

THIS SITE IS LOCATED IN THE CITY OF ST. MATTHEWS AND SUBJECT TO DEVELOPMENT CODE AS IN EFFECT APRIL, 2001

**WAIVER REQUESTED**

1. A Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code reduce the required 25' Landscape Buffer to 6.5' on the east side of the Windy Hills City line (Metro Louisville Land Development Code portion of site)

**PROJECT DATA**

TOTAL SITE AREA = 1.91± Ac. (83,344 SF)  
 R/W DEDICATION AREA = 0.11± Ac. (4,794 SF)  
 NET SITE AREA = 1.80± Ac. (78,550 SF)  
 EXISTING ZONING = R-4  
 PROPOSED ZONING = C-M  
 FORM DISTRICT = NEIGHBORHOOD  
 EXISTING USE = SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE = SELF STORAGE  
 BUILDING AREA = 31,875 SF (3 STORIES 95,625 TOTAL)  
 F.A.R. = 1.22 (5.0 MAX. ALLOWED)

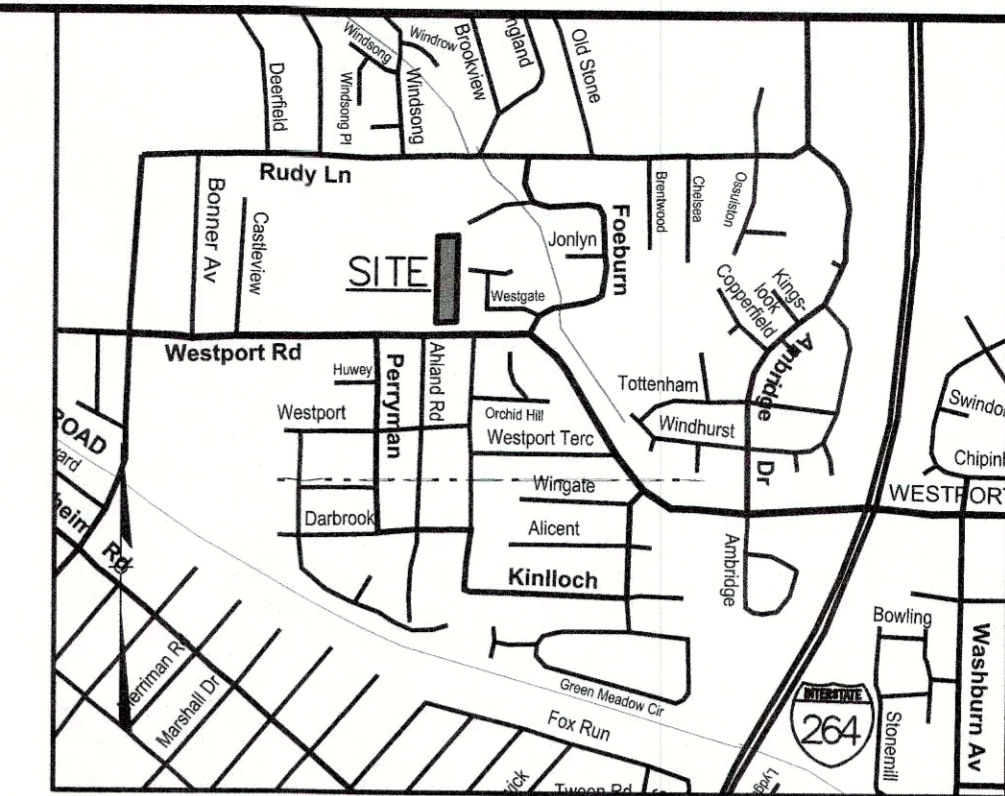
**PARKING REQUIRED**

(OFFICE) = MIN. MAX.  
 1 SP/350 S.F. MIN. = 3 SP  
 1 SP/200 S.F. MAX. = 5 SP  
 (STORAGE USE) = MIN. MAX.  
 1 SP/EMPLOYEE MIN. = 1 SP  
 1.5 SP/EMPLOYEE MAX. = 1.5 SP

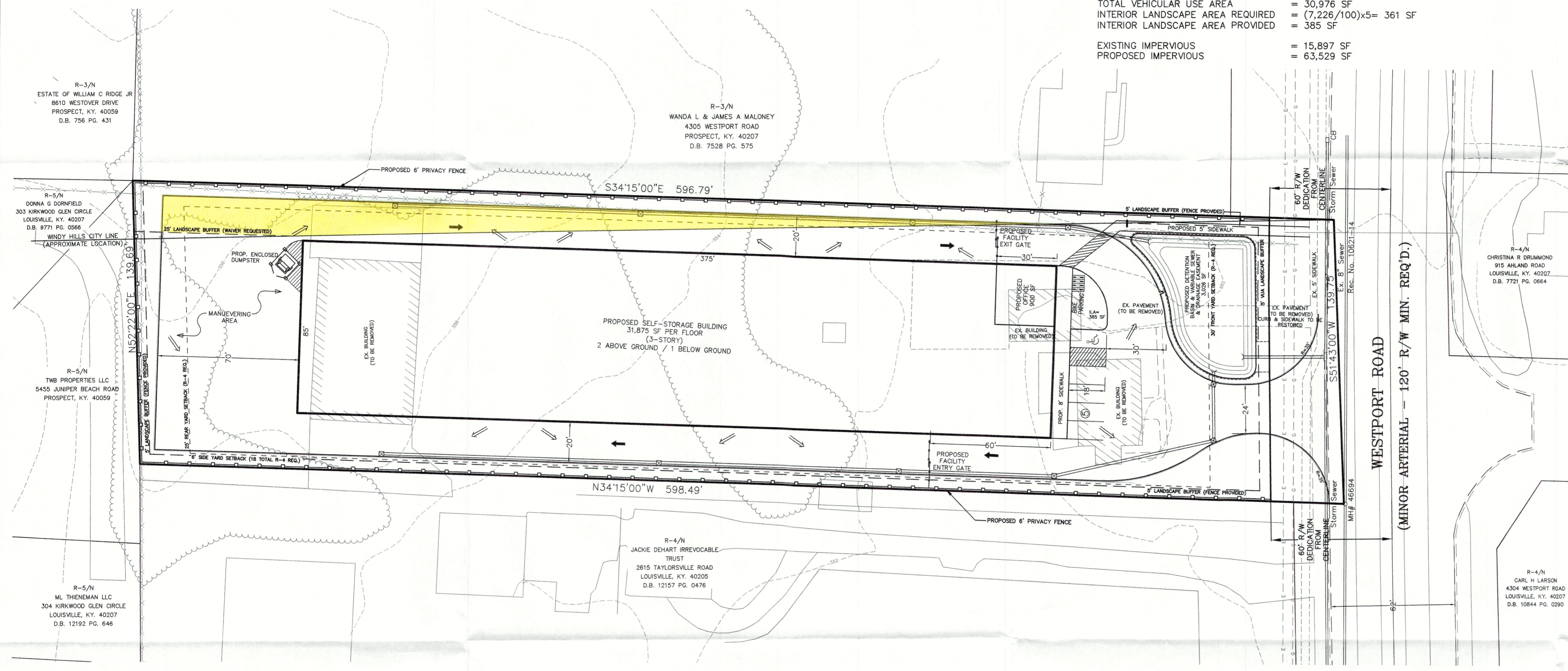
TOTAL PARKING REQUIRED = 4 (MIN.) 6.5 (MAX.)  
 TOTAL PARKING PROVIDED = 5 (1 HC SP INCLUDED)

TOTAL VEHICULAR USE AREA = 30,976 SF  
 INTERIOR LANDSCAPE AREA REQUIRED = (7,226/100)x5= 361 SF  
 INTERIOR LANDSCAPE AREA PROVIDED = 385 SF

EXISTING IMPERVIOUS = 15,897 SF  
 PROPOSED IMPERVIOUS = 63,529 SF



LOCATION MAP  
NOT TO SCALE



REVISIONS	
NO.	DESCRIPTION
1	ADD DRIVE LANE AROUND BUILDING
2	ADD 5' TO BLDG REMOVE SIDEWALK
3	WAIVER ADDITION

PROJECT DATA  
 FILE NAME: 22053-100P  
 DATE: 3/28/22  
 SCALE: AS SHOWN  
 CHECKED BY: TB  
 DRAWN BY: JH

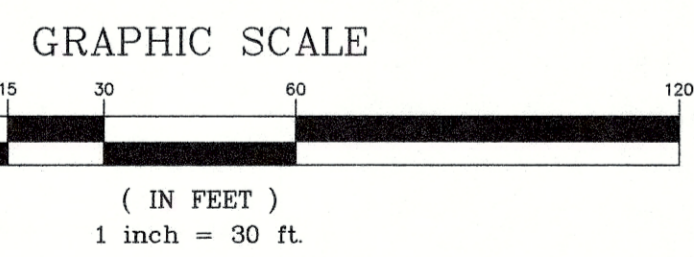
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**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 503 WASHINGTON AVENUE SUITE 100  
 LOUISVILLE, KY 40202  
 TEL: 502-444-9976 FAX: 502-444-9974  
 WEB SITE: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN  
**HAGAN WESTPORT ROAD**  
 DEVELOPER  
**HAGAN PROPERTIES INC.**  
 12911 REAMERS ROAD  
 LOUISVILLE, KY 40245

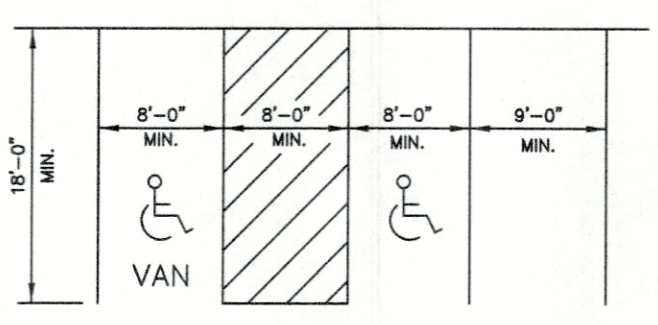
JOB NO. **22053**  
 SHEET **1** OF **1**

22-zone-008c



**DETENTION BASIN CALCULATIONS**

$X = \Delta CRA/12$   
 $\Delta C = 0.75 - 0.23 = 0.52$   
 $A = \text{ACRES} = 1.80$   
 $R = 2.8 \text{ INCHES}$   
 $X = (0.52)(1.8)(2.8)/12 = 0.21 \text{ AC.-FT}$   
 REQUIRED  $X = 0.21 \text{ AC.-FT} = 9,514 \text{ CF.}$   
 PROVIDED BASIN = 3,026 SQ.FT.  
 TOTAL = 3,026 SQ.FT. @ APPROX. 3.25 FT. DEPTH  
 = 9,835 CU.FT. > 9,514 CU.FT.



TYPICAL PARKING SPACE LAYOUT  
NO SCALE

**GENERAL NOTES:**

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the right-of-way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. 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.
10. Benchmark, and topographical information shown hereon were derived from Lopic data. Boundary information was taken from deeds.
11. 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 access and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access 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.
12. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current ADA standards and shall be inspected prior to final bond release.
13. Construction plans, bond, and KTC permit will be required prior to construction approval by MPW.
14. Right-of-way dedication by deed or minor plat must be recorded prior to construction approval by Public Works.

**MSD NOTES:**

1. All retail shops must have individual connections per MSD's fats, oils and grease policy.
2. 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.
3. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
4. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0029 F dated February 26, 2021.
5. Drainage pattern depicted by arrows (==>) is for conceptual purposes.
6. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
7. 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.
8. 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.
9. 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.
10. MSD drainage bond required prior to construction approval.
11. Site is subject to KYTC approval prior to MSD Construction plan approval.

OWNER:  
 PAUL & SUETTA THIENEMAN  
 4301 WESTPORT ROAD  
 LOUISVILLE, KY 40207

SITE ADDRESS:  
 4301 WESTPORT ROAD  
 LOUISVILLE, KY 40207  
 TAX BLOCK W003, LOT 0063  
 D.B. 10900, PG. 972

COUNCIL DISTRICT - 7  
 FIRE PROTECTION DISTRICT - ST MATTHEWS  
 MUNICIPALITY - ST MATTHEWS, WINDY HILLS

RECEIVED  
 AUG 18 2022  
 PLANNING & DESIGN SERVICES

CASE #22-ZONE-0086  
 WATER# 12451