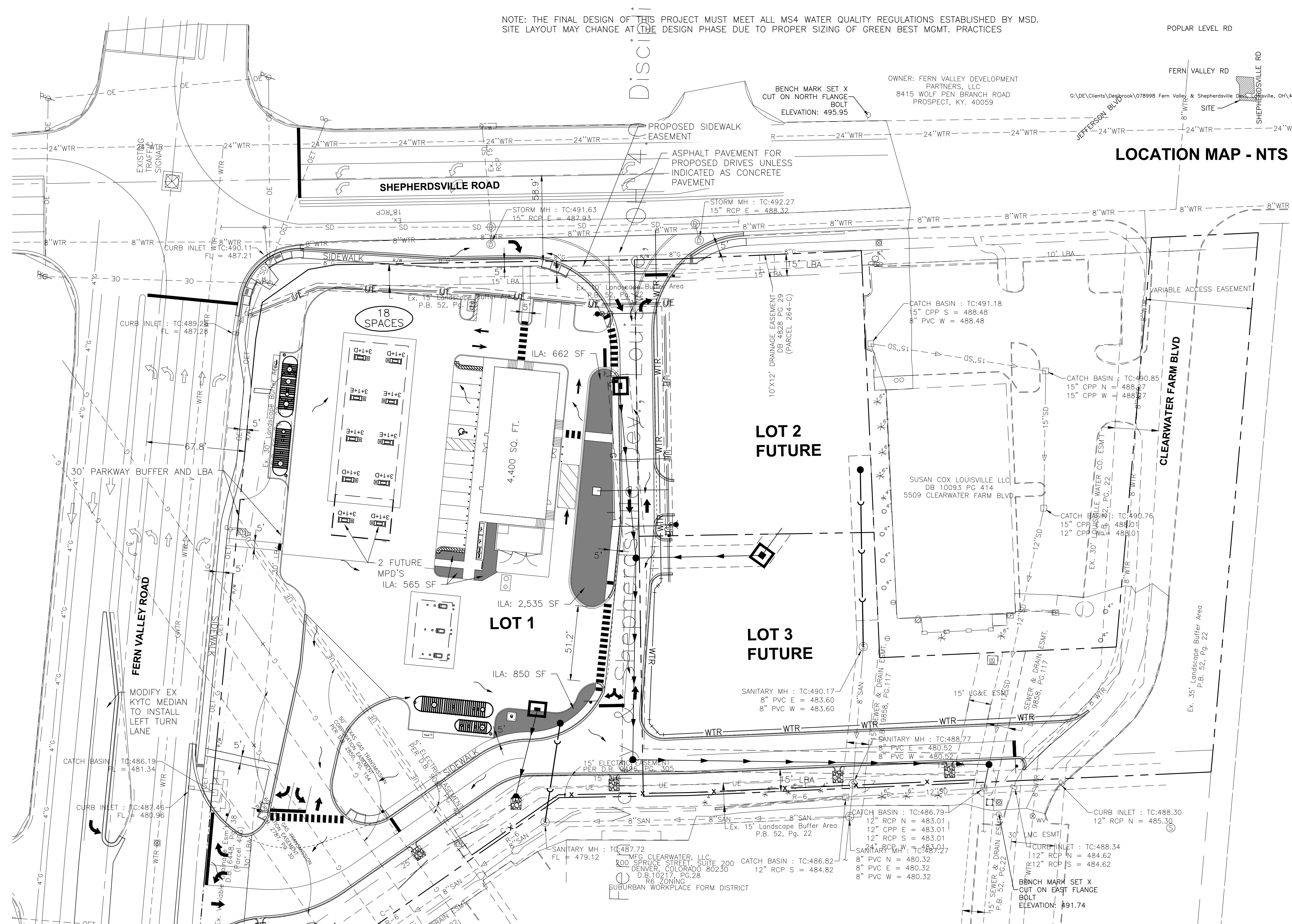


NOTE: THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES



LEGEND

- PROPOSED BOUNDARY
- SETBACK LINE
- - - - - 803 EXISTING 1' CONTOUR
- - - - - 810 EXISTING 5' CONTOUR
- - - - - 803 PROPOSED 1' CONTOUR
- - - - - 810 PROPOSED 5' CONTOUR
- UE EXISTING UNDERGROUND ELECTRIC
- G EXISTING UNDERGROUND GAS
- SD EXISTING STORM
- SAN EXISTING SANITARY
- WTR EXISTING WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- WTR PROPOSED WATER MAIN

- [Pattern] INDICATES NEW CONCRETE PAVEMENT
- [Pattern] NEW SIDEWALK
- [Pattern] INTERIOR LANDSCAPE AREA
- [Arrow] DIRECTION OF FLOW
- [Line] EXISTING CURB AND GUTTER
- [Line] PROPOSED CURB AND GUTTER
- [Symbol] PROPOSED CATCH BASIN
- [Symbol] PROPOSED MANHOLE
- [Symbol] PROPOSED CURB INLET
- [Symbol] PROPOSED CLEANOUT

GENERAL NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. ALL PARKING AND MANEUVERING AREAS ARE TO BE EITHER ASPHALT OR CONCRETE PAVEMENT.
3. COMPATIBLE UTILITIES MAY BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. SANITARY SEWER SERVICE WILL BE PROVIDED BY PROPERTY SERVICES CONNECTION AND LATERAL EXTENSION, SUBJECT TO FEES AND APPLICABLE CHARGES.
5. DETENTION HAS BEEN PROVIDED FOR THIS DEVELOPMENT IN THE EXISTING ADJACENT CLEARWATER APARTMENT BASINS.
6. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE.
7. ALL DISTURBED AREAS TO BE SEEDED.
8. SITE IS NOT LOCATED IN THE FLOODPLAIN PER FIRM MAP 21111C00094E, DATED DECEMBER 5, 2006.
9. DUMPSTER ENCLOSURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
10. SIGNAGE TO COMPLY WITH LOCAL ZONING REQUIREMENTS.
11. ALL PARKING SPACES TO BE 9' X 18' TYP, UNLESS OTHERWISE NOTED IN SITE PLAN.
12. APPROVED CONSTRUCTION PLANS, BOND, AND KTC PERMIT ARE REQUIRED BY LOUISVILLE METRO PUBLIC WORKS PRIOR TO CONSTRUCTION.
13. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION.
14. CROSS ACCESS AND/OR SHARED PARKING AGREEMENT TO BE PROVIDED PRIOR TO CONSTRUCTION PLAN APPROVAL.
15. ALL RESTAURANT AND RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS, AND GREASE POLICY.
16. EXISTING SIDEWALKS ALONG STREET FRONTAGES TO BE REPAIRED OR REPLACED AS DETERMINED BY LOUISVILLE METRO PUBLIC WORKS AT THE TIME OF CONSTRUCTION PLAN REVIEW.
17. ALL DRIVING SURFACES TO BE A HARD AND DURABLE MATERIAL.
18. IF SITE HAS THRU DRAINAGE AND EASEMENT, PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
19. KENTUCKY TRANSPORTATION CABINET APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
20. FERN VALLEY ROAD IS A DESIGNATED PARKWAY. ALL SIGNS FACING FERN VALLEY ROAD MUST MEET PARKWAY STANDARDS.
21. SITE IS SUBJECT TO REGIONAL FACILITY FEE X 1.5 FOR INCREASED RUNOFF VOLUME COMPENSATION.
22. THE DEVELOPER/PROPERTY OWNER SHALL INSTALL A CONCRETE BOARDING PAD, BENCH PAD, BENCH, AND TRASH RECEPTACLE PRIOR TO REQUEST FOR OCCUPANCY PER TARC STANDARDS. IN ADDITION THE DEVELOPER/PROPERTY OWNER SHALL EMPTY THE TRASH RECEPTACLE ON A WEEKLY OR AS NEEDED BASIS AND KEEP THE STOP CLEAN ON AN AS NEEDED BASIS.

MSD EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. 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.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING AREAS ARE SEEDED AND STABILIZED.

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.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

PROJECT SUMMARY

PROPERTY ADDRESS: 5489 CLEARWATER FARM BLVD
 TAX BLOCK/LOT: 3889/40
 PROPERTY AREA: ±5.029 ACRES/219,063 SF
 EXISTING ZONING: C-1 SUBURBAN WORKPLACE
 EXISTING USE: VACANT
 PROPOSED USE: GAS/CONVENIENCE STORE

IMPERVIOUS AREA

EXISTING IMPERVIOUS AREA = 0.26 ACRES
 EXISTING RUNOFF COEFFICIENT = 0.22
 PROPOSED IMPERVIOUS AREA = 2.42 ACRES
 PROPOSED RUNOFF COEFFICIENT = 0.80
 INCREASED RUNOFF = 6.648 AC-FIT

TREE CANOPY CALCULATIONS

PROPERTY AREA: ±5.029 AC/219,063 SF
 EXISTING TREE CANOPY: 0-40%, CLASS C
 EXISTING CANOPY TO BE PRESERVED: 0%
 REQUIRED TREE CANOPY: 35% OF AREA (76,672 SF)

VUA/ILA DATA

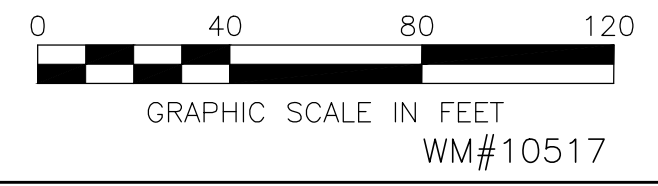
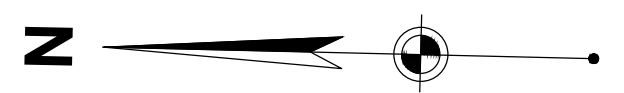
VEHICLE USE AREA: 46,188 SF
 INTERIOR LANDSCAPE AREA REQUIRED: 7.5% (3,464 SF)
 INTERIOR LANDSCAPE AREA PROVIDED: 4,612 SF (9.99%)

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD88. SEE EXISTING CONDITIONS PLAN FOR LOCATIONS.

SITE BENCHMARK #1 ELEVATION = 491.74
 SITE BENCHMARK #2 ELEVATION = 495.95

RELATED CASES:
 09-25-05
 17DEVPLAN1219
 18DEVPLAN1183



SITE DATA

PROPOSED SITE AREA	5.029 ACRES
ZONING	C-1 SUBURBAN WORKPLACE
SETBACKS:	
FRONT YARD/STREET SIDE	25 FT
SIDE YARD	NONE
REAR YARD	NONE

LOT 2 - FUTURE

LOT AREA	0.70 ACRES
PROPOSED USE	FUTURE
BUILDING AREA/FLOOR AREA	TBD
FLOOR AREA RATIO (FAR)	TBD
MIN REQUIRED PARKING	TBD
MAXIMUM ALLOWED	TBD
PARKING PROVIDED	TBD
HEIGHT	TBD
BICYCLE PARKING	TBD

LOT 3 - FUTURE

LOT AREA	1.60 ACRES
PROPOSED USE	FUTURE
BUILDING AREA/FLOOR AREA	TBD
FLOOR AREA RATIO (FAR)	TBD
MIN REQUIRED PARKING	TBD
MAXIMUM ALLOWED	TBD
HEIGHT	TBD
BICYCLE PARKING	TBD

LOT 1

LOT AREA	2.74 ACRES
PROPOSED USE	GAS STATION
BUILDING AREA/FLOOR AREA	4,400 SF
FLOOR AREA RATIO (FAR)	0.04
MIN REQUIRED PARKING	1/500 SF = 9
MAXIMUM ALLOWED	1/250 SF = 18
PARKING PROVIDED	18
HEIGHT	ONE STORY
BICYCLE PARKING	2 SHORT TERM & 2 LONG TERM

DRAINAGE AREA

DRAINAGE TO EXISTING DETENTION BASINS 1 AND 2 WITHIN CLEARWATER FARMS DEVELOPMENT.

DEVELOPMENT AREA: 4.40 AC
 PROPOSED DRAINAGE AREA TO BASIN 1: 2.80 AC
 PROPOSED DRAINAGE AREA TO BASIN 2: 1.60 AC

WAIVERS REQUESTED:
 SITE DESIGN WAIVER 21-WAIVER-0035
 SHEPHERDSVILLE ROAD R/W WIDTH WAIVER

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REVISION

No.	DATE	DESCRIPTION

PROJECT No.: 078998
DATE: 11/12/19
DES. TH: [Blank]
DR. TH: [Blank]
CKD. JG: [Blank]

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 513.272.8300
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SITE DEVELOPMENT PLANS-ROADWAYS
MULTI LOT DEVELOPMENT
 5489 CLEARWATER FARM BLVD
 LOUISVILLE, JEFFERSON COUNTY, KENTUCKY 40219
DETAILED DEVELOPMENT PLAN

SHEET NO. **DDP**