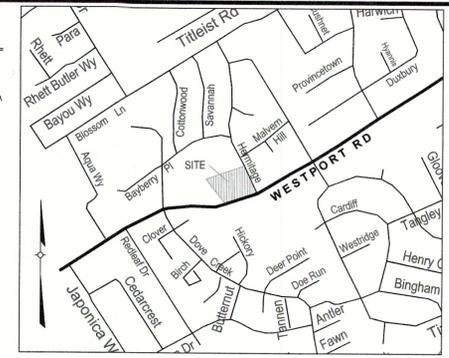


WAIVER REQUESTED

1. A WAIVER IS REQUESTED FROM SEC. 10.2.10 OF LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE 10' VEHICULAR USE AREA LANDSCAPE BUFFER AREA ALONG WESTPORT RD. RIGHT-OF-WAY.



SITE IS LOCATED IN THE CITY OF PLANTATION

PROJECT DATA

TOTAL SITE AREA	=	29,429 SF (± 0.68 AC)
EXISTING ZONING	=	C-4
FORM DISTRICT	=	NEIGHBORHOOD
EXISTING USE	=	LANDSCAPE NURSERY
PROPOSED USE	=	O'REILLY AUTO PARTS
BUILDING HEIGHT	=	1 STORY (17.5 ft)
BUILDING AREA	=	7,125 SF
F.A.R. (SITE AREA / BLDG AREA)	=	0.24
PARKING REQUIRED	=	MIN. 24 SPACES MAX. 36 SPACES
7,125/300 S.F. MIN.	=	24 SPACES
7,125/200 S.F. MAX.	=	36 SPACES
TOTAL PARKING PROVIDED	=	33 (2 HC SP INCLUDED)
BIKE PARKING	=	2 SHORT TERM REQ'D AND PROV'D & 2 LONG TERM REQ'D AND PROV'D IN BLDG
TOTAL VEHICULAR USE AREA	=	15,334 S.F.
EX. IMPERVIOUS AREA	=	22,200 S.F.
PROP. IMPERVIOUS AREA	=	23,331 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	=	(7.5% VUA) 1,150 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	=	1,156 S.F.

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. State Highway encroachment permit will be required for the entrance.
4. No increase in drainage run off to state roadways.
5. There shall be no commercial signs in the Right of Way.
6. There shall be no landscaping in the Right of Way without an encroachment permit.
7. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
8. 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.
9. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
10. KYTC permit will be required for any work in the Westport Rd right-of-way prior to construction plan approval.
11. Upon future development or redevelopment of adjacent properties to the West and North of the subject property, a unified access and circulation system shall be developed to provide vehicular and pedestrian access between sites.
12. A karst survey was completed by Derek Triplett, RLA on January 2, 2018. There was no evidence of karst features.
13. Existing signage to be removed and proposed sign shall meet all Louisville Metro Land Development Code Ch. 8 requirements.

MSD NOTES:

1. Sanitary sewer service will be provided by connection and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0031E & 21111C0018E dated December 5, 2006.
3. Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. Site will be subject to MSD Regional Facilities Fee.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. A Downstream Facilities Capacity Request will be submitted to MSD.
7. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
8. KYTC approval required prior to MSD construction plan approval.

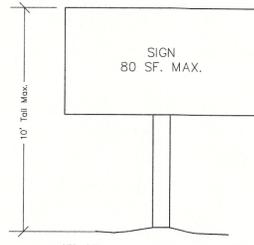
EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
3. Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily. Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
4. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
5. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
6. 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.

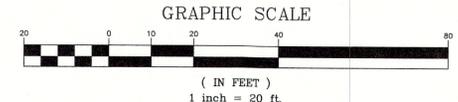
PRELIMINARY APPROVAL
 Condition of Approval:
 Date: 1/10/18
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

MSD STANDARD EROSION CONTROLS

△	STONE BAG INLET PROTECTION
SF	SILT FENCE



SIGN DETAIL NOT TO SCALE



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	29,429 S.F.
EXISTING TREE CANOPY AREA	=	4,150 S.F. (14%)
EXISTING TREE CANOPY TO BE PRESERVED	=	0 S.F. (0%)
TOTAL TREE CANOPY AREA REQUIRED	=	5,885 S.F. (20%)
TOTAL TREE CANOPY TO BE PROVIDED	=	5,885 S.F. (20%)

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: [Signature]
 DATE: 1/10/18
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

- LEGEND**
- EX. STORM INLET AND PIPES
 - PROP. STORM INLET AND PIPES
 - EX. SANITARY SEWER
 - DRAINAGE FLOW DIRECTION
 - EXISTING CONTOUR
 - EX. OVERHEAD ELETRIC
 - EX. WATER LINES
 - EX. GAS LINES
 - CR CURB RAMP
 - HC HANDCAPED
 - EX. UTILITY POLE
 - EX. TREE CANOPY
 - TBR TO BE REMOVED

TYPICAL PARKING SPACE LAYOUT
 NO SCALE

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	12-18-17	DT	PER AGENCY COMMENTS
2	1-2-18	DT	ADD NOTES

PROJECT DATA
 FILE NAME: 16037-0005.DWG
 DATE: 1/10/2017
 SCALE: AS SHOWN
 DRAWN BY: BB
 CHECKED BY: DT

RECEIVED
 JAN 02 2018
 DESIGN SERVICES

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 907 HIGHWAY 70 • SUITE 100 • PHOENIX, AZ 85044
 TEL: 602.441.4270 • FAX: 602.441.4271
 WEB SITE: WWW.LD&D-INC.COM

CATEGORY 2B DEVELOPMENT PLAN
O'REILLY AUTO PARTS
 8717 WESTPORT RD
 DEVELOPER
 HOGAN REAL ESTATE
 9300 SHELBYVILLE ROAD STE 1300
 LOUISVILLE, KY 40222

JOB NO. 16037
 SHEET 1 OF 1
 OWNER: OTTE FAMILY LIMITED PARTNERSHIP
 12902 SHELBYVILLE RD.
 LOUISVILLE, KENTUCKY 40243-1539
 SITE ADDRESS: 8717 WESTPORT RD.
 TAX BLOCK 1511, LOT 0139
 D.B. 9417, PG. 0442
 CASE: 17DEVPLAN1218
 COUNCIL DISTRICT - 7
 FIRE PROTECTION DISTRICT - LYNDON
 WM# 11715