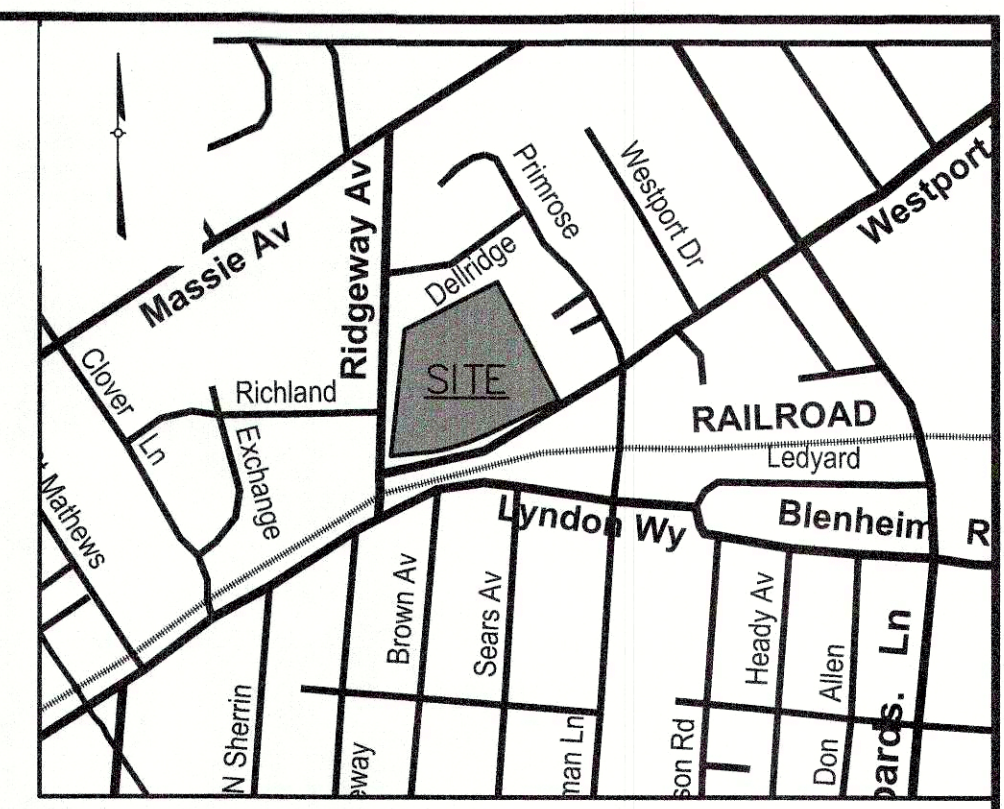


SITE IS LOCATED IN ST. MATTHEWS AND IS SUBJECT TO THE APRIL 2001 LAND DEVELOPMENT CODE.



WAIVER REQUESTED:

1. A Waiver is requested from Section 4.12.C.8.a of The Saint Matthews Land Development Code to provide less open space than is required.

PROJECT DATA

TOTAL SITE AREA	= 8.71± Ac. (379,269 SF)
R/W DEDICATION	= 0.24± Ac. (10,533 SF)
NET SITE AREA	= 8.46± Ac. (368,736 SF)
EXISTING ZONE	= R-7, OR-3, C-1, CN
PROPOSED ZONING	= R-7
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= COMMERCIAL/SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
# OF UNITS	= 285 UNITS
OVERALL DENSITY	= 32.72 DU/AC (34.8 DU/AC MAX. ALLOWED)
BUILDING AREA	= 312,842 SF
GARAGE AREA	= 52,678 SF
CLUBHOUSE	= 5,915 SF
TOTAL BUILDING AREA	= 371,435 SF
F.A.R. (312,842 SF/368,736 SF)	= 0.84 (1.0 MAX. ALLOWED)
BUILDING HEIGHT	= 3-5 STORIES (60' MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
1.5 SP/UNIT MIN.	= 428 SP	
3 SP/UNIT MAX.		= 855 SP

PARKING PROVIDED	
COMMON SPACES	= 327 SPACES
GARAGE PARKING	= 149 SPACES
TOTAL PARKING PROVIDED	= 476 SPACES
	(INCLUDES 12 HC SP)

OPEN SPACE REQUIRED	= 175,200 SF
600 SF X 292 UNITS	
OPEN SPACE PROVIDED	= 124,912 SF

TOTAL VEHICULAR USE AREA	= 117,232 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 8,792 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 17,710 SF

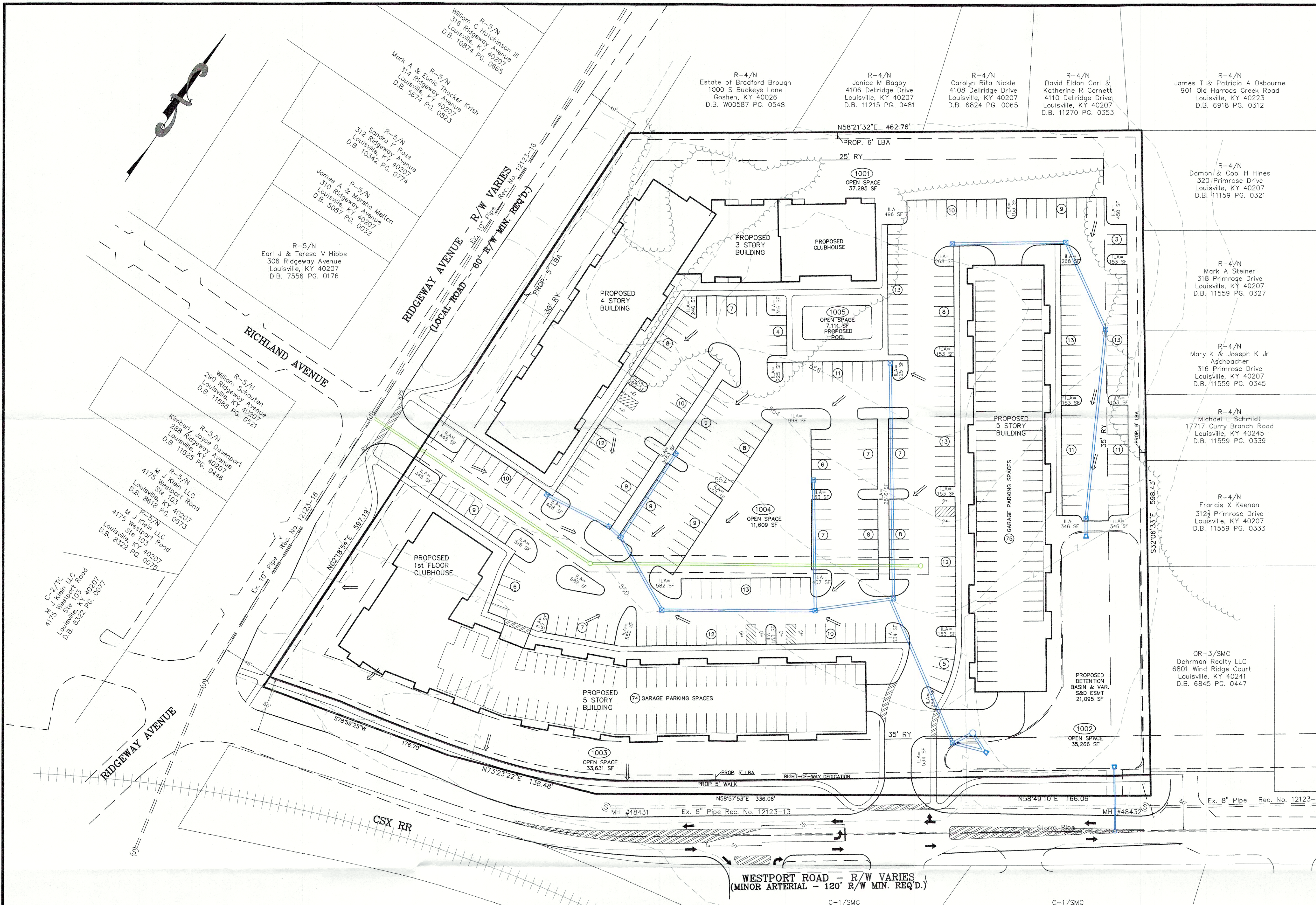
EXISTING IMPERVIOUS AREA	= 22,285 SF
PROPOSED IMPERVIOUS AREA	= 212,533 SF (853% INCREASE)

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 herein were derived from Lojic data. Boundary information was taken from deeds.
- Subject to KYTC and the city of St. Matthews approval prior to MSD construction plan approval.

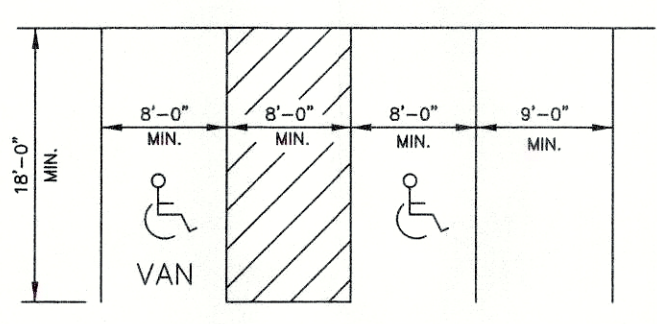
MSD NOTES:

- 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 0029 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, EPSC 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.



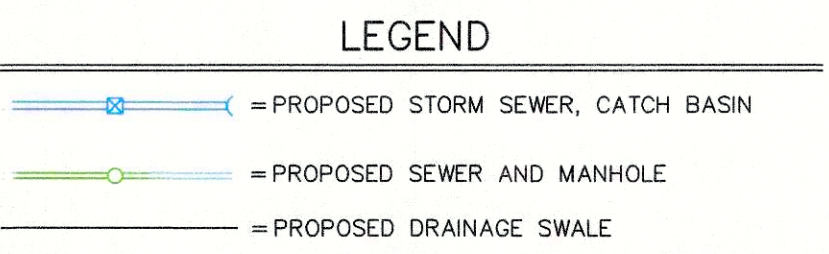
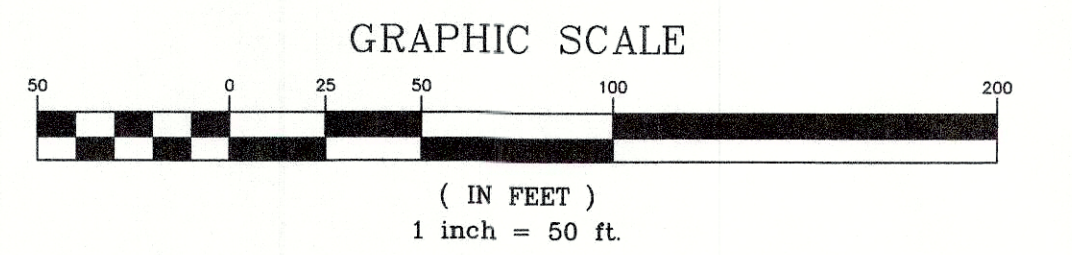
DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.64 - 0.29 = 0.35$
 $A = 8.7 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.35)(8.7)(2.8)/12 = .7105 \text{ AC.-FT}$
 REQUIRED X = 30,950 CU.FT.
 PROVIDED BASIN = 21,095 SQ.FT.
TOTAL = 21,095 SQ.FT. @ APPROX. 1.5 FT. DEPTH
 = 31,643 CU.FT. > 30,950 CU.FT.



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 379,269 S.F.
EXISTING TREE CANOPY AREA	= 14% (52,475 S.F.)
EXISTING TREE CANOPY TO BE REQUIRED	= 0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (132,744 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (132,744 S.F.)



OWNER:
 GILMANS, POINTE LLC
 545 S 3RD ST
 LOUISVILLE, KY, 40202

SITE ADDRESSES:
 4101 & 4163 WESTPORT ROAD,
 333, 331 & 329 RIDGEWAY AVENUE
 LOUISVILLE, KY 40207

TAX BLOCK 0020, LOT 0024
 D.B./P.G. = 12485/19

TAX BLOCK 0020, LOT 0192
 D.B./P.G. = 12485/1

TAX BLOCK 0020, LOT 0242
 D.B./P.G. = 12485-19

TAX BLOCK 0020, LOT 0243
 D.B./P.G. = 12485-19

TAX BLOCK 0020, LOT 0244
 D.B./P.G. = 12485-19

COUNCIL DISTRICT - 9
 FIRE PROTECTION DISTRICT - ST. MATTHEWS
 MUNICIPALITY - ST. MATTHEWS

RECEIVED
 APR 03 2023
 PLANNING & DESIGN SERVICES

CASE # 22-ZONE-0093
 WM# 3179

REVISIONS	DESCRIPTION	BY	DATE
1	PER AGENCY REVIEW COMMENTS	BB	11/14/22

PROJECT DATA
 FILE NAME: 21158-DDP
 DATE: 1/31/22
 SCALE: AS SHOWN
 CHECKED BY: AER
 DRAWN BY: JH

PROJECT DATA
 FILE NAME: 21158-DDP
 DATE: 1/31/22
 SCALE: AS SHOWN
 CHECKED BY: AER
 DRAWN BY: JH

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
 507 WASHINGTON AVENUE, SUITE 101
 LOUISVILLE, KENTUCKY 40202
 PHONE: 502.242.9975
 FAX: 502.242.9974
 WEB SITE: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN
LDG - GILMANS POINT
4101 WESTPORT ROAD
 DEVELOPER
 LDG DEVELOPMENT
 1469 S 4TH ST
 LOUISVILLE, KY 40208

JOB NO. 21158
 SHEET 1 OF 1