

SITE DATA

SITE AREA	5.33 ACRES (232,212.26 S.F.)
EXISTING ZONING	C-1 & C-2
EXISTING FORM DISTRICT	SMCFD
EXISTING USE	SHOPPING CENTER (400,000 S.F.)
EXISTING BUILDING AREA	19,200 S.F.
RESTAURANT A (T.B.R.)	3,100 SQ.FT.
RESTAURANT B	8,800 SQ.FT. (INC. OUTDOOR DINING)
OFFICE	1,850 SQ.FT.
ANIMAL CLINIC	1,850 SQ.FT.
DAYCARE CENTER	5,800 SQ.FT.
PROPOSED BUILDING AREA	41,054 SQ.FT.
PROP. RESTAURANT	6,545 SQ.FT. (INC. OUTDOOR DINING)
EX. RESTAURANT B	6,800 SQ.FT. (INC. OUTDOOR DINING)
EX. OFFICE	1,850 SQ.FT.
PROP. OFFICE	9,337 SQ.FT.
PROP. RETAIL	8,479 SQ.FT.
EX. ANIMAL CLINIC	1,850 SQ.FT.
EX. DAYCARE CENTER	5,800 SQ.FT.
F.A.R.	0.18

PARKING REQUIREMENTS

MIN. PARKING REQUIRED (10% TARC CREDIT APPLIED)	182 SPACES
RESTAURANT 13,345 S.F. (1/250 SF)	107 SPACES
OFFICE 11,700 S.F. (1/250 SF)	34 SPACES
RETAIL 8,479 S.F. (1/250 SF)	7 SPACES
ANIMAL CLINIC 1,850 S.F. (1/250 SF)	2 SPACES
DAYCARE CENTER (2 EMPLOYEE, 10 EMP)	20 SPACES
MAX. PARKING ALLOWED	420 SPACES
RESTAURANT 13,345 S.F. (1/250 SF)	287 SPACES
OFFICE 11,700 S.F. (1/250 SF)	59 SPACES
RETAIL 8,479 S.F. (1/250 SF)	42 SPACES
ANIMAL CLINIC 1,850 S.F. (1/150 SF)	12 SPACES
DAYCARE CENTER (4 EMPLOYEE, 10 EMP)	40 SPACES
EX. PARKING PROVIDED	278 SPACES
PROP. PARKING PROVIDED (INC. 15 ACCESSIBLE SPACES)	309 SPACES
BIKE RACK: SHORT TERM	6 SPACES
LONG TERM	6 SPACES*

*LONG TERM SPACES LOCATED WITHIN BUILDINGS.

LANDSCAPE REQUIREMENTS

EX. VEHICLE USE AREA	175,810 SQ.FT.
EX. INTERIOR LANDSCAPE AREA	9,337 SQ.FT.
PROP. VEHICLE USE AREA	144,227 SQ.FT.
7.5% LANDSCAPE REQUIREMENT (LESS THAN 50% DISTURBANCE ON SITE-ONLY REG. IN IMPROVED AREA-114,742 S.F.)	8,687 SQ.FT.
PROPOSED INTERIOR LANDSCAPE AREA	9,134 SQ.FT.

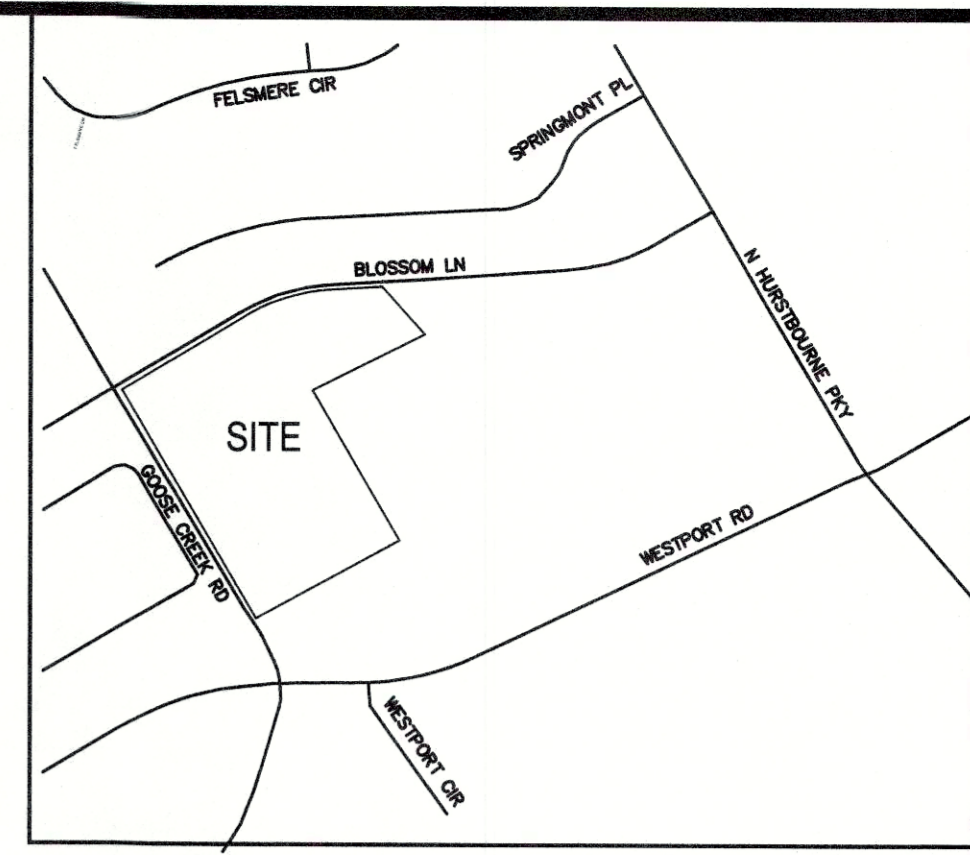
TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C

TOTAL SITE AREA	232,212 S.F.
EX. TREE CANOPY ON SITE	9,924 S.F. (4.3%)
5 - 12+ TYPE "A" TREES @ 1,200 S.F. EA.	6,000 S.F.
2 - 3-10 TYPE "A" TREES @ 960 S.F. EA.	1,920 S.F.
2 - 3-10 TYPE "B" TREES @ 576 S.F. EA.	1,152 S.F.
6 - 4 TYPE "C" TREES @ 142 S.F. EA.	852 S.F.
EX. TREE CANOPY TO BE PRESERVED	9,924 S.F. (4.3%)
5 - 12+ TYPE "A" TREES @ 1,200 S.F. EA.	6,000 S.F.
2 - 3-10 TYPE "A" TREES @ 960 S.F. EA.	1,920 S.F.
2 - 3-10 TYPE "B" TREES @ 576 S.F. EA.	1,152 S.F.
6 - 4 TYPE "C" TREES @ 142 S.F. EA.	852 S.F.
TREE CANOPY REQUIRED (LESS THAN 50% DISTURBANCE ON SITE-ONLY 50% CANOPY REQUIRED)	18,577 S.F. (8.0%)
ADDITIONAL TREE CANOPY REQUIRED	8,653 S.F. (3.7%)
ADDITIONAL TREE CANOPY TO BE PROVIDED	9,360 S.F.
13 TYPE "A" TREES @ 720 S.F.	
TOTAL TREE CANOPY TO BE PROVIDED	19,284 S.F. (8.3%)

IMPERVIOUS AREA (SITE)

NET SITE AREA	5.33 ACRES
AREA OF DISTURBANCE	2.53 ACRES
EXISTING IMPERVIOUS SURFACE	2.39 ACRES (45%)
PROPOSED IMPERVIOUS SURFACE	2.23 ACRES (42%)
DECREASE IN IMPERVIOUS SURFACE	0.16 ACRES



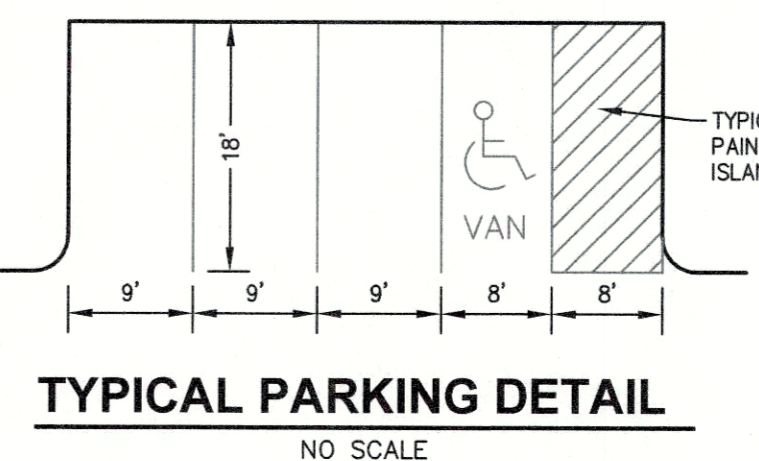
LOCATION MAP
NOT TO SCALE

GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION 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 DRAINAGE 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL, SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HIGH SECURITY LOCK AND IS DIMENSIONED AS REQUIRED BY THE LDC.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
- SANITARY SEWERS TO BE PROVIDED BY EXISTING PSC AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
- 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 MANAGEMENT PRACTICES.
- ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- A GENERAL CROSSOVER AGREEMENT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS AND GREASE POLICY.
- ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- BUILDING DESIGN WILL FOLLOW CHAPTER 5.5 AND 5.6 OF THE L.D.C.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL NEW OR EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
- SITE IS EXEMPT FROM 4.9.3 OF THE LAND DEVELOPMENT CODE REQUIRING A KARST SURVEY OF THE PROPERTY PER THE EXEMPTIONS LISTED UNDER CHAPTER 4.9.2.C SINCE THE SITE IS PART OF A SUBDIVISION AND PLAN CERTAIN DEVELOPMENT APPROVED PRIOR TO THE EFFECTIVE DATE OF THE KARST REGULATION AS WELL AS THE EXEMPTION FOR CONSTRUCTION ON EXISTING LOTS SHOWN ON PRELIMINARY PLANS APPROVED BETWEEN AUGUST 7, 1997 AND MARCH 1, 2003 UNDER CHAPTER 4.6.1.6 OF THE LAND DEVELOPMENT CODE.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- EACH PROPOSED BUILDING/LOT MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER. OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER PSC.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
- DEVELOPMENT MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.

LEGEND

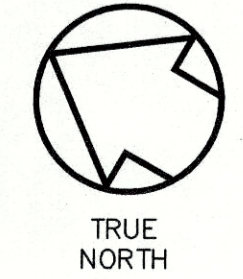
EX. CHAIN LINK FENCE	LIGHT STANDARD	SANITARY CLEAN OUT	EX. FORM DISTRICT LINE
OVERHEAD UTILITIES	POWER POLE	M.H.#10394	EX. FORM DISTRICT LINE
UNDERGROUND ELECTRIC	DRAINAGE FLOW	EXISTING SANITARY SEWER	PROP. WHEEL STOP
UTILITY POLE	ELECTRIC CONTOUR LINE	EXISTING BUILDING	WHEEL STOP
ELECTRIC TRANSFORMER	CENTERLINE	PROP. STORM LINE	TYPICAL DUMPSTER ENCLOSURE
SANITARY SEWER MANHOLE	EXISTING TREE	EX. STORM LINE	TYPICAL PAINTED ISLAND
FIRE HYDRANT	BIKE RACK		
GUY WIRE			
BENCH MARK			



TYPICAL PARKING DETAIL
NO SCALE

DETAILED DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 20' 40' 80'
SCALE: 1" = 40'



R-7/NFD
PC Rolling Hills Louisville, LLC
33 4th Street North
St. Petersburg, FL 33701-3800
DB. 10936 Pg. 869

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RECEIVED
MAR 02 2020
PLANNING & DESIGN SERVICES

CASE# 20-DDP-0007
RELATED CASES: 09-004-07
MSD WM #7452

REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	2/17/2020	CRB
2	DHS	ADD. REVISIONS PER METRO WORKS COMMENTS	2/29/2020	CRB

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
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Louisville, Kentucky 40220
(502) 659-9427 Fax
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DATE
SIGNATURE

DATE
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BTM PROJECT NO. 080028
SITE INFORMATION:
GOOSE CREEK PROPERTIES
DEED BOOK 4816 PAGE 16
TAX BLOCK 1604, LOT 2

DETAILED DEVELOPMENT PLAN
WESTPORT PLAZA
2927 GOOSE CREEK ROAD
LOUISVILLE, KY 40241

OWNER / DEVELOPER
GOOSE CREEK PROPERTIES
2927 GOOSE CREEK ROAD
LOUISVILLE, KY 40241-0206

DRAWN BY: DHS
CHECKED BY: CRB
DATE: NOVEMBER 12, 2019
DRAWING: 080028 - CAT2B
SCALE: 1" = 40'
SHEET **1.00**

NOT FOR CONSTRUCTION