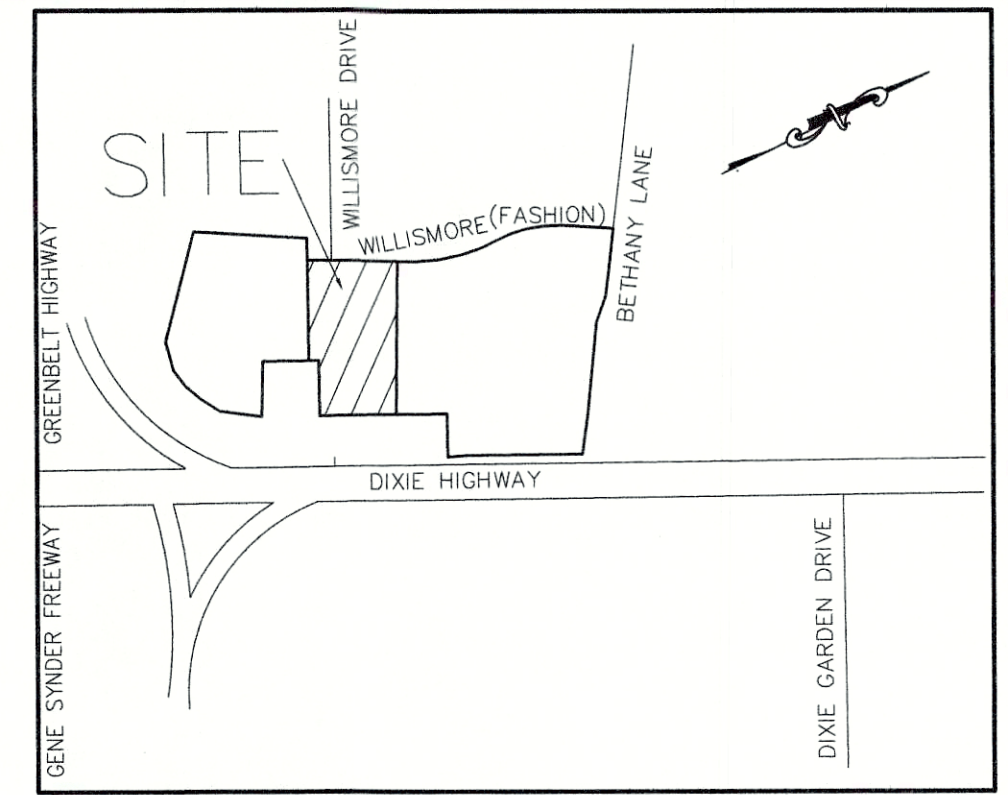
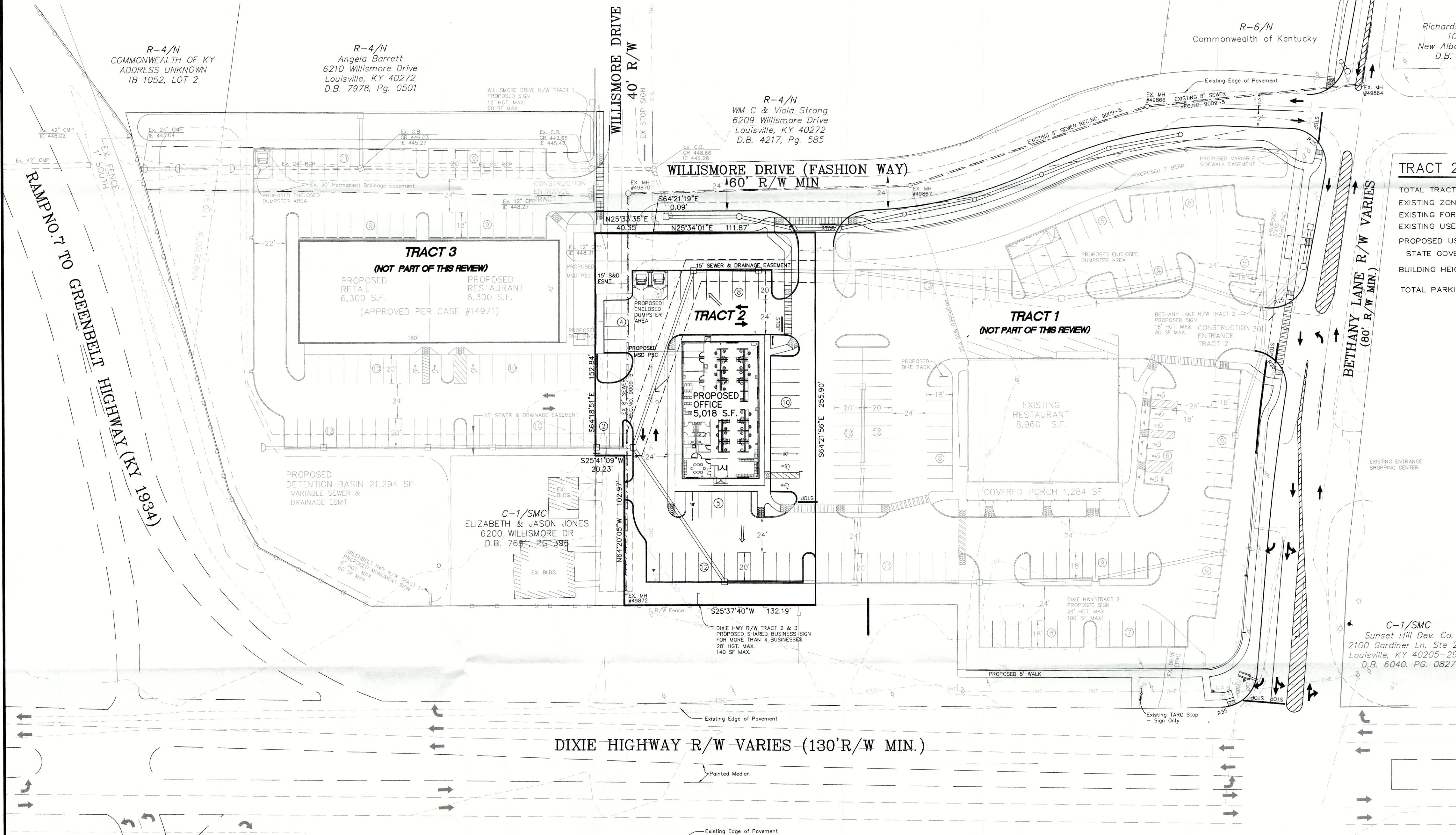


GENERAL NOTES

- Parking areas and drive lanes to be a hard and durable surface.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0104 E dated December 5, 2006.
- 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.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- 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.
- Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
- There should be no increase in drainage runoff to the right-of-way. Calculations will be required for any runoff to the state right-of-way.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- There should be no commercial signs on the right of way.
- There should be no landscaping in the Right of Way without an encroachment permit. Landscaping on plans will need to be reviewed for site distance.
- Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
- An Access Agreement with the Jones property shall be recorded prior to Metro Public Works granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to at or below pre-developed rates.
- No entrances will be permitted to Dixie Highway (US 31W).



LOCATION MAP NOT TO SCALE



TRACT 2 DATA

TOTAL TRACT 2 AREA	= 0.85 Ac.
EXISTING ZONING	= C-1
EXISTING FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= VACANT
PROPOSED USE	
STATE GOVERNMENT OFFICE	= 5,018 SF
BUILDING HEIGHT	= 25 FT. (45 FT. TRANSITION ZONE MAX)
TOTAL PARKING PROVIDED	= 41 SP (INCLUDES 2 HC)

DETENTION BASIN CALCULATIONS

$$X = \Delta C R A / 12$$

$$\Delta C = 0.69 - 0.37 = 0.32$$

$$A = 5.3 \text{ ACRES}$$

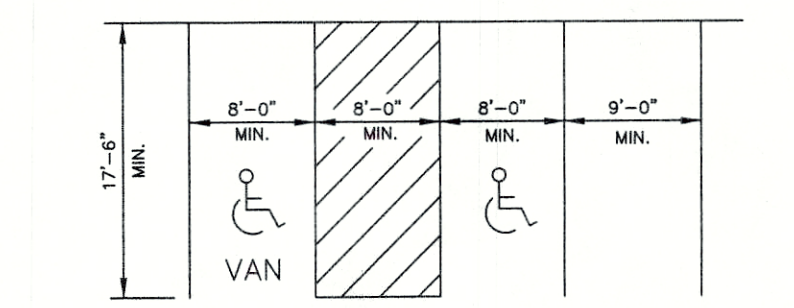
$$R = 2.8 \text{ INCHES}$$

$$X = (0.32)(5.3)(2.8) / 12 = 0.40 \text{ AC.-FT.}$$

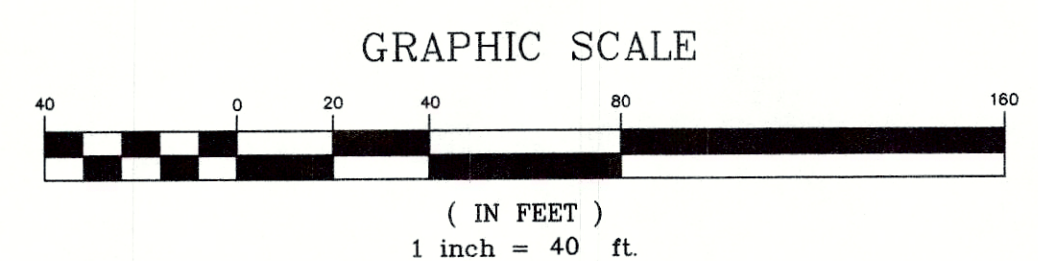
REQUIRED X = 17,424 CU. FT.
 PROVIDED BASIN = 21,294 SQ.FT.

TOTAL = 21,294 SQ.FT. @ APPROX. 1 FT. DEPTH
 = 21,294 CU.FT. > 17,424 CU.FT.

EX IMPERVIOUS	= 48,530 SF
PROPOSED IMPERVIOUS	= 150,710 SF
INCREASE IN IMPERVIOUS	= 102,180 SF



TYPICAL PARKING SPACE LAYOUT NO SCALE



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

NO.	DATE	DESCRIPTION	BY

PROJECT DATA
 FILE NAME: 0143.RDDP OCT 2010.DWG
 DATE: 9/13/21
 SCALE: 1"=40'
 CHECKED BY: DT
 DRAWN BY: DT

REVISIONS

L&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - 100 W. MAIN STREET, SUITE 100, LOUISVILLE, KENTUCKY 40202
 ARCHITECTURE - 100 W. MAIN STREET, SUITE 100, LOUISVILLE, KENTUCKY 40202
 P.M. (502) 444-9975 PHONE (502) 444-9974

COMMUNITY FACILITY REVIEW/REVISED DETAILED DISTRICT DEVELOPMENT PLAN
REAL ID WILLISMORE
 OWNER/DEVELOPER:
 VALLEY STATION TOWNE CENTER
 2606 ALIA CIR
 LOUISVILLE, KENTUCKY 40222

JOB NO: 01143
 SHEET 1 OF 1

OWNER:
 VALLEY STATION TOWNE LLC
 2606 VALLEY STATION TOWNE CENTER
 LOUISVILLE, KY 40222

6202 WILLISMORE DRIVE
 LOUISVILLE, KY 40272
 T.B. 1052 LOT 682
 D.B. 11490, PG. 996

RECEIVED
 OCT 10 2021
 PLANNING & DESIGN SERVICES

RELATED CASE: 14971
 9-51-03
 1-12-03

COUNCIL DISTRICT - 14
 FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK

W.M. # 7543