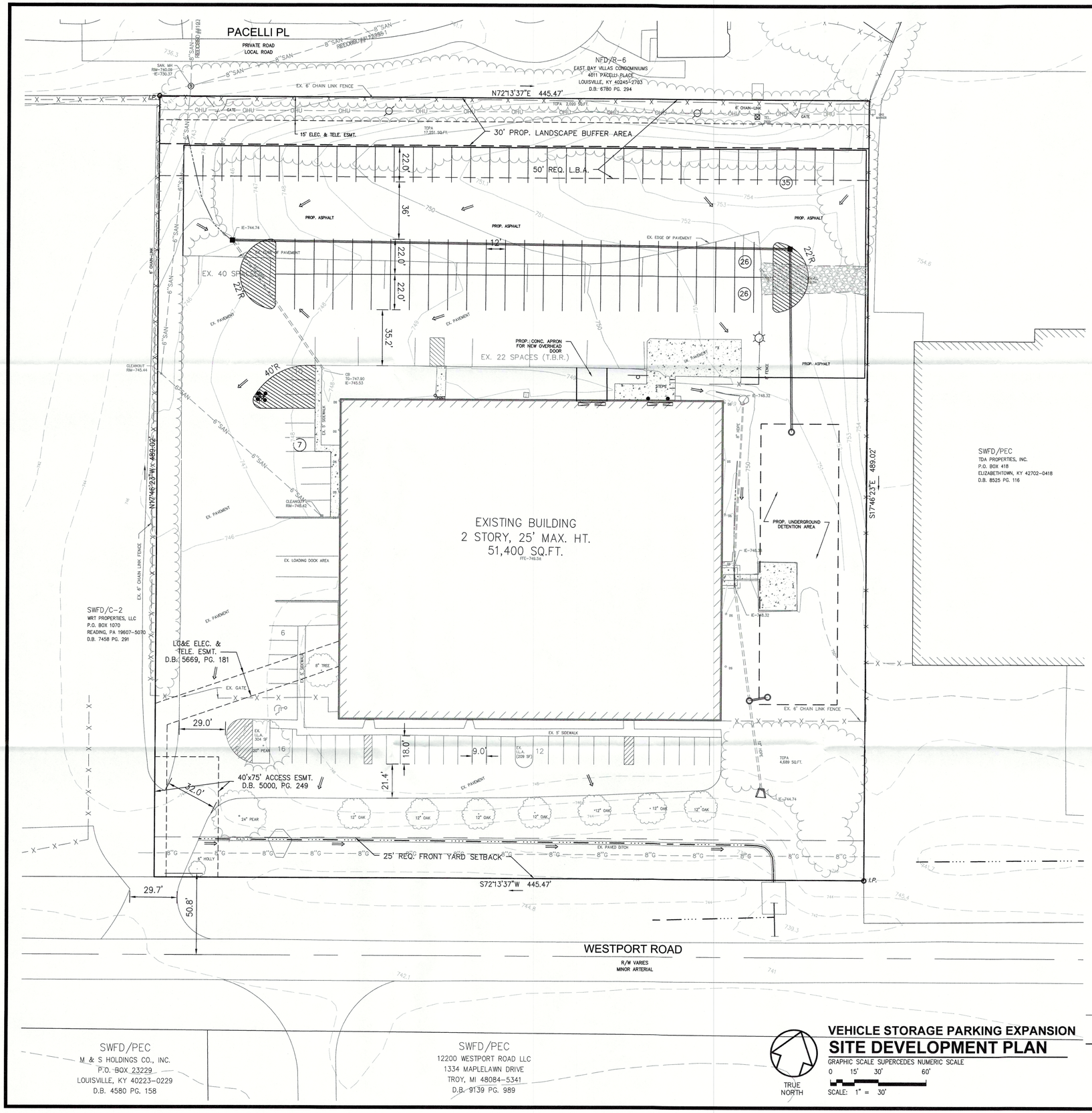


GENERAL NOTES

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. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. LESS THAN 20% CHANGE IN SITE, THEREFORE NO CHAPTER 10 LANDSCAPE REQUIREMENTS ARE NEEDED ON SITE.
8. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
9. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
10. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
11. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
12. NO NEW BUILDING CONSTRUCTION ON SITE.
13. 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.
14. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM DEED AND MSD LOJIC INFORMATION.
15. ALL SIGNAGE WILL COMPLY WITH LAND DEVELOPMENT CODE, CHAPTER 8.
16. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
17. ONSITE DETENTION WILL BE PROVIDED IN THE EXISTING ONSITE BASIN ALONG WESTPORT ROAD. DETENTION BASIN TO BE RE-ANALYZED TO TODAY'S SPECIFICATIONS. MODIFICATIONS MAY BE REQUIRED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.

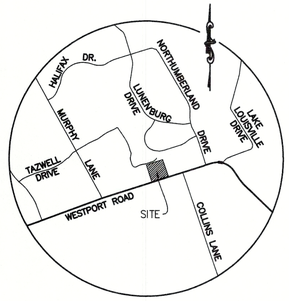
    IF OFF-SITE EASEMENTS ARE ACQUIRED AND SYSTEM CAPACITY TO THE NORTH IN EAST BAY VILLA CONDOMINIUMS IS DETERMINED TO MEET THE DETENTION REQUIREMENTS, THIS OPTION WILL BE USED FOR THE ADDITIONAL RUNOFF OF THE PROPOSED IMPROVEMENTS.
18. COMPATIBLE UTILITY LINES (ELECTRIC, TELECOMMUNICATIONS, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
19. 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 A 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.B.6 OF THE LAND DEVELOPMENT CODE.
20. 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. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 71,438.4 SQ.FT. (1.64 ACRES).
21. EXISTING 6' CHAIN LINK FENCE LOCATED AT THE NORTH PROPERTY LINE COMPLIES WITH CHAPTER 4.4.3.A.1.a.i AND ii OF THE LDC.
22. IF USED FOR DEVELOPMENT, UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.

WAIVERS REQUESTED:

1. WAIVER OF CHAPTER 5.5.4.B.1 OF THE LDC TO REDUCE THE REQUIRED 50' REAR BUFFER TO 30' AND TO ALLOW THE EXISTING VEGETATION AND FENCING TO MEET THE SCREENING AND PLANTING REQUIREMENTS.
2. WAIVER OF REQUIRED SIDEWALK ALONG WESTPORT ROAD PER CHAPTER 5.8.1.B OF THE LAND DEVELOPMENT CODE.
3. WAIVER OF CHAPTER 5.9.2.A.1.b AND 5.9.2.A.1.b.ii TO OMIT THE REQUIRED SIDEWALK CONNECTIONS TO ADJACENT PROPERTIES AND THE STREET.

LEGEND

- EXISTING FENCE
- EX. OVERHEAD UTILITIES
- EX. GAS LINE
- EX. SANITARY SEWER
- EX. WATER LINE
- EX. UTILITY POLE
- EX. LIGHT POLE
- EX. SAN. SEWER MANHOLE
- EX. STORM MANHOLE
- EX. SIGN
- FIRE HYDRANT
- GUY WIRE
- EXISTING CONTOUR LINE
- EX. STORM LINE
- CENTERLINE
- DRAINAGE FLOW
- EX. DITCH LINE
- PROP. STORM LINE



LOCATION MAP

NOT TO SCALE

SITE DATA

TOTAL SITE AREA	5.00 ACRES (217,843.74 SQ.FT.)
EXISTING ZONING	PEC
EXISTING FORM DISTRICT	SWFD
EXISTING/PROPOSED USE	VEHICLE CUSTOMIZATION w/ VEHICLE STORAGE
EXISTING BUILDING AREA	51,400 SQ.FT.
2 STORIES, 48,400 S.F./1ST FL. 3,000 S.F. 2ND FL.	
30 EMPLOYEES	
FLOOR AREA RATIO	0.24
PARKING REQUIREMENT	
MINIMUM PARKING REQUIRED (1 SP/1.5 EMPLOYEES MAX. SHIFT)	20 SPACES
MAXIMUM PARKING ALLOWED (1 SP/EMPLOYEE MAX. SHIFT)	30 SPACES
EXISTING PARKING PROVIDED	106 SPACES
EMPLOYEE SPACES	30 SPACES
INVENTORY STORAGE SPACES	76 SPACES
PROPOSED PARKING PROVIDED	128 SPACES
EMPLOYEE SPACES	30 SPACES
INVENTORY STORAGE SPACES	98 SPACES

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C

SITE AREA	217,844 S.F.
EX. TREE CANOPY ON SITE	34,760 S.F. (16.0%)
7-12" OAK - 1,200 SF EA. - 8,400 S.F.	
2-20"+ PEAR - 1,200 SF EA. - 2,400 S.F.	
EX. TREE MASS AREAS - 23,960 SF	
EX. TREE CANOPY TO BE PRESERVED	30,107 S.F. (13.8%)
7-12" OAK - 1,200 SF EA. - 8,400 S.F.	
2-20"+ PEAR - 1,200 SF EA. - 2,400 S.F.	
EX. TREE MASS AREAS - 19,307 SF	
TREE CANOPY REQUIRED (50%)	16,338 S.F. (7.5%)
(TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE, LESS THAN 20% DIST.)	
ADDITIONAL TREE CANOPY REQUIRED	0 S.F.
TOTAL TREE CANOPY TO BE PROVIDED	30,107 S.F. (13.8%)

IMPERVIOUS AREA (SITE)

NET SITE AREA	5.00 ACRES
AREA OF DISTURBANCE	1.64 ACRES
EXISTING IMPERVIOUS SURFACE	2.53 ACRES (51%)
PROPOSED IMPERVIOUS SURFACE	3.33 ACRES (67%)
INCREASE IN IMPERVIOUS SURFACE	0.80 ACRES (16%)

DRAINAGE NOTE:

SIZE OF PROPOSED PIPES AND UNDERGROUND DETENTION TO BE DETERMINED UPON COMPLETION OF ANALYSIS OF EXISTING DETENTION BASIN.

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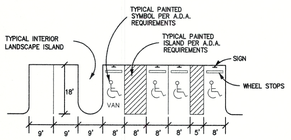
FEB 04 2019
PLAN... & DESIGN SERVICES



TYPICAL PARKING DETAIL

NO SCALE

CASE NO. 18DEVPLAN1211
RELATED CASE: DOCKET# 9-17-76
MSD WM #476

VEHICLE STORAGE PARKING EXPANSION
SITE DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER CLIENT COMMENTS	1-14-19	CRB
2	DHS	REVISIONS PER ADD'L AGENCY COMMENTS	1-17-19	CRB
3	DHS	REVISIONS PER ADD'L MSD COMMENTS	2-4-19	CRB

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DATE
SIGNATURE
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TITLE: **DETAILED DEVELOPMENT PLAN**
WESTPORT ROAD DEVELOPMENT, LLC
12101 WESTPORT ROAD
LOUISVILLE, KENTUCKY 40299

BTM PROJECT NO.: 180326
SITE INFORMATION:
DEED BOOK 9770, PAGE 691
TAX BLOCK 14, LOT 303

OWNER / DEVELOPER:
WESTPORT ROAD DEVELOPMENT, LLC
P.O. BOX 429
PEWEE VALLEY, KENTUCKY 40056-0429

DRAWN BY: DHS	CHECKED BY: CRB
DATE: DEC. 2018	
DRAWING: 180326-DDP	
SCALE: 1" = 30'	
SHEET 1.00	

NOT FOR CONSTRUCTION

18DEVPLAN1211