

SITE SUMMARY

EXISTING 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): 0.11
 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.)

BICYCLE PARKING

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

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

ILA SUMMARY

ILA #1 456 S.F.
 ILA #2 636 S.F.
 ILA #3 635 S.F.
 NOTE: ILA AREAS SHOWN EXCLUDE ANY ADJACENT LBA AREAS.

LANDSCAPE SUMMARY

IN ACCORDANCE WITH CHAPTER 10, PART 2 OF THE LAND DEVELOPMENT CODE:
 VEHICULAR USE AREA (VUA) = 27,033 SQ. FT.
 INTERIOR LANDSCAPE AREA (ILA) = 27,033 X 0.05 (5%)
 ILA REQUIRED = 1,352 SQ. FT.
 ILA PROPOSED = 1,727 SQ. FT.
 ILA TREES REQUIRED (1 TREE/4000 VUA) = 7 TREES
 ILA TREES PROVIDED = 7 TREES

DRAINAGE SUMMARY

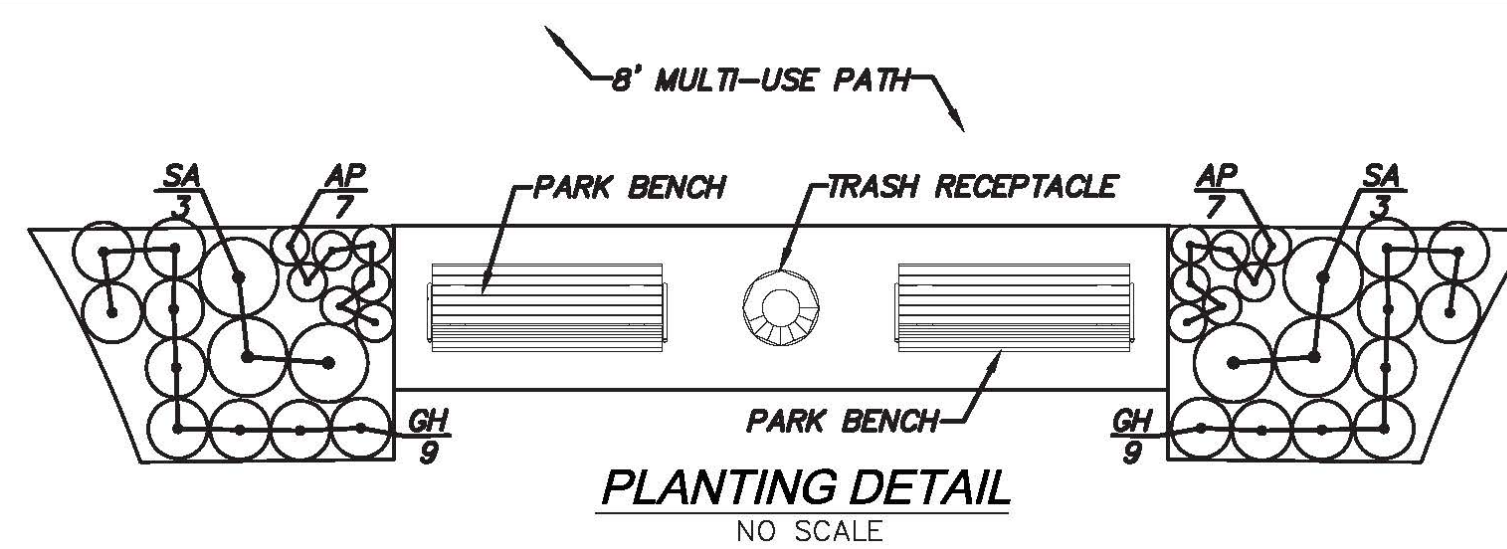
SITE AREA 49,718 S.F. (1.141 AC.)
 HYDROLOGIC SOIL GROUP "D" - ALFIC UDARENTS
 EXISTING IMPERVIOUS AREA = 37,031 S.F.
 EXISTING PERVIOUS AREA = 12,687 S.F.
 PROPOSED IMPERVIOUS AREA = 36,626 S.F.
 PROPOSED PERVIOUS AREA = 13,092 S.F.
 IMPERVIOUS AREA DECREASE = 405 S.F.
 SINCE THERE IS A DECREASE IN IMPERVIOUS AREA, STORMWATER DETENTION IS NOT REQUIRED FOR THIS SITE.

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

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE AS INDICATED BY FLOOD INSURANCE RATE MAP NO. 21111C0108E DATED DECEMBER 5, 2006.



WAIVERS / VARIANCES SUMMARY

- WAIVER OF LDC SECTION 10.2.4.B.3 TO ALLOW THE EXISTING UTILITY EASEMENT ALONG MT. HOLLY ROAD TO ENROACH INTO THE REQUIRED LANDSCAPE BUFFER AREA MORE THAN 50 PERCENT WAIVER APPROVED BY PLANNING COMMISSION ON 01/21/21 UNDER CASE NO. 20-WAIVER-0090.
- 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 BETWEEN THE MAXIMUM SETBACK LINE AND THE BUILDING; TO ALLOW REFUSE COLLECTION AREA TO BE VISIBLE FROM THE STREET, AND TO WAIVE THE REQUIREMENTS FOR VEHICULAR AND PEDESTRIAN CONNECTIONS TO ADJUTING DEVELOPMENT. WAIVER GRANTED ON 01/21/21 BY PLANNING COMMISSION UNDER CASE NO. 20-WAIVER-0091.
- 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. VARIANCE GRANTED ON 01/21/21 BY PLANNING COMMISSION UNDER CASE NO. 20-VARIANCE-0124.
- WAIVER OF LDC SECTION 10.2.4 TO ALLOW THE PROPOSED BUILDING TO ENROACH INTO THE REQUIRED PROPERTY PERIMETER BUFFER AT THE SOUTHEAST CORNER OF THE BUILDING. WAIVER GRANTED ON 01/21/21 BY PLANNING COMMISSION UNDER CASE NO. 20-WAIVER-0102.
- WAIVER OF LDC SECTION 5.5.1.A.3.a TO NOT PROVIDE THE REQUIRED 3' WALL ALONG THE LOT FRONTAGE IS REQUESTED.

PROPERTY OWNERS

- MAC'S CONVENIENCE STORES LLC
 PO BOX 347
 COLUMBUS, IN 47202
 DB 9787 PG 159
 EXISTING ZONING: C-2
 PROPOSED ZONING: C-2
- MAC'S CONVENIENCE STORES LLC
 PO BOX 347
 COLUMBUS, IN 47202
 DB 9787 PG 159
 EXISTING ZONING: C-2
 PROPOSED ZONING: C-2
- HAROLD E SMITH JR
 10515 FOX AVENUE
 FAIRDALE, KY 40118
 DB 8372 PG 829
 EXISTING ZONING: R-4
 PROPOSED ZONING: C-1
 (PER 20-ZONE-0082)

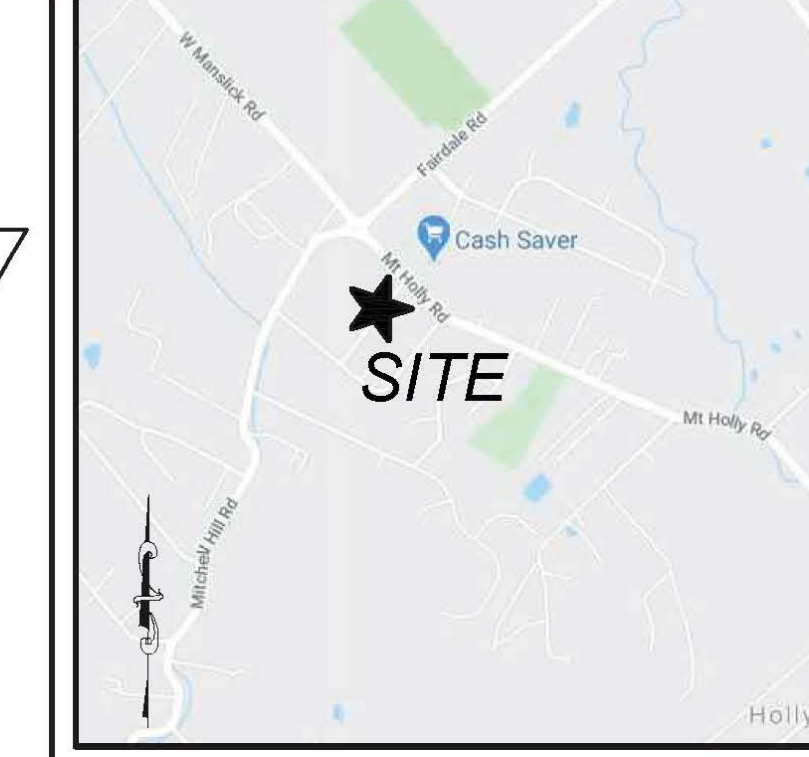
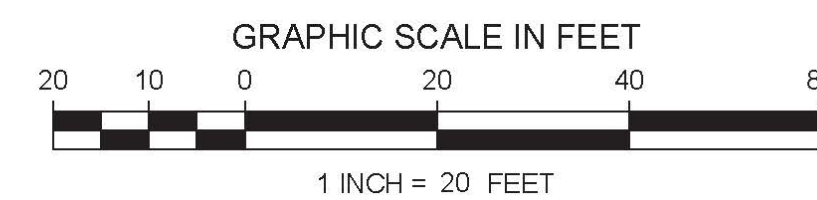
GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO COORDINATE ALL WORK WITH THE ARCHITECTURAL AND MEP DRAWINGS AND ALL AFFECTED UTILITY COMPANIES.
- ALL GRASS/LAWN AREAS SHALL BE GRADED TO DRAIN.
- ALL GRADING AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL EVALUATION.
- AN EROSION PREVENTION AND SEDIMENT CONTROL PLAN SHALL BE INSTALLED, MAINTAINED AND REPORTS MAINTAINED PER ALL LOCAL, STATE, AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.

PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
EVERGREEN SHRUBS					
VC	3	<i>Viburnum x burkwoodii</i> 'Conay'	Conay Viburnum	18" HT min.	Plant 8' o.c.
WG	34	<i>Buxus sinica</i> var. <i>insularis</i> 'Winter Gem'	Winter Gem Boxwood	18" HT min.	Plant 3' o.c.
MC	2	<i>Chamaecyparis pisifera</i> 'Golden Map'	Golden Map Falsecypress	18" HT min.	Plant 4' o.c.
WB	5	<i>Buxus sinica</i> var. <i>insularis</i> 'Wintergreen'	Wintergreen Boxwood	18" HT min.	Plant 4 o.c.
SH	15	<i>Ilex crenata</i> 'Soft Touch'	Soft Touch Japanese Holly	1 Gal. min.	Plant 2' o.c.
TM	18	<i>Taxus x media</i> 'Densiformis'	Dense Yew	18" HT min.	Plant 4' o.c.
JV	12	<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Juniper	18" HT min.	Plant 5' o.c.
TH	4	<i>Taxus x media</i> 'Hicksii'	Hicks Yew	36" HT min.	Plant 3' o.c.
TO	10	<i>Thuja Occidentalis</i> 'Sunkist'	American Arborvitae	36" HT min.	Plant 3' o.c.
SEMI-EVERGREEN SHRUBS					
RA	6	<i>Abelia x grandiflora</i> 'Rose Creek'	Rose Creek Abelia	18" HT min.	Plant 4' o.c.
DECIDUOUS SHRUBS					
RH	15	<i>Hydrangea quercifolia</i> 'Ruby Slippers'	Ruby Slippers Dwarf Oakleaf Hydrangea	18" HT min.	Plant 3' o.c.
HS	15	<i>Hydrangea quercifolia</i> 'Sikes Dwarf'	Sikes Oakleaf Hydrangea	18" HT min.	Plant 3' o.c.
LH	3	<i>Hydrangea paniculata</i> 'Limelight'	Limelight Hydrangea	18" HT min.	Plant 6' o.c.
GS	7	<i>Spiraea japonica</i> 'Goldflame'	Goldflame Spirea	18" HT min.	Plant 4' o.c.
IV	6	<i>Ilex verticillata</i> 'Winter Red'	Winter Red Winterberry	18" HT min.	Plant 6' o.c.
LANDSCAPE BEDS NEXT TO BENCHES					
SA	6	<i>Hylotelephium spectabile</i> 'Autumn Fire'	Autumn Fire Sedum	1 Gal. min.	Plant 18" o.c.
GH	18	<i>Pennisetum alopecuroides</i> 'Hameln'	Hameln Fountain Grass	1 Gal. min.	Plant 18" o.c.
AP	14	<i>Aster</i> 'Puff'	Puff Aster	.5 Gal. pot or equiv.	Plant 12" o.c.
ANNUALS IN BED BY CIRCLE K MONUMENT SIGN					
A					Plant "warm" colored flowers in designated beds
DECIDUOUS TREES TYPE A					
TD	4	<i>Taxodium distichum</i>	Bald Cypress	1 3/4" cal. min.	Space as shown on Plan
UA	4	<i>Ulmus americana</i> 'Princeton'	Princeton Elm	1 3/4" cal. min.	Space as shown on Plan
TC	3	<i>Tilia cordata</i>	Littleleaf Linden	1 3/4" cal. min.	Space as shown on Plan
DECIDUOUS TREES TYPE B					
MV	1	<i>Magnolia x soulangeana</i>	Saucer Magnolia	1 3/4" cal. min.	Space as shown on Plan
CC	7	<i>Carpinus caroliniana</i> 'Native Flame'	Native Flame American Hornbeam	1 3/4" cal. min.	Space as shown on Plan
CK	3	<i>Cladrastis kentuckea</i>	Yellowwood Tree	1 3/4" cal. min.	Space as shown on Plan
DECIDUOUS TREES TYPE C					
AG	2	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1 3/4" cal. min.	Space as shown on Plan
SR	1	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1 3/4" cal. min.	Space as shown on Plan
KD	6	<i>Cornus kousa</i>	Kousa Dogwood	1 3/4" cal. min.	Space as shown on Plan

NOTE: CAL. = CALIPER HT = HEIGHT O.C. = ON CENTER

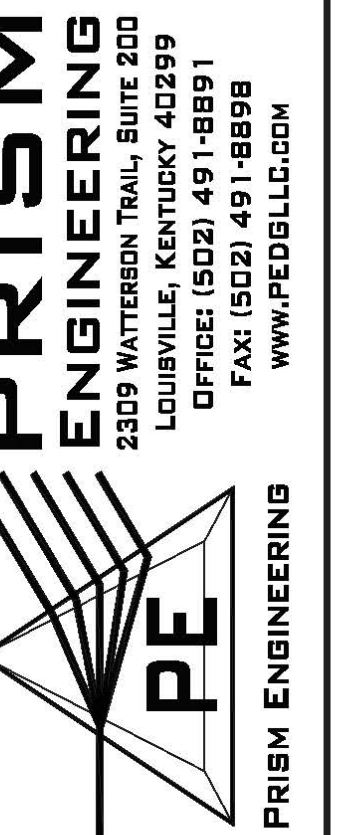


Vicinity Map
 Not To Scale

DEVELOPER:

MACS CONVENIENCE STORES, LLC
 PO BOX 347
 COLUMBUS, INDIANA 47202

PE PROJ. # 219089-E3



LANDSCAPE PLAN

CIRCLE K STORE NO. 3233
 404 AND 406 MT. HOLLY ROAD
 FAIRDALE, KENTUCKY 40118-9603

NO.	REVISIONS	DATE
1	REMOVED PER PDS REVIEW	3/19/21
2	REVISED PER PDS REVIEW	3/23/21

OWNER	CHECK	APPROVE
MULTIPLE OWNERS	SEE PLAN	

FEBRUARY 3, 2021

LANDSCAPE PLAN
 L1.0