

LOCATION MAP
NOT TO SCALE

VARIANCE REQUESTED:

1. A Variance is requested from Table 5.3.2 to allow the proposed building to exceed the maximum building setback on Shepherdsville Road.

PROJECT DATA

TOTAL SITE AREA	= 1.69± Ac. (73,520 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= GAS STATION
BUILDING HEIGHT	= 1 STORY (25' MAX. ALLOWED)
BUILDING AREA	= 6,980 SF
F.A.R.	= 0.09 (1.0 MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
GAS STATION (5000 SF)		
1 SP/500 S.F. MIN.	= 10 SP	
1 SP/250 S.F. MAX.		= 20 SP
LIQUOR STORE (1,980 SF)		
1 SP/500 S.F. MIN.	= 4 SP	
1 SP/250 S.F. MAX.		= 8 SP
TOTAL PARKING REQUIRED	= 14 SP	28 SP

TOTAL PARKING PROVIDED = 25 SPACES
(2 HC SP INCLUDED)

TOTAL VEHICULAR USE AREA	= 33,786 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 2,533 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 2,632 SF

EXISTING IMPERVIOUS	= 23,665 SF
PROPOSED IMPERVIOUS	= 44,070 SF (86% 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 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.
- 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 LD&D Survey.
- Existing sidewalk reconstruction and repairs shall be required as necessary, to meet Metro Public Works and ADA standards and shall be inspected prior to final bond release.
- Screening around the storage building will be provided on the landscape plan per LDC Section 5.5.5.

MSD NOTES:

- 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 connection and subject to applicable fees. A Downstream Facilities Capacity request has been approved by MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0077 E dated December 5, 2006.
- 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.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- 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.
- 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 Mgmt. Practices.
- KYTC approval required prior to MSD construction plan approval.
- All retail shops, must have individual connections per MSD's fats, oil and grease policy.

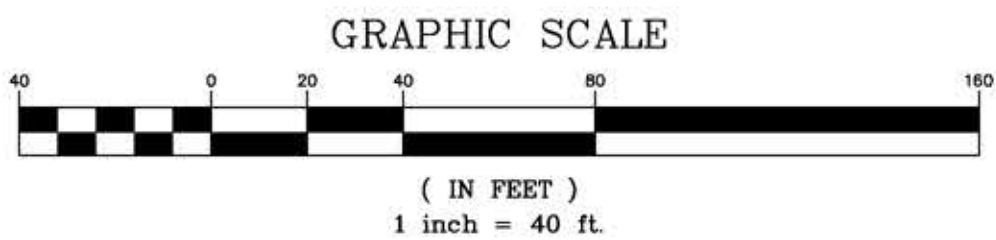
DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.58-0.47=0.11
A = 1.69 ACRES
R = 2.8 INCHES
X = (0.11)(1.69)(2.8)/12 = 0.043AC.-FT.
REQUIRED X = 1,873 CU.FT.
PROVIDED BASIN = 1,900 SQ.FT.

TOTAL = 1,900 SQ.FT. @ APPROX. 1 FT. DEPTH
= 1,900 CU.FT. > 1,873 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 73,520 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 35% (25,732 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 35% (25,732 S.F.)



SITE ADDRESS:
3905 NEWBURG ROAD
TAX BLOCK 0617, LOT 0059,0322,0391 & 0392
D.B. 11886, PG. 142

COUNCIL DISTRICT - 2
FIRE PROTECTION DISTRICT - OKOLONA
MUNICIPALITY - LOUISVILLE

CASE: 21-DDP-0007
RELATED CASES: 9-85-79
9-12-88
WM# 689

REVISIONS	
BY	DESCRIPTION
JH	PER AGENCY COMMENTS
JH	REVISED PER AGENCY COMMENTS
BB	RIGH AND LEFT TURN ON NEWBURG ROAD
DATE	
3/12/21	
4/5/21	
4/27/21	
NO.	
1	
2	
3	

PROJECT DATA	
FILE NAME	20212-DDDP
DATE	1/25/21
CHECKED BY	MM
SCALE	AS SHOWN
DRAWN BY	JH

REVISIONS	
FILE NAME	20212-DDDP
DATE	1/25/21
CHECKED BY	MM
SCALE	AS SHOWN
DRAWN BY	JH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
505 WESTERN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40202
PHONE: 502.440.9574
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WEB SITE: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

NEWBURG GAS STATION
OWNER/DEVELOPER
SEVEN STAR GROUP LLC
260 KEYSTONE CT
ELIZABETHTOWN, KY 42701

JOB NO. **20212**

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