

GATEWORTH WAY

VEHICLE SALES PARKING EXPANSION

21~RDDP~0043

Address:

11715 & 11701 Gateworth Way

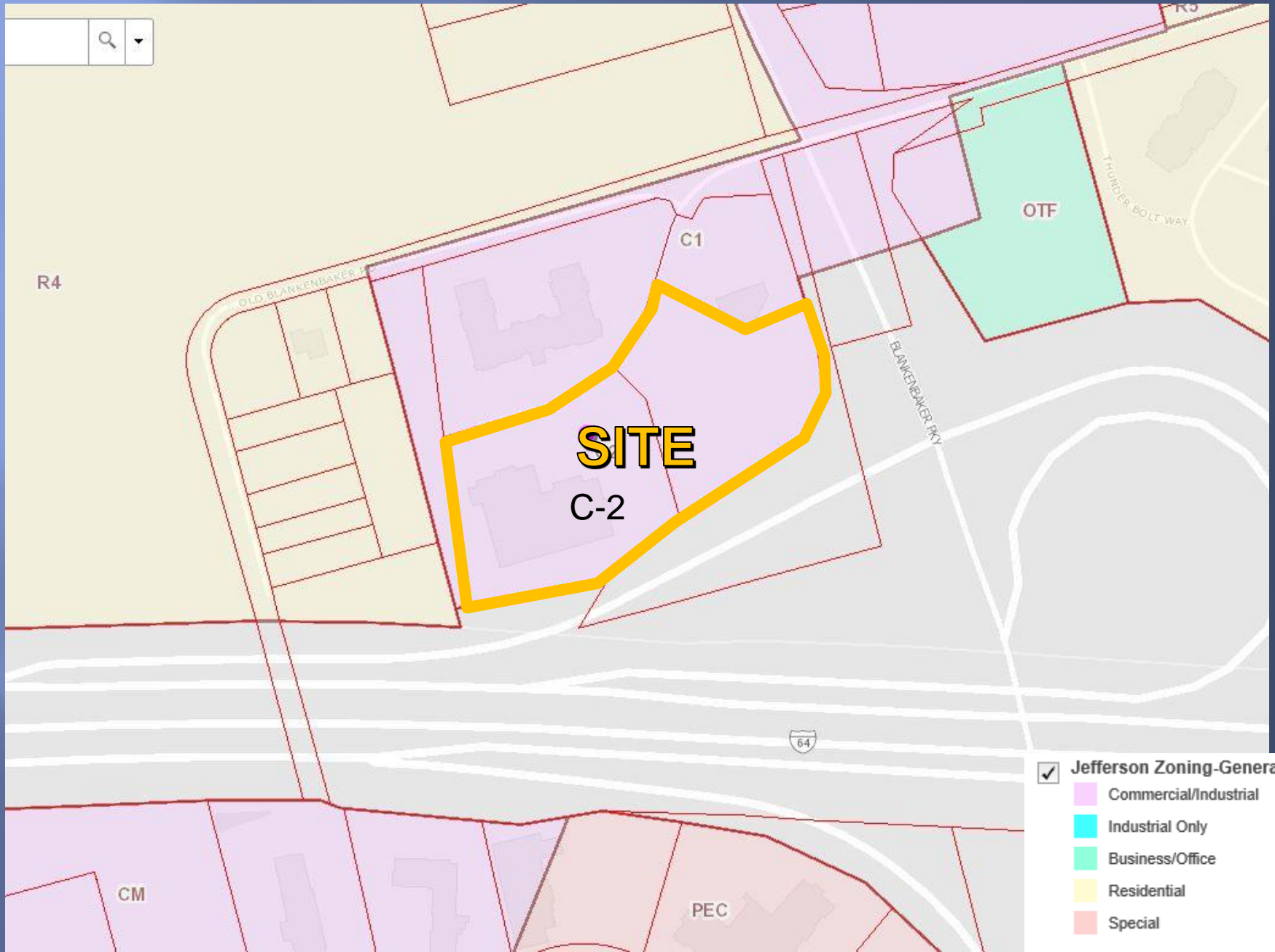
Prepared By: Ann Richard, RLA



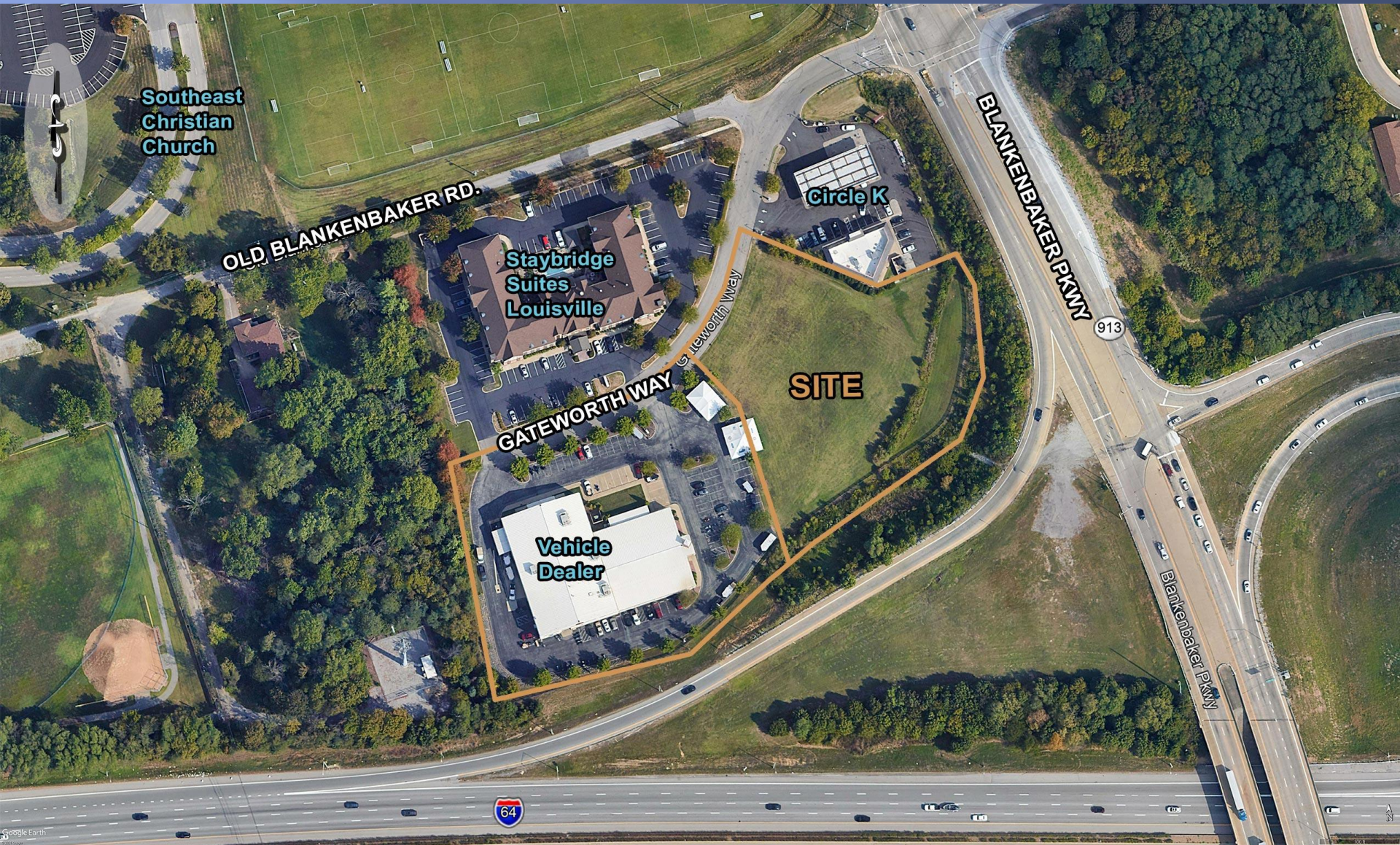
LAND DESIGN & DEVELOPMENT INC

503 Washburn Avenue, Suite 101, Louisville, KY 40222 | p: (502) 426-9374

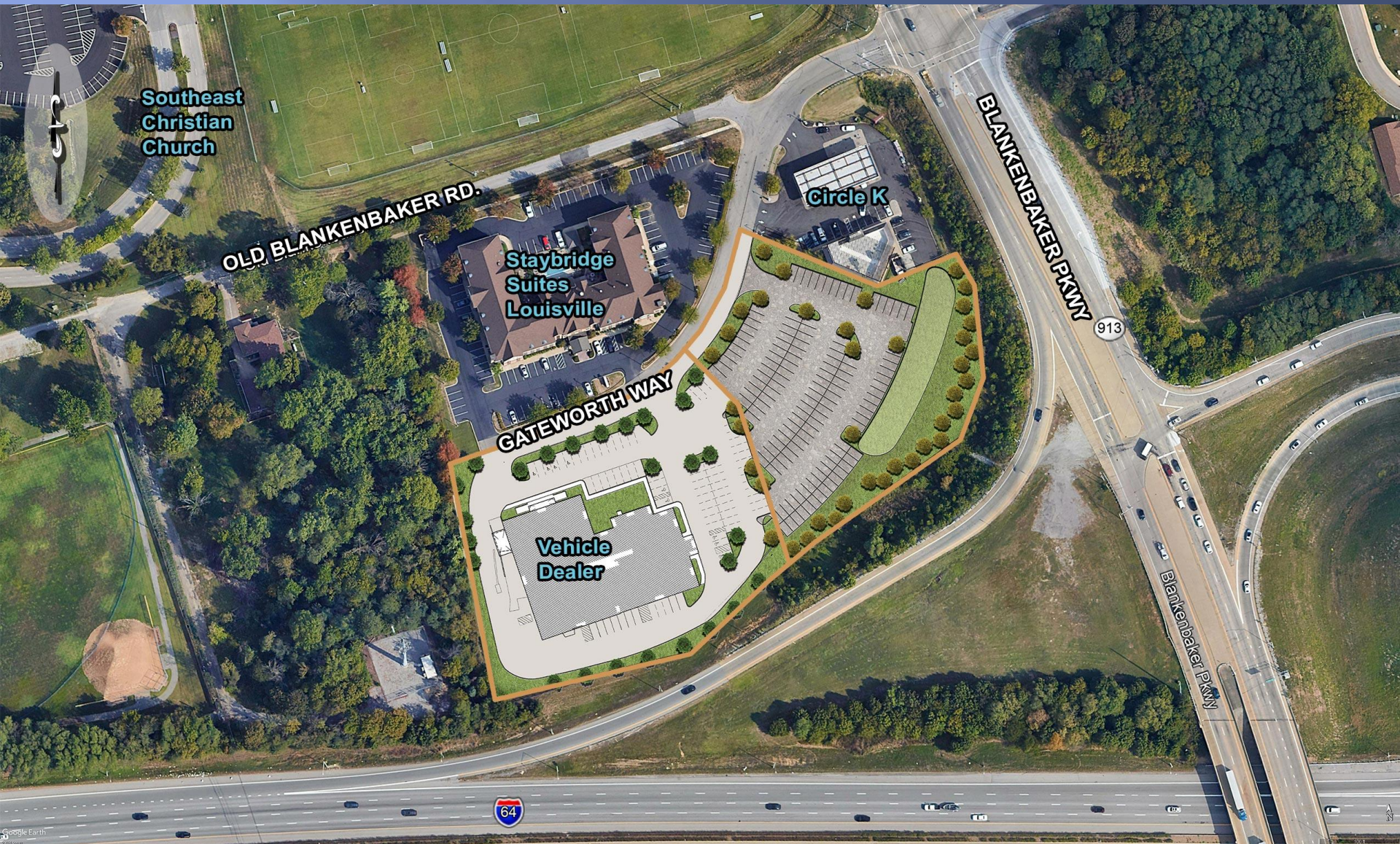
ZONING



AERIAL



AERIAL

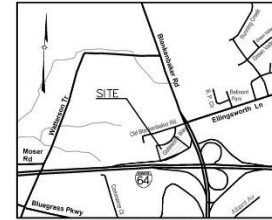


PLAN

SITE IS LOCATED IN THE CITY OF MIDDLETOWN AND IS SUBJECT TO THE LOUISVILLE METRO LAND DEVELOPMENT CODE DATED JULY 2004.

VARIANCES REQUESTED

- A VARIANCE IS REQUESTED FROM SECTION 5.3.5.C.3.a OF THE LAND DEVELOPMENT CODE TO VARY THE GATEWORTH WAY 25 FEET FRONT SETBACK TO 15 FEET.
- A VARIANCE IS REQUESTED FROM SECTION 5.3.5.C.3.b OF THE LAND DEVELOPMENT CODE TO VARY THE EXPRESSWAY 50 FT SETBACK (ADJACENT TO THE I-64 RAMP.



PROJECT DATA

TRACT 1 AREA	= 2.50 AC (108,581 SF)
TRACT 2 AREA	= 1.96 AC (85,715 SF)
TOTAL AREA	= 4.46 AC (194,296 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= CAMPUS
EXISTING USE	= MOTORCYCLE SALES
PROPOSED USE	= VEHICLE SALES
EXISTING BUILDING FOOTPRINT	= 25,600 SF
PARKING REQUIRED	MIN. MAX.
NEAR ADJACENT ADJACENT AREA	
21,600/250 SF MIN	= 86
21,600/150 SF MAX	= 144
OUTDOOR SALES AREA	
5,245/2,000 SF MIN	= 1
5,245/5,000 SF MAX	= 1
AUD SEVENTY 2 BAYS	
1 SF/EMPLOYEE (35) MIN.	= 35
2 SF/BAV MIN	= 10
1 SF/EMPLOYEE (35) MAX.	= 35
5 SF/BAV MAX	= 25
TOTAL PARKING REQUIRED	= 132 SP
EXISTING PARKING TO REMAIN	= 62 SP
PROPOSED PARKING ADDITION	= 106 SP
TOTAL PARKING TO BE PROVIDED	= 168 SP
(6 ADA SP INCLUDED)	
(28 DISPLAY SP NOT INCLUDED)	
EXISTING VUA AREA TO REMAIN	= 52,162 SF
PROPOSED VUA AREA	= 44,305 SF
TOTAL VUA AREA	= 96,467 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 7,236 SF (7.9%)
EXISTING LA	= 2,810 SF
PROPOSED LA	= 4,533 SF
TOTAL TO BE PROVIDED	= 7,343 SF
EXISTING IMPERVIOUS	= 1.84 AC (80,270 SF)
PROPOSED IMPERVIOUS	= 2.50 AC (108,581 SF) (86% INCREASE)

GENERAL NOTES:

- Construction plans 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.

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.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 00048 F dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- All drainage, IPSD 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 MSD and MSD Design Manual requirements.
- The final design of this project must meet all MSD water quality regulations established by MSD. Site layout may change at the design phase due to proper siting of Green Best Mgmt. Practices.
- Onsite detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for the 2, 10, 25 and 50% 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
- A Downstream Capacity Request was submitted to MSD on May 10, 2021.

CASE # 21-BDDP-0043
RELATED CASE: Docket 09-63-00

TREE CANOPY CALCULATIONS CLASS C

TABLE 10.1.1 CLASS C: 0%-40% OF THE TOTAL SITE IS COVERED IN EX. TREE CANOPY	
TOTAL SITE AREA TR 1 & TR	= 4.46 AC (194,792 SF)
TOTAL EXISTING TREE CANOPY	= 31,000 S.F. (16%)
TOTAL TREE CANOPY TO BE PRESERVED	= 23,303 S.F. (12%)
TOTAL TREE CANOPY REQD	= 31,070 S.F. (16%)
TOTAL TREE CANOPY PRVD	= 32,000 S.F. (17%)

DETENTION BASIN CALCULATIONS

X = 2 CFA/12
AC = 0.05-0.13=0.42
A = 1.96 ACRES
R = 2.8 INCHES
X = (0.42)(1.96)(2.8)/12 = 0.283 AC-FT = 12,352 CU-FT.
REQUIRED 12,352 CU-FT.
PROVIDED BASIN = 9,375 SQ-FT.

TOTAL = 9,375 SQ-FT. @ APPROX. 1.5 FT. DEPTH
= 14,062 CU-FT. > 12,352 CU-FT.



TYPICAL PARKING SPACE LAYOUT
NO SCALE

LEGEND

- EXISTING SEWER AND MANHOLE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER, CATCH BASIN, & RILEY PROTECTION AND HEADWALL
- PROPOSED SEWER AND MANHOLE

GRAPHIC SCALE



GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
1	5-10-21	ASISTE COMMENTS	AR

REVISIONS	PROJECT DATA	ENGINEER'S SEAL	SURVEYOR'S SEAL
FILE NAME: 210500.DWG	DATE: 5/10/21	SCALE: AS SHOWN	CREATED BY: AR
CHECKED BY: AR	DESIGNED BY: AR	DATE: 5/10/21	SCALE: AS SHOWN

REVISED DETAILED DISTRICT DEVELOPMENT PLAN	1715 + 1701 GATEWORTH WAY
DRINKING WATER	DRAKE REAL ESTATE SERVICES
406 S. BROADWAY	DENVER, CO 80209

ASB NO.	21056
SHEET	1
OF	1

[illegible]

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