

GENERAL NOTES

- 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 PRE 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, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- 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 APPROPRIATED 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 PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS 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.
- TOPOGRAPHIC INFORMATION PROVIDED BY MSD LOGIC MAPPING.
- SANITARY SEWER PROVIDED BY NEW PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- DUMPSTERS AND OTHER UTILITY STRUCTURES SHALL BE SCREENED PER AGENCY 9 OF THE ST. MATTHEWS DEVELOPMENT CODE.
- CITY OF ST. MATTHEWS APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION APPROVAL.
- RAILROAD APPROVAL MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- NO INCREASE IN STORM WATER RUN OFF ONTO 288 RIDGEWAY AVENUE OR TO 4064 RICHLAND AVENUE AS A RESULT OF THIS PROJECT.
- SITE IS SUBJECT TO PLAN REVIEW FEES.
- THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS AT 20,675 SQ.FT. OR 0.47 AC.
- UNDERGROUND DETENTION MUST MEET SECTION 10.3.8.4 OF THE MSD DESIGN MANUAL.
- BUILDING ELEVATIONS WILL BE SUBMITTED TO PDS STAFF AND ST. MATTHEWS OFFICIALS PRIOR TO REQUESTING A BUILDING PERMIT. THE ELEVATIONS SHALL COMPLY WITH LDC CHAPTER 5.5 AND 5.6.

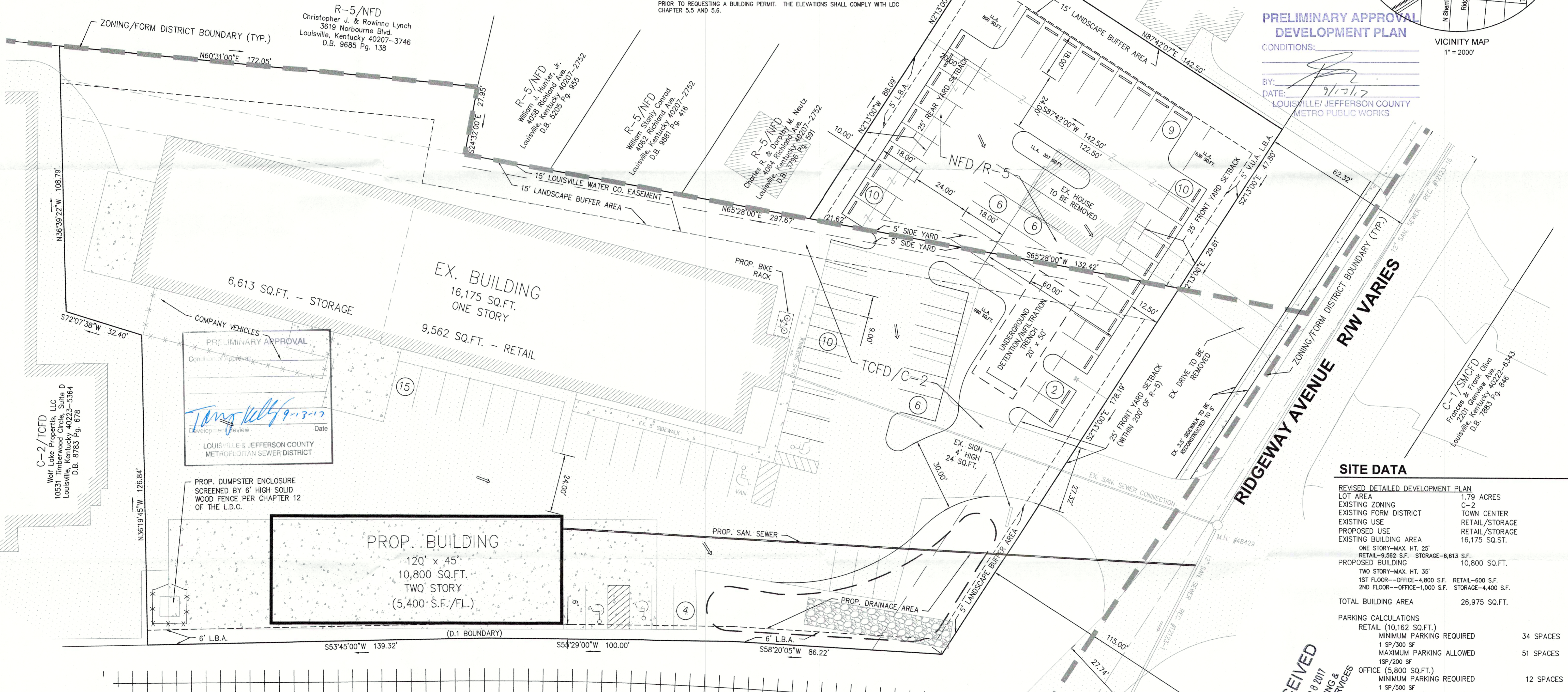
LEGEND

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- EXISTING RIP-RAP
- EXISTING DRAINAGE FLOW ARROW



PRELIMINARY APPROVAL DEVELOPMENT PLAN

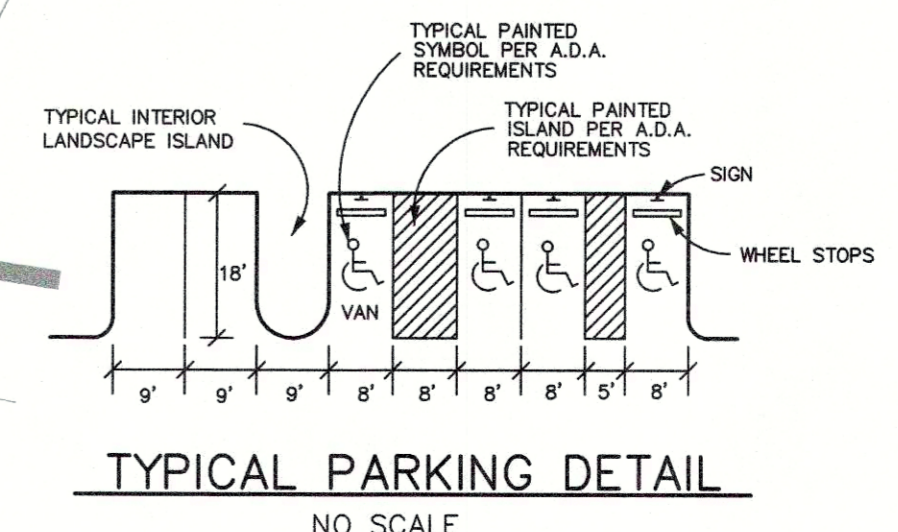
CONDITIONS:
 BY: [Signature]
 DATE: 9/17/17
 LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS



SITE DATA

REVISED DETAILED DEVELOPMENT PLAN	
LOT AREA	1.79 ACRES
EXISTING ZONING	C-2
EXISTING FORM DISTRICT	TOWN CENTER
EXISTING USE	RETAIL/STORAGE
PROPOSED USE	RETAIL/STORAGE
EXISTING BUILDING AREA	16,175 SQ.FT.
ONE STORY--MAX. HT. 25'	RETAIL--9,562 S.F.
PROPOSED BUILDING	10,800 SQ.FT.
TWO STORY--MAX. HT. 35'	RETAIL--600 S.F.
1ST FLOOR--OFFICE--4,800 S.F.	STORAGE--4,000 S.F.
2ND FLOOR--OFFICE--1,000 S.F.	
TOTAL BUILDING AREA	26,975 SQ.FT.
PARKING CALCULATIONS	
RETAIL (10,162 SQ.FT.)	
MINIMUM PARKING REQUIRED	34 SPACES
1 SP/300 SF	
MAXIMUM PARKING ALLOWED	51 SPACES
1 SP/200 SF	
OFFICE (5,900 SQ.FT.)	
MINIMUM PARKING REQUIRED	12 SPACES
1 SP/500 SF	
MAXIMUM PARKING ALLOWED	29 SPACES
1 SP/200 SF	
TOTAL MINIMUM PARKING REQUIRED	46 SPACES
TOTAL MAXIMUM PARKING ALLOWED	80 SPACES
EXISTING PARKING PROVIDED ON-SITE	
PROPOSED PARKING	
ON-SITE PARKING	44 SPACES
OFF-SITE CUP AREA	35 SPACES
TOTAL PARKING PROVIDED (INC. 4 ACCESSIBLE SPACES)	78 SPACES
CONDITIONAL USE PERMIT	
LOT AREA	0.35 ACRES
EXISTING ZONING	R-5
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	RESIDENTIAL/VACANT
PROPOSED USE	OFF-STREET PARKING
BICYCLE PARKING	
SHORT TERM SPACES REQ.	2 SPACES
LONG TERM SPACES REQ.	2 SPACES*
*LOCATED WITHIN EXISTING BLDG.	

RECEIVED
 APR 28 2017
 PLANNING & DESIGN SERVICES



LANDSCAPE REQUIREMENTS

EXISTING VEHICLE USE AREA	34,604 SQ.FT.
EXISTING INTERIOR LANDSCAPE AREA	214 SQ.FT.
PROP. V.U.A.	42,492 SQ.FT.
5% LANDSCAPE REQUIREMENT	2,125 SQ.FT.
ILL.A. PROVIDED	2,426 SQ.FT.

IMPERVIOUS AREA (SITE)

TOTAL SITE AREA	2.14 ACRES
EXISTING IMPERVIOUS SURFACE	1.37 ACRES (64.02%)
PROPOSED IMPERVIOUS SURFACE	1.63 ACRES (76.17%)
INCREASE IN IMPERVIOUS SURFACE	0.27 ACRES (12.62%)
LIMITS OF DISTURBANCE	0.47 ACRES (22.18%)

DETENTION CALCULATION

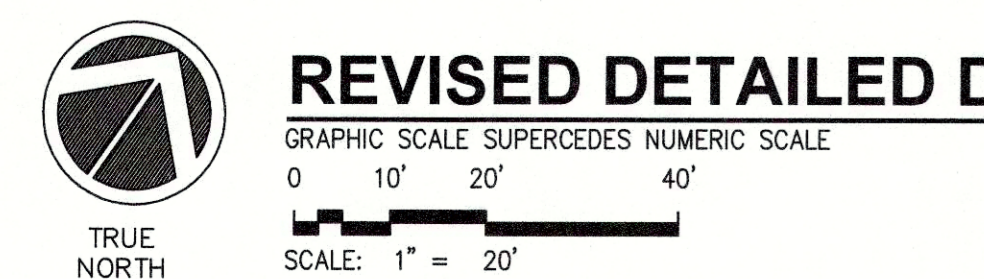
THERE SHALL BE NO INCREASE IN PEAK RUNOFF RATES TO SURROUNDING PROPERTIES OR THE RIGHT-OF-WAY OF RIDGEWAY AVENUE FROM THE INCREASE IN IMPERVIOUS AREA. STORMWATER RUNOFF MITIGATION WILL BE PROVIDED BY AN UNDERGROUND DETENTION/INFILTRATION TRENCH LOCATED UNDER THE PROPOSED PARKING AREA.

REQUIRED STORAGE VOLUME:
 (2.8/12) x 0.27 ACRES x 0.70 detCo = 0.0441 AC-FT. = 1,941 C.F.

NOTE: ARTICLE 12 PER ST. MATTHEWS TIES THE EXPANSION THRESHOLD TO AN INCREASE IN IMPERVIOUS SURFACE. THE NEW BUILDING (67% EXPANSION) IS LOCATED ON A CONCRETE PAD WITH NO INCREASE IN IMPERVIOUS AREA. THE NEW PARKING LOT IS 7,888 SQ.FT. (EXISTING V.U.A. IS 34,604 SQ.FT.) WHICH IS A 23% INCREASE IN IMPERVIOUS SURFACE. ONLY THE AREA OF NEW IMPROVEMENTS SHALL BE SUBJECT TO THE REQUIREMENTS OF ARTICLE 12.

CONDITIONAL USE PERMIT GRANTED

CONDITIONAL USE PERMIT GRANTED FOR OFF STREET PARKING ON AN R-5 ZONED PROPERTY UNDER ARTICLE 15.0.15 OF THE DEVELOPMENT CODE, WITH RELIEF FROM THE LISTED REQUIREMENT TO ALLOW PARKING IN THE REQUIRED YARD. 17CUP1032 APPROVED 8-7-17.



WESTPORT ROAD R/W VARIES

17DEPLAN1154
 17CUP1032
 MSD WM #11636

REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	5-19-17	JMA
2	DHS	REVISIONS PER AGENCY COMMENTS	6-6-17	JMA
3	DHS	ADDITIONAL REVISIONS PER AGENCY COMMENTS	6-20-17	JMA
4	DHS	REV. PER BOZA MTC. 6-7-17	6-7-17	JMA
5	DHS	REV. PER AGENCY COMMENTS	8-28-17	JMA

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 Consulting Engineers, Landscape Architects, Planners & Surveyors
 "Serving the Bluegrass and Beyond"
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 (502) 635-5477 Fax
 www.btmeng.com

DATE: _____
 SIGNATURE: _____
 DATE: _____
 SIGNATURE: _____

REVISED DETAILED DEVELOPMENT PLAN
WILLIS - KLEIN - 4041 WESTPORT ROAD, LOUISVILLE, KY 40207
284,284R & 286 RIDGEWAY AVE, LOUISVILLE, KY 40207-2787

DEVELOPER: M. J. KLEIN, LLC
 4041 WESTPORT ROAD, SUITE 103, LOUISVILLE, KY 40207-2787

OWNER: M. J. KLEIN, LLC
 4041 WESTPORT ROAD, SUITE 103, LOUISVILLE, KY 40207-2787

DRAWN BY: DHS
 CHECKED BY: JMA
 DATE: 4/25/2017
 DRAWING: 160153-RDDP
 SCALE: 1" = 20'
 SHEET: 1.00