

**GENERAL NOTES:**

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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 drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
- East property line required 15' LBA = 2,252 SF; Provided Variable LBA = 2,564 SF.
- Minor Plat required prior to Construction Plan approval.
- Right-of-way to be dedicated prior to Construction Plan approval.
- All Roadway and Entrance Intersections shall meet the requirements for landing areas as set by Metro Public Works.

**MSD NOTES:**

- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0030 F dated February 26, 2021.
- Drainage pattern depicted by arrows (==>) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2.10, 25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- All drainage, EPOC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- 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.
- Subject to KYTC approval prior to MSD Construction Plan approval.

**WAIVER REQUESTED**

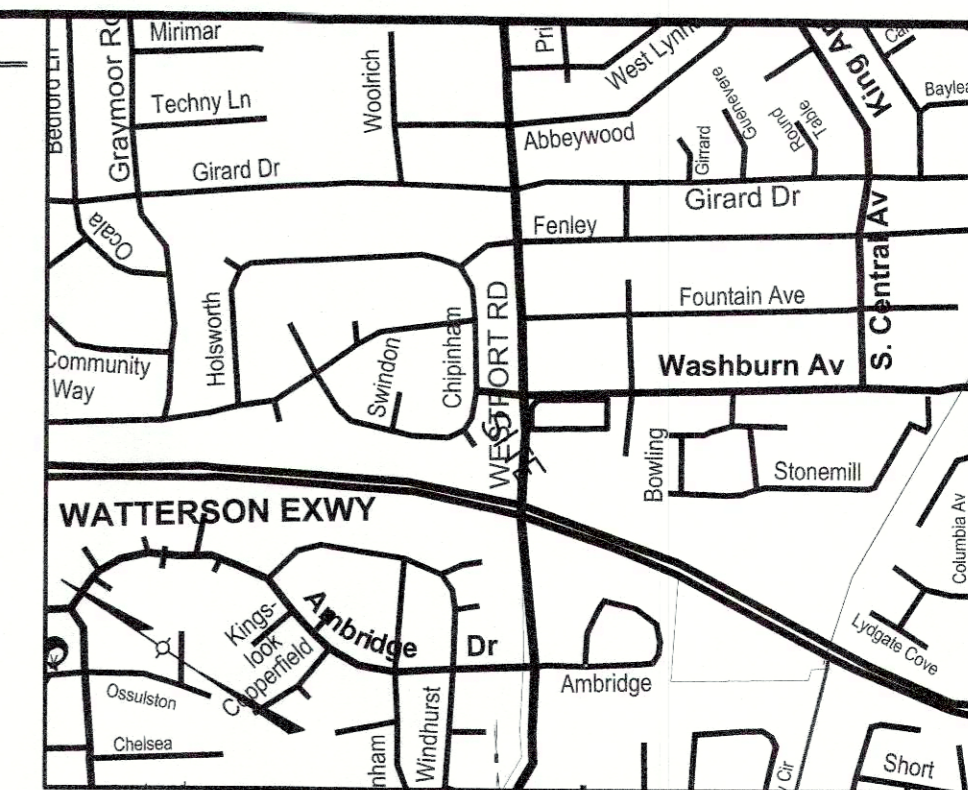
- A Waiver is requested from Sections 12.D.1.a(1) & 12.D.1.b(1) to eliminate the required landscape buffer area & plantings along the southwest property line adjacent to the regional detention basin.

**VARIANCE REQUESTED**

- A Variance is requested from Section 6.1.C.2.e of the Louisville Metro Land Development Code to allow proposed parking spaces and a dumpster enclosure within the required 25' setback.

**PROJECT DATA**

TOTAL SITE AREA	= 1.53± Ac. (66,689 SF)
R/W DEDICATION AREA	= 0.22± Ac. (9,606 SF)
NET SITE AREA	= 1.31± Ac. (57,074 SF)
EXISTING ZONING	= C-N
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= INDOOR MARKET/RESTAURANT
BUILDING HEIGHT	= 1 STORY (30' HT.)
BUILDING AREA	= 13,456 SF
	(+6,500 SF IN MEZZANINE FOR STORAGE ONLY)
F.A.R.	= 0.24 (5.0 MAX. ALLOWED)
<b>PARKING REQUIRED</b>	
GROCERY	MIN. MAX.
11,456/250 SF MIN.	= 46 SP
11,456/200 SF MAX	= 57 SP
RESTAURANT	
2000/125 SF MIN.	= 16 SP
2000/50 SF MAX	= 40 SP
TOTAL PARKING REQUIRED	= 62 SP 97 SP
TOTAL PARKING PROVIDED	= 55 SP 97 SP
	(3 ADA SP INCLUDED)
<b>TOTAL VEHICULAR USE AREA</b>	
INTERIOR LANDSCAPE AREA REQUIRED	= 26,102 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 1,305 SF (5%)
<b>BIKE PARKING PROVIDED</b>	
	= 3 SPACES
<b>EXISTING IMPERVIOUS</b>	
	= 2,735 SF
<b>PROPOSED IMPERVIOUS</b>	
	= 43,545 SF



**REVISIONS**

NO.	DATE	DESCRIPTION
1	9/1/22	PER AGENCY REVIEW COMMENTS
2	9/26/22	PER AGENCY REVIEW COMMENTS
3	2/28/23	PER AGENCY COMMENTS
4	6/8/23	REVISED LAYOUT

**PROJECT DATA**

FILE NAME: 22025 - DDP

DATE: 5/2/2022

CHECKED BY: MH

SCALE: AS SHOWN

DRAWN BY: TF/AH

**PROJECT DATA**

FILE NAME: 22025 - DDP

DATE: 5/2/2022

CHECKED BY: MH

SCALE: AS SHOWN

DRAWN BY: TF/AH

**LD&D**

LAND DESIGN & DEVELOPMENT, INC.

ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE

905 WASHBURN AVE., SUITE 101, LOUISVILLE, KENTUCKY 40222

TEL: 502-261-1111

WEB SITE: WWW.LD-D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

**WESTPORT ROAD MARKET**

DEVELOPER

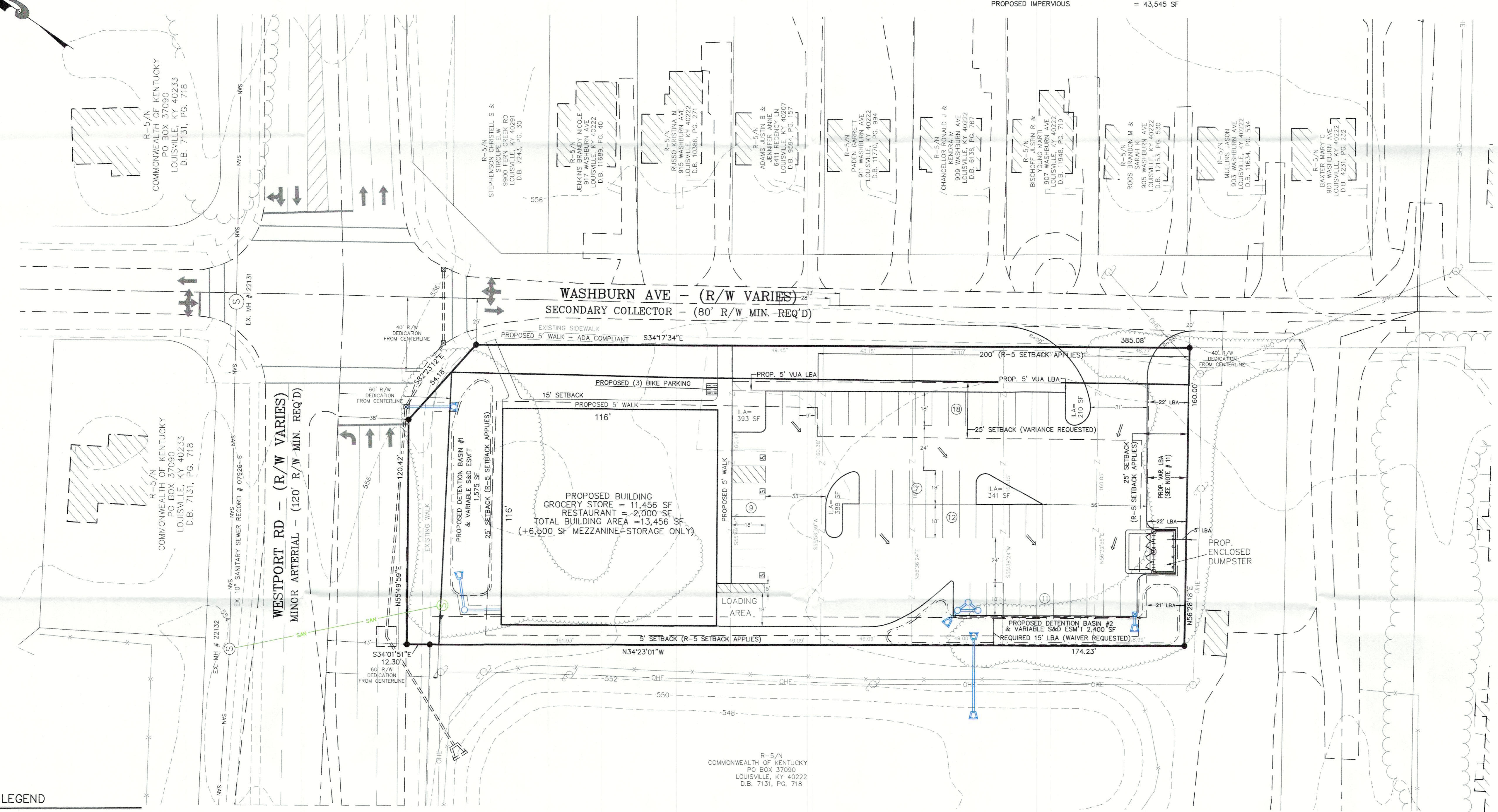
CHOI ENTERPRISES LLC

607 LYNDON LANE

LOUISVILLE, KY 40222

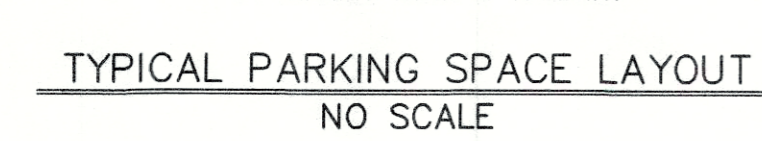
JOB NO. **22025**

SHEET **1** OF **1**



**LEGEND**

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED DRAINAGE SWALE
- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING FENCE
- OVERHEAD ELECTRIC
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER AND MANHOLE
- PROPOSED SEWER AND MANHOLE



**DETENTION BASIN #1 CALCULATIONS**

$$X = \Delta CRA/12$$

$$\Delta C = 0.70 - 0.13 = 0.57$$

$$A = .59 \text{ ACRES}$$

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

$$X = (0.57)(.59)(2.8)/12 = .078 \text{ AC.-FT}$$

$$\text{REQUIRED } X = 3,398 \text{ CU.FT.}$$

PROVIDED BASIN = 1,575 SQ.FT.

$$\text{TOTAL} = 1,575 \text{ SQ.FT. @ APPROX. 2.5 FT. DEPTH}$$

$$= 3,938 \text{ CU.FT.} > 3,398 \text{ CU.FT.}$$

**DETENTION BASIN #2 CALCULATIONS**

$$X = \Delta CRA/12$$

$$\Delta C = 0.70 - 0.13 = 0.57$$

$$A = .88 \text{ ACRES}$$

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

$$X = (0.57)(.88)(2.8)/12 = .117 \text{ AC.-FT}$$

$$\text{REQUIRED } X = 5,097 \text{ CU.FT.}$$

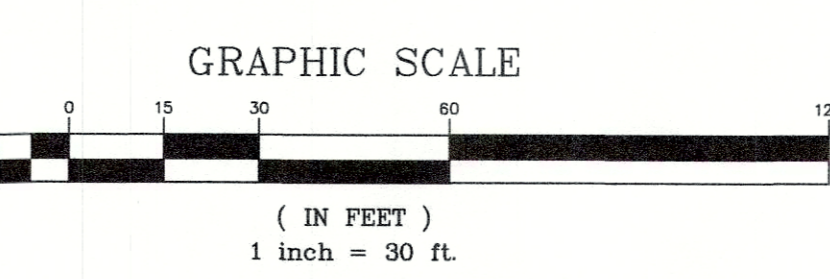
PROVIDED BASIN = 2,600 SQ.FT.

$$\text{TOTAL} = 2,400 \text{ SQ.FT. @ APPROX. 2.5 FT. DEPTH}$$

$$= 6,000 \text{ CU.FT.} > 5,097 \text{ CU.FT.}$$

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 1.53± Ac. (66,689 S.F.)
EXISTING TREE CANOPY AREA	= 27% (18,065 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (23,341 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (23,341 S.F.)



SITE ADDRESS:  
4630 WESTPORT RD  
ST MATTHEWS, KY 40222  
PARCEL# 0351-0008-0004,  
0351-0009-0000,  
0351-0053-0000,  
0351-0002-0000,  
0351-0054-0000,  
0351-0055-0000  
D.B. 12465, PG. 139

RECEIVED  
JUN 08 2024  
PLANNING &  
DESIGN SERVICES

CASE: 22-DDP-0082  
RELATED CASE: 16085

COUNCIL DISTRICT - 7  
FIRE PROTECTION DISTRICT - ST MATTHEWS  
MUNICIPALITY - ST MATTHEWS

WM # 6869

ENGINEER'S SEAL

SURVEYOR'S SEAL