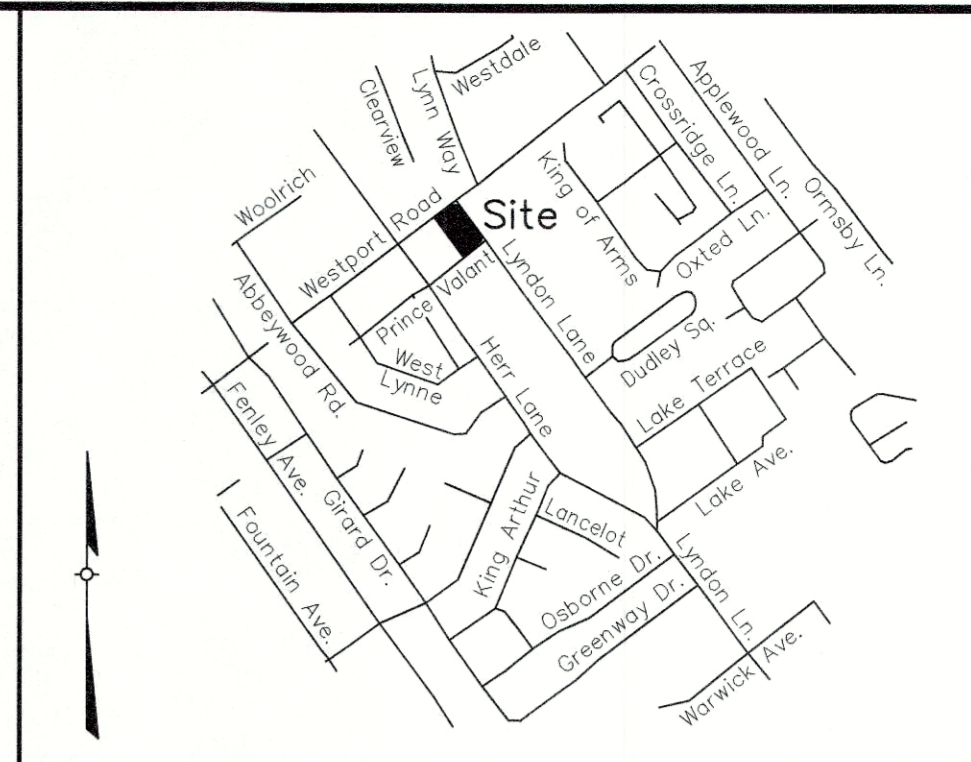


SITE IS LOCATED IN THE CITY OF GRAYMOOR-DEVONDALE



REVISIONS	
NO.	DESCRIPTION
1	per agency comments
2	revised dumpster orientation

PROJECT DATA	
FILE NAME:	18188-CA128.dwg
DATE:	10-29-18
CHECKED BY:	DT
SCALE:	AS SHOWN
DRAWN BY:	ARH

PROJECT DATA	
FILE NAME:	18188-CA128.dwg
DATE:	10-29-18
CHECKED BY:	DT
SCALE:	AS SHOWN
DRAWN BY:	ARH

**LD&D**  
**LAND DESIGN & DEVELOPMENT, INC.**  
 ENGINEERING • LAND SERVICES • LANDSCAPE ARCHITECTURE  
 605 WASHINGTON ST. SUITE 200  
 LOUISVILLE, KY 40202  
 TEL: 502.442.9778 FAX: 502.442.9774  
 WEB: WWW.LD&D.COM

REVISED DETAIL DESIGN DEVELOPMENT PLAN

**TACO BELL**  
 DEVELOPER  
**7420 WESTPORT ROAD**  
 ABTB LOUISVILLE, LLC  
 245 AMITY ROAD, SUITE 200  
 WOODBRIDGE, CT 06525

JOB NO. **18188**

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

**PROJECT DATA**

TOTAL SITE AREA	= 0.75 ACRES (32,784 S.F.)
EXISTING ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= DENTIST OFFICE
PROPOSED USE	= RESTAURANT (W/DRIVE-THRU)
BUILDING AREA	= 2,129 S.F.
BUILDING HEIGHT	= 1 STORY (25 FT MAX. ALLOWED)
FLOOR AREA RATIO	= 0.06 (1.0 MAX ALLOWED)

PARKING REQUIRED	MIN.	MAX.
2,129/125 S.F. MIN.	= 18 SPACES	
2,129/50 S.F. MAX.	= 43 SPACES	
TOTAL PARKING PROVIDED	= 21 SPACES (2 ACCESSIBLE SPACES INCLUDED)	
BIKE PARKING	2 LONG-TERM SPACES REQUIRED AND PROVIDED (LOCATED INSIDE BUILDING)	
	4 SHORT-TERM SPACES REQUIRED AND PROVIDED	

TOTAL VEHICULAR USE AREA	= 15,200 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 1,140 S.F. (VUA x 7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,152 S.F.

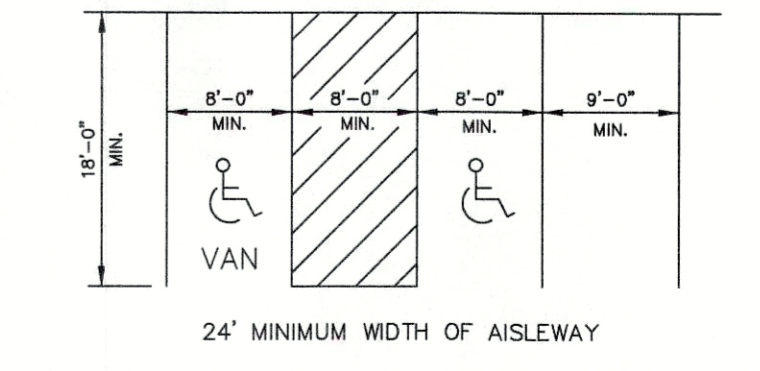
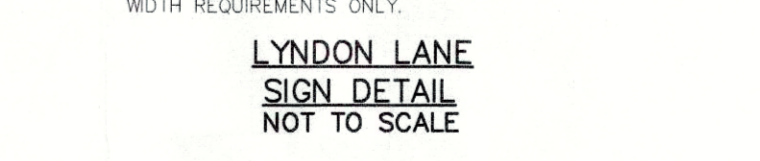
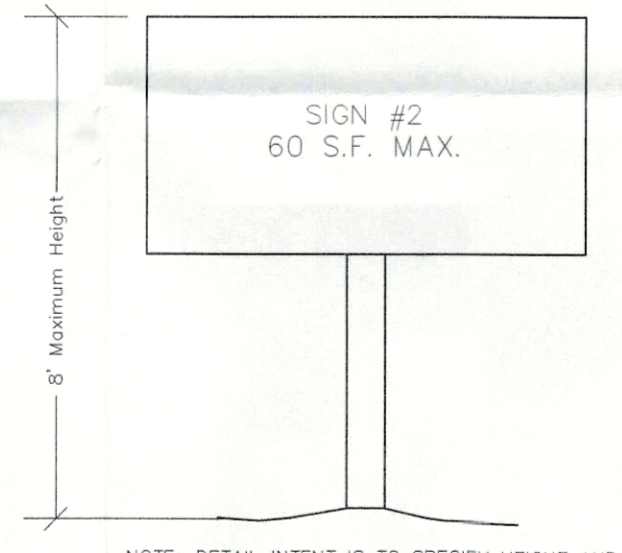
EXISTING IMPERVIOUS	= 25,976 SF
PROPOSED IMPERVIOUS	= 19,121 SF (26.39% DECREASE)

**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 any work done in the Westport Road right-of-way prior to Metro Public Works construction plan approval.
- 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 dripline 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.
- Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current MPW standards and shall be inspected prior to final bond release.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

**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 will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map 21111C0030E.
- 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, 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.
- All retail shops must have individual connections per MSD's fats, oil and grease policy.



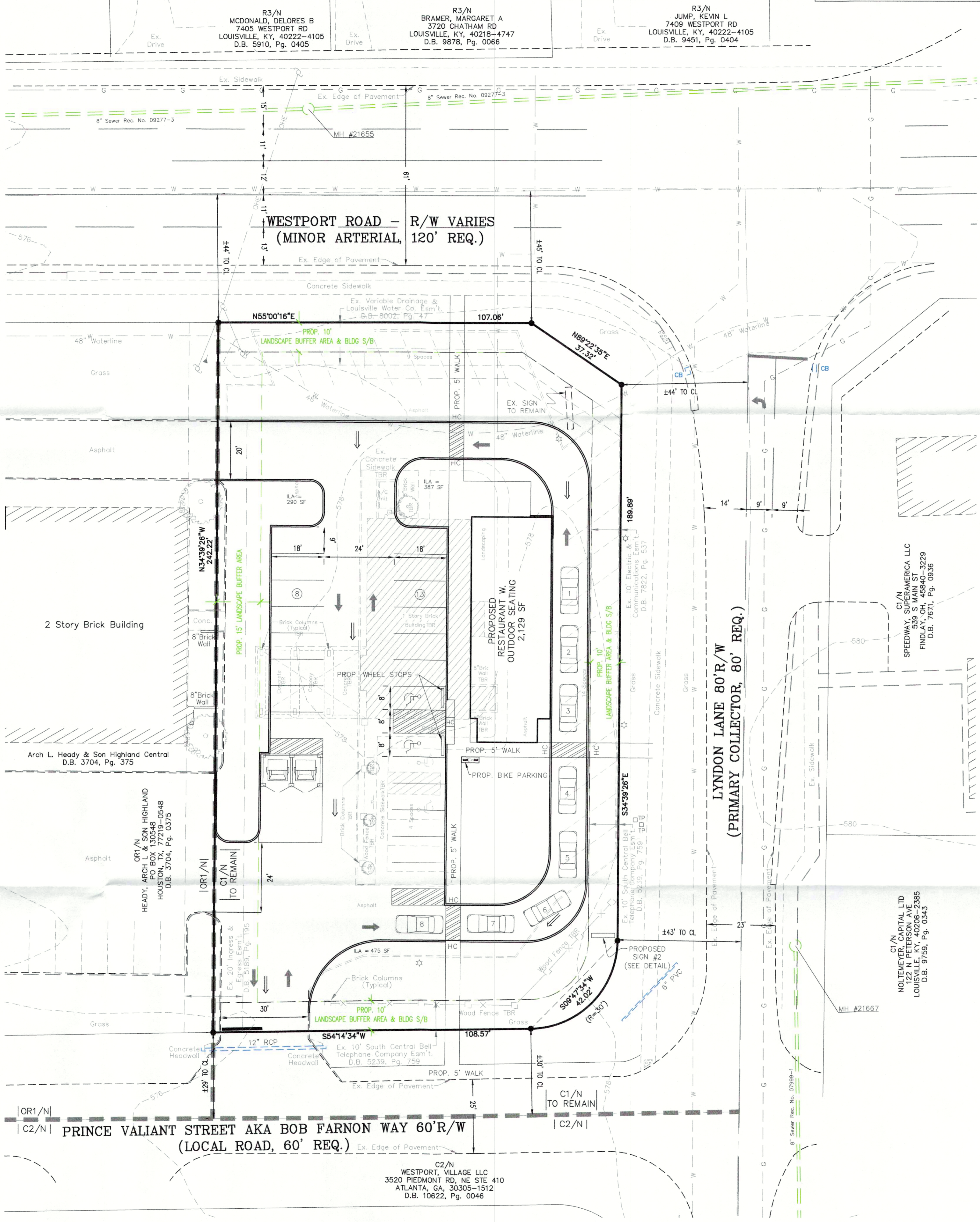
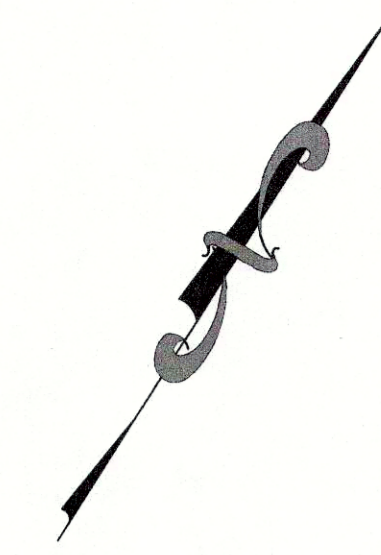
RECEIVED  
 DEC 10 2018  
 PLANNING &  
 DESIGN SERVICES

OWNER: WESTPORT DEVELOPMENT PARTNERS, LLC  
 8415 WOLF PEN BRANCH ROAD PROSPECT, KENTUCKY 40059

SITE ADDRESS: 7420 WESTPORT ROAD LOUISVILLE, KY 40222  
 TAX BLOCK 2, LOT 346 D.B. 10536, PG. 0006

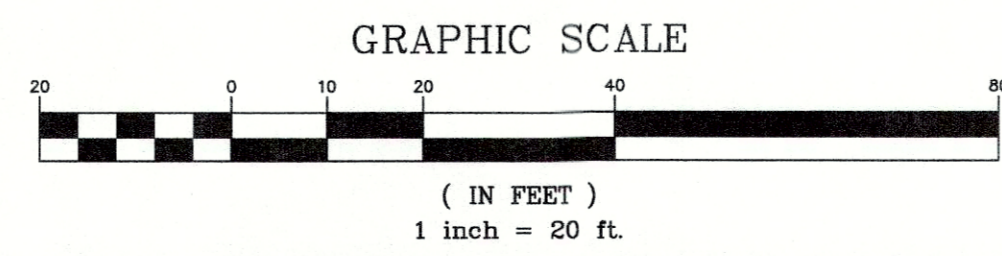
COUNCIL DISTRICT - 7  
 FIRE PROTECTION DISTRICT - LYNDON

CASE: 18DEVPLAN1184  
 RELATED CASE: 09-009-80  
 WM# 11887



**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 0.75 ACRES (32,784 S.F.)
EXISTING TREE CANOPY	= 0%
TOTAL TREE CANOPY AREA REQUIRED	= 20% (6,557 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
TOTAL TREE CANOPY TO BE PLANTED	= 6,557 S.F. (20% OF SITE AREA)



**LEGEND**

•	EX. BOLLARD
⊕	EX. UTILITY POLE
⊕	EX. GUY ANCHOR
⊕	EX. STORM DRAINAGE MANHOLE
⊕	EX. YARD DRAIN
⊕	EX. SANITARY SEWER MANHOLE
⊕	EX. WATER METER
⊕	EX. WATER VALVE
⊕	EX. GAS METER
⊕	EX. GAS VALVE
⊕	EX. SANITARY SEWER CLEAN-OUT
— G —	EX. UNDERGROUND GAS LINES
— W —	EX. UNDERGROUND WATER LINES
— OHE —	EX. OVERHEAD ELECTRIC LINES
— X —	EX. FENCE
— S —	EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
— SS —	EXISTING SEWER AND MANHOLE
— P —	PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
— S —	PROPOSED SEWER AND MANHOLE
⇒	DRAINAGE FLOW DIRECTION