OTES:

WATER SUPPLY:
SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE
Y WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE
ENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
SERVATION:
RESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING
ON'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING
STRUCTION ACTIVITIES ON THE SITE.
ON OF TREES TO BE PRESERVED:
CTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR
CTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES
ESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP
THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL
CTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION
S SHALL BE PERMITTED WITHIN THE FENCED AREA.
CAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE
AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
LOPMENT LIES IN THE ST. MATTHEWS FIRE DISTRICT.
NAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT
RECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS
IAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS,
YS OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE
ERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER
THE LDC.
PSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE
D PER CHAPTER 10 OF THE LDC.
ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
RIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE
PARKING AREAS SHALL COMPLY WITH 9.1.12.C OF THE LDC.
ON MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING
ICTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND
RHOODS.
STING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED.
RDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS
ED BY TRAVIS BROWN ON 01/08/2020 AND NO KARST TOPOGRAPHY
UND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY
CAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT
TY.
STING LOTS SHALL BE CONSOLIDATED BY DEED.
OPOSED BUILDING SHALL BE NO CLOSER TO FOUNTAIN AVENUE THAN
LOCATED AT 911 & 913 FOUNTAIN AVENUE IN ACCORDANCE WITH 5.1.12.B
LDC.

ES:

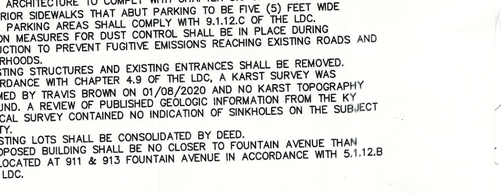
UCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND
ON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND
RD SPECIFICATIONS.
ATER:
RY SEWER BY CONNECTION TO THE MORRIS FORMAN WASTEWATER
ENT PLANT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE
VED BY METROPOLITAN SEWER DISTRICT.
GE/STORMWATER DETENTION:
ION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES. DRAINAGE
RN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY.
CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE
MINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE
IES SHALL CONFORM TO MSD REQUIREMENTS.
N AND SILT CONTROL:
AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND
ENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES
RVATION SERVICE RECOMMENDATIONS.
TION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA
MA'S FIRM MAPPING (21111CO 30E).
VELOPER SHALL SIZE AND INSTALL A REPLACEMENT TRENCH DRAIN
S THE DRIVEWAY OF 913 FOUNTAIN AVENUE.

WORKS AND KTC NOTES:

NDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND
WORKS RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC

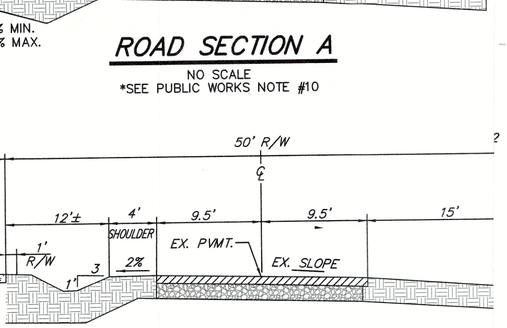
TIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A
N TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
ROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC
FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE
O DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
EVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY..
DEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION. THE
AL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC
ARD DRAWING FOR SIDEWALKS AND PER 'KENTUCKY STANDARD
ICATIONS FOR ROAD AND BRIDGE CONSTRUCTION,' LATEST EDITION.
SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE STATE
LATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE
-OF-WAY.
IGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL
-AIMED, SHIELDED OR TURNED OFF.
O WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL
DONE WITHIN THE PUBLIC RIGHT-OF-WAY.
OPER SHALL IMPROVE FOUNTAIN AVENUE TO PROVIDE 22' OF PAVEMENT
EN WESTPORT ROAD AND THE ENTRANCE TO THE SITES' PARKING LOT AS
RED BY METRO PUBLIC WORKS.

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: [signature] 10/14/20
DATE:
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



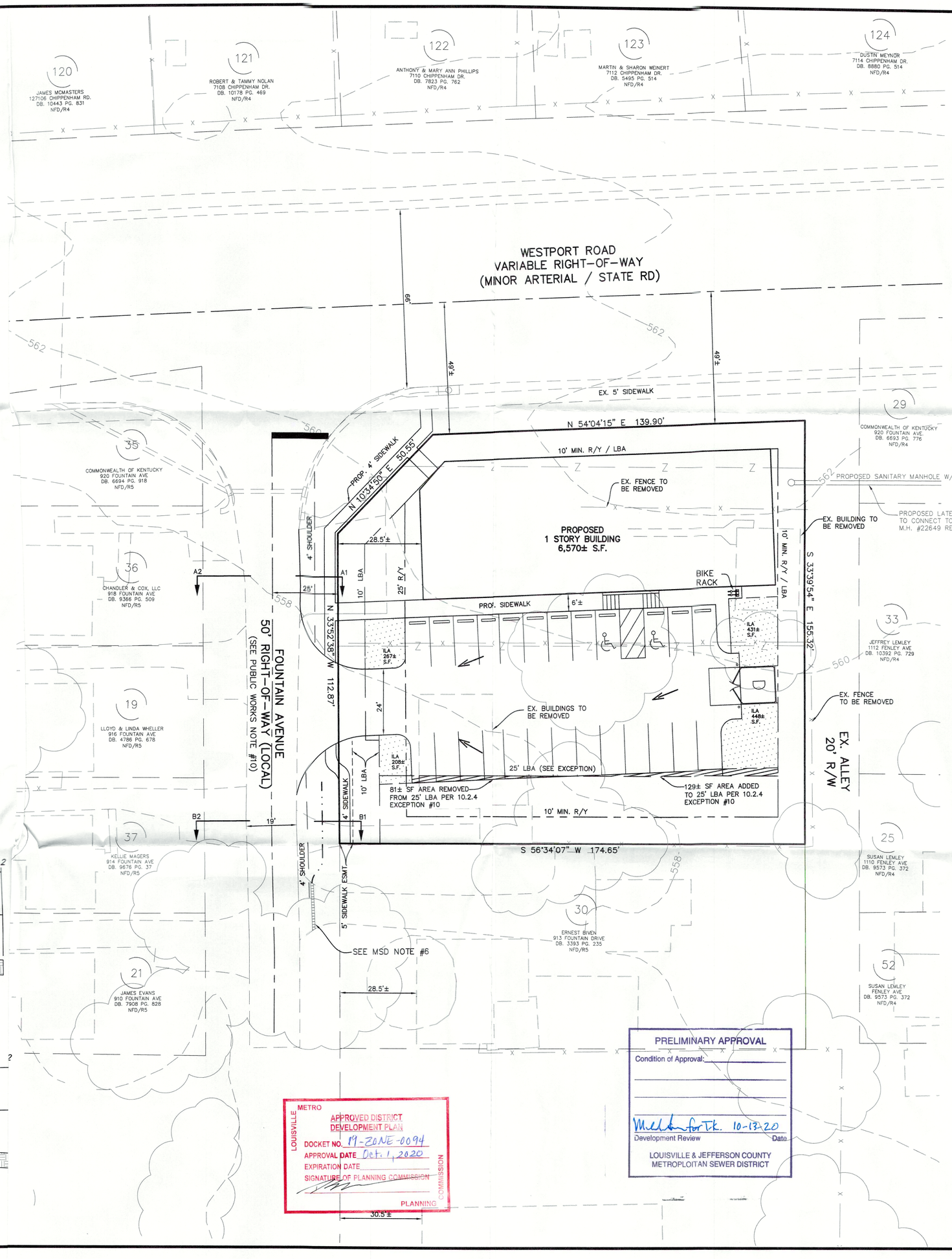
ROAD SECTION A

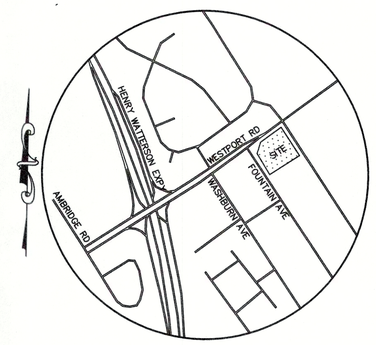
NO SCALE
*SEE PUBLIC WORKS NOTE #10



ROAD SECTION B

NO SCALE





LOCATION MAP
NO SCALE

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED DRAINAGE ARROW
- PROPOSED AREA OF MODIFICATION PER 10.2.4 (EXCEPTION #10)

SITE DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R5
PROPOSED ZONING	C1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	GENERAL RETAIL
TOTAL LAND AREA	0.59± AC.
BUILDING AREA	6,570 ± S.F.
BUILDING HT. (ALLOWED 30')	30'
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.26
PARKING REQUIRED	
MINIMUM (1 SPACE/300 S.F.–10%*)	22 SPACES
MAXIMUM (1 SPACE/200 S.F.)	33 SPACES
TOTAL (MINIMUM–MAXIMUM)	22 – 33 SPACES
PARKING PROVIDED (INCLUDES 2 ACCESSIBLE SPACES)	25 SPACES
* 10% PARKING REDUCTION ALLOWED WHEN WITHIN 200 OF TRANSIT ROUTE	
BICYCLE PARKING REQUIRED/PROVIDED	
SHORT TERM	2 SPACES
LONG TERM (IN BUILDING)	2 SPACES

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	4,788± S.F.
PROPOSED IMPERVIOUS AREA	15,531± S.F.
TOTAL	15,531± S.F.

LANDSCAPE DATA:

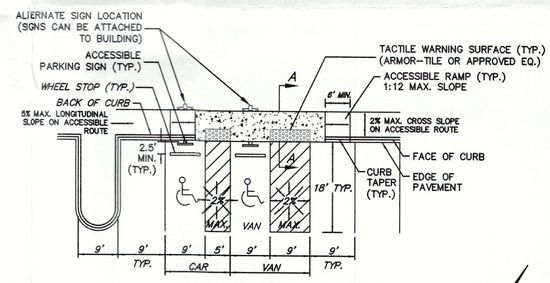
V.U.A.	7,890± S.F.
I.L.A. REQUIRED (7.5% V.U.A.)	592 S.F.
I.L.A. PROVIDED	1,354± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	25,885± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	4,934± S.F.
PROPOSED TO BE PRESERVED	0
REQUIRED/PROPOSED TREE CANOPY	5,177± S.F. (20%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

LDC EXCEPTION:
LDC 10.2.4. EXCEPTION #10 IS BEING USED TO OFFSET THE PARKING LOT ENCROACHMENT INTO THE SOUTH PROPERTY LINE'S PERIMETER LBA.



PLAN VIEW

TYPICAL ACCESSIBLE PARKING SPACES

NO SCALE

PRELIMINARY APPROVAL
Condition of Approval:
[signature] for T.K. 10-13-20
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

METRO LOUISVILLE PLANNING COMMISSION
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 19-ZONE-0094
APPROVAL DATE Oct. 1, 2020
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION

RECEIVED
OCT 05 2020
PLANNING & DESIGN SERVICES

CASE # 19-ZONE-0094,
19-ZONEPA-0084
MSD WM # 12077

GRAPHIC SCALE 1"=20'
0 5 10 20 40

DEVELOPER
4700 WESTPORT LLC

OWNER
ESTATE OF EVELYN A. KAELIN

DETAILED DISTRICT DEVELOPMENT PLAN
WESTPORT ROAD RETAIL

Revisions
01/13/20 PER AGENCY COMMENTS
01/27/20 ADD ROAD SECTION
02/13/20 REVISED ROAD SECTIONS

Vertical Sc
Horizontal
Date: 12,
Job Numbe

19-20