

**GENERAL NOTES**

- ALL EXISTING STRUCTURES AND IMPROVEMENTS TO BE REMOVED FROM THE SITE.
- ALL SIDEWALKS SHALL HAVE ADA COMPLIANT RAMPS. ALL RAMPS SHALL HAVE DETECTABLE WARNINGS.
- ALL PAVEMENT MARKINGS/SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- SOIL TYPE IS LISTED PER THE JEFFERSON COUNTY SOIL SURVEY AS URBAN LAND-ALFIC-UDARENTS, HYDROLOGIC SOIL GROUP "D".
- FREESTANDING BUSINESS SIGNS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- ALL SITE LIGHTING, IF PROVIDED, SHALL BE IN CONFORMANCE WITH CHAPTER 4, PART 1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
- STORMWATER SHALL BE DIRECTED TO THE EXISTING STORM SYSTEM. PROPOSED IMPERVIOUS AREA WILL BE LESS THAN EXISTING IMPERVIOUS AREA, THEREFORE, NO DETENTION WILL BE REQUIRED FOR THIS SITE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES. SITE MUST MEET MSD'S WATER QUALITY REQUIREMENTS.
- 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.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH AND WELLNESS PER CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- SANITARY SEWER SERVICE TO BE APPROVED BY MSD. EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX INCH SANITARY SEWER. ADDITIONALLY, OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER PSC.
- THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM MAP 21111C0108E DATED DECEMBER 5, 2006.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
- SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AND ROADWAYS. SITE LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF SECTION 4.1.3 OF THE LAND DEVELOPMENT CODE. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE REAIMED, SHIELDED OR TURNED OFF.
- THERE SHALL BE NO INCREASE IN RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
- 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. TREE SPECIES PLANTED IN THE RIGHT OF WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
- ALL WORK WITHIN THE RIGHT OF WAY WILL REQUIRE CONSTRUCTION PLANS, BOND, AND PERMIT FROM THE KENTUCKY TRANSPORTATION CABINET.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE, PER LDC SECTION 9.1.12.C.

- AN EASEMENT PLAT FOR THROUGH DRAINAGE WILL BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL BY MSD.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL SEWER CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
- ALL FOOD ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
- PROPOSED DEVELOPMENT MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
- THERE SHALL BE NO PARKING NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT WAY
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS. GRASS VERGE BETWEEN SIDEWALK AND BACK OF CURB SHALL BE MAINTAINED OR CONSTRUCTED ACROSS PROPERTY FRONTAGE.
- LOT CONSOLIDATION TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.

**WAIVERS / VARIANCES REQUESTED**

- WAIVER OF LDC SECTION 10.2.4.B.3 TO ALLOW THE EXISTING UTILITY EASEMENT ALONG MT. HOLLY ROAD TO ENCRACH INTO THE REQUIRED LANDSCAPE BUFFER AREA MORE THAN 50 PERCENT.
- WAIVER OF LDC SECTION 5.5.1.A TO ALLOW THE PROPOSED FUEL CANOPY TO BE LOCATED BETWEEN THE PRINCIPAL STRUCTURE AND THE PUBLIC STREET, AND TO ALLOW DRIVE LANES TO BE VISIBLE FROM THE STREET, AND TO WAIVE THE REQUIREMENTS FOR VEHICULAR AND PEDESTRIAN CONNECTIONS TO ADJUTING DEVELOPMENT.
- VARIANCE FROM LDC SECTION 5.1.12 TO ALLOW THE PROPOSED BUILDING TO BE SETBACK BEYOND THE SETBACK ALLOWED BY INFILL STANDARDS, AND TO ALLOW THE PROPOSED BUILDING HEIGHT TO EXCEED THE HEIGHT ALLOWED BY INFILL STANDARDS.
- WAIVER OF LDC SECTION 10.2.4 TO ALLOW THE PROPOSED BUILDING TO ENCRACH INTO THE REQUIRED PROPERTY PERIMETER BUFFER AT THE SOUTHEAST CORNER OF THE BUILDING.

**EROSION PREVENTION AND SEDIMENT CONTROL**

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 (BEST MANAGEMENT PRACTICES) 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. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

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 NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.



**Vicinity Map**  
Not To Scale

**SITE SUMMARY**

EXISTING ZONING DISTRICT: 404 MT. HOLLY RD. C-2,  
406 MT. HOLLY RD. R-4  
PROPOSED ZONING DISTRICT: 404 MT. HOLLY RD. C-2,  
406 MT. HOLLY RD. C-1  
FORM DISTRICT: VILLAGE CENTER  
COUNCIL DISTRICT: 13  
FIRE PROTECTION DISTRICT: FAIRDALE  
TAX BLOCK 1121, LOT NO. 9, 22, AND 23.  
D.B. 9787, PG. 159, AND D.B. 8372, PG. 829.  
EXISTING USE: 404 MT. HOLLY RD. CONVENIENCE STORE/GAS STATION,  
406 MT. HOLLY RD. RESTAURANT  
PROPOSED USE: CONVENIENCE STORE/GAS STATION  
PROPOSED BUILDING AREA: 5,200 S.F.  
FLOOR AREA RATIO (FAR): 0.10  
MAXIMUM FAR: 1.0  
HEIGHT: 23'  
GROSS SITE AREA: 1.141 AC. (49,718 S.F.)  
NET SITE AREA (AFTER R/W DEDICATION): 1.104 AC. (48,086 S.F.)

**PARKING SUMMARY**

BUILDING = 5,200 S.F.  
PARKING REQUIREMENTS (MINIMUM) = 11 SPACES  
CONVENIENCE STORE:  
1 PARKING SPACE PER 500 S.F. = 11 SPACES  
PARKING REQUIREMENTS (MAXIMUM) = 52 SPACES  
CONVENIENCE STORE:  
1 PARKING SPACE PER 100 S.F. = 52 SPACES  
TOTAL PARKING PROVIDED = 17 SPACES INCLUDING  
1 ACCESSIBLE SPACE

**BICYCLE PARKING**

SHORT TERM SPACES = 2  
(BICYCLE RACK TO BE PROVIDED)  
LONG TERM SPACES = 2  
(TO BE PROVIDED INSIDE BUILDING FOR EMPLOYEES)

**LANDSCAPE SUMMARY**

IN ACCORDANCE WITH CHAPTER 10, PART 2 OF THE LAND DEVELOPMENT CODE.  
VEHICULAR USE AREA (VUA) = 26,748 SQ. FT.  
INTERIOR LANDSCAPE AREA (ILA) = 26,748 X 0.05 (5%)  
ILA REQUIRED = 1,337 SQ. FT.  
ILA PROPOSED = 1,427 SQ. FT.

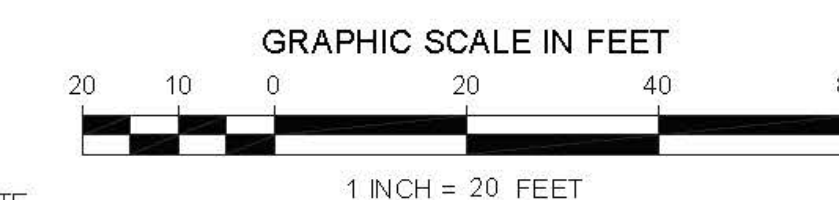
LBA:	REQUIRED	N	S	E	W
	5	5	0/15	15	0
	PROVIDED	5	0/15	15	0

**TREE CANOPY CALCULATIONS**

IN ACCORDANCE WITH CHAPTER 10, PART 1 OF THE LAND DEVELOPMENT CODE:  
EX. TREE CANOPY COVERAGE = 10% (5,100 S.F.)  
TREE CANOPY PRESERVED = 0% (0 S.F.)  
TOTAL TREE CANOPY REQUIRED = 0% (0 S.F.)

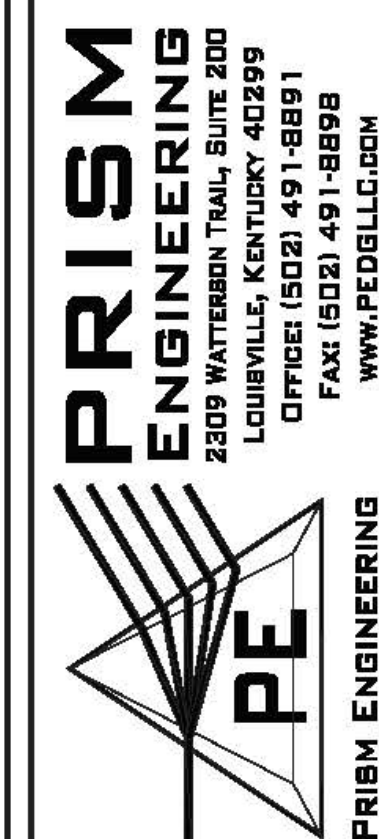
**TBM INFORMATION**

TBM#1 - MAG NAIL AND SHINER  
ELEVATION: 477.98 NAVD 88  
TBM#2 - SQUARE CUT ON CONCRETE HEADWALL  
ELEVATION: 477.20 NAVD 88



20-ZONE-0082  
WM # 12181  
20-ZONEPA-0068

PE PROJ. # 219089-E3



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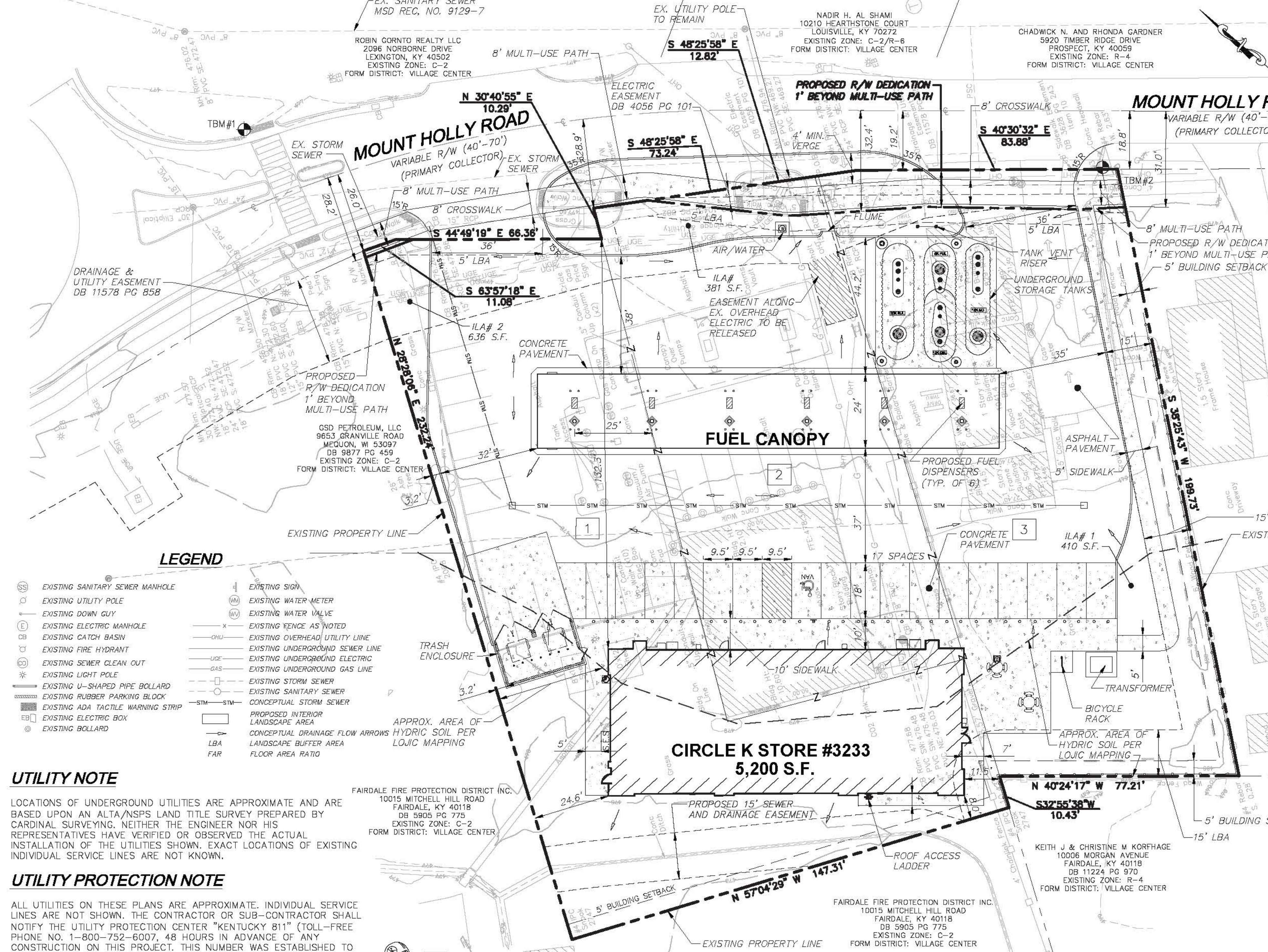
**NOT FOR CONSTRUCTION REVIEW ONLY**

**DETAILED DISTRICT DEVELOPMENT PLAN**  
CIRCLE K STORE NO. 3233  
404 AND 406 MT. HOLLY ROAD  
FAIRDALE, KENTUCKY 40118-9603

NO.	REVISIONS	DESCRIPTION	DATE
1	REMOVED PER AGENCY REVIEW		8-27-20
2	REMOVED PER AGENCY REVIEW		8-31-20
3	REMOVED PER AGENCY REVIEW		10-02-20
4	REMOVED PER AGENCY REVIEW		10-29-20
5	REMOVED PER AGENCY REVIEW		11-12-20
6	REMOVED PER AGENCY REVIEW		11-16-20

OWNER	CHECKED BY	APPROVED BY
MULTIPLE OWNERS SEE PLAN	J.H.	J.H.
	N.W.	P.R.
	R.T.C.	

**JULY 2, 2020**  
**DEVELOPMENT PLAN DP1.0**



**PROPERTY OWNERS**

- MAC'S CONVENIENCE STORES LLC  
PO BOX 347  
COLUMBUS, IN 47202  
DB 9787 PG 159
- MAC'S CONVENIENCE STORES LLC  
PO BOX 347  
COLUMBUS, IN 47202  
DB 9787 PG 159
- HAROLD E SMITH JR  
10515 FOX AVENUE  
FAIRDALE, KY 40118  
DB 8372 PG 829

MICHAEL AND BARBARA TALLEY  
408 MOUNT HOLLY ROAD  
FAIRDALE, KY 40118  
EXISTING ZONE: R-4  
FORM DISTRICT: VILLAGE CENTER

**LEGEND**

- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING DOWN CUY
- EXISTING ELECTRIC MANHOLE
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING SEWER CLEAN OUT
- EXISTING LIGHT POLE
- EXISTING U-SHAPED PIPE BOLLARD
- EXISTING RUBBER PARKING BLOCK
- EXISTING ADA TACTILE WARNING STRIP
- EXISTING ELECTRIC BOX
- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FENCE AS NOTED
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UNDERGROUND SEWER LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND GAS LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- CONCEPTUAL STORM SEWER
- PROPOSED INTERIOR LANDSCAPE AREA
- CONCEPTUAL DRAINAGE FLOW ARROWS
- HYDRIC SOIL PER LOIJC MAPPING
- LBA
- FAR

**UTILITY NOTE**

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CARDINAL SURVEYING. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF EXISTING INDIVIDUAL SERVICE LINES ARE NOT KNOWN.

**UTILITY PROTECTION NOTE**

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL-FREE PHONE NO. 1-800-752-6007, 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

