

SITE ADDRESS:

6503 BILLTOWN ROAD
JEFFERSONTOWN, KY 40299
TAX BLOCK 0052, LOT 0101
D.B. 4130, PG. 0448

COUNCIL DISTRICT - 20

FIRE PROTECTION DISTRICT - JEFFERSONTOWN/FERN CREEK

CASE: 15ZONE1057

WM#10199

REVISIONS	
BY	SBS
DESCRIPTION	ADD N GELHAUS R/W DEDICATION
DATE	3-1-16
NO.	1

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA	
FILE NAME: 15144-DDDP	SCALE AS SHOWN
DATE: 3-16-16	CHECKED BY: AER
DRAWN BY: 4/1/16	

LD&D

LAND DESIGN & DEVELOPMENT, INC.
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DETAILED DISTRICT DEVELOPMENT PLAN
6503 BILLTOWN ROAD

DEVELOPER
SHALIMAR INVESTMENTS LLC
10412 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299

JOB NO.
15144SHEET
1
OF 1

15 ZONE 1057