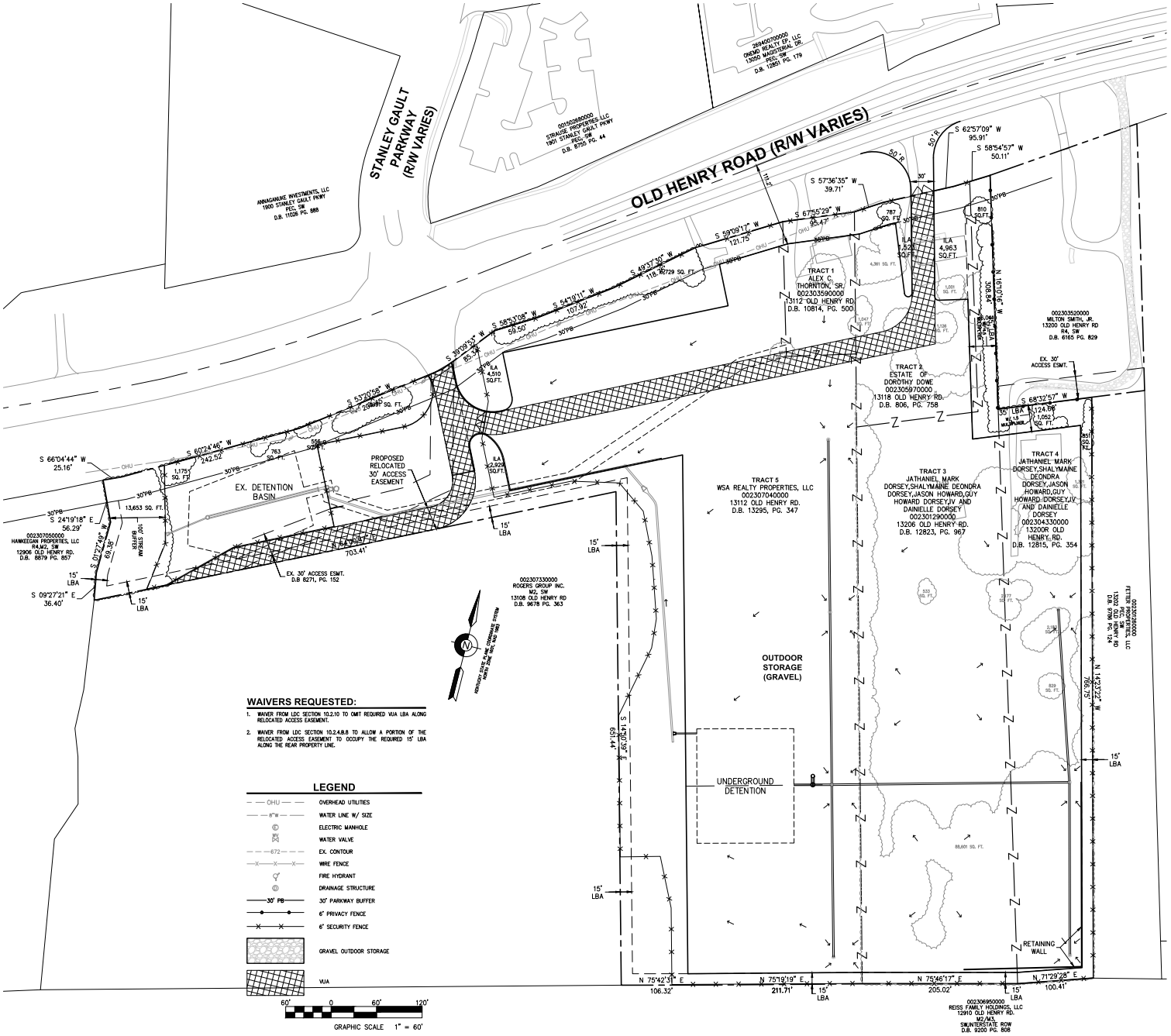

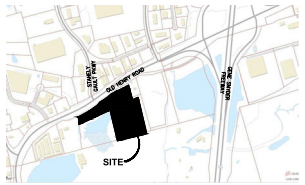

VICINITY MAP
N.T.S

SITE DATA

SITE AREA:	16.84 ACRES (733,393 SQ.FT.)
EX. ZONING:	PEC,R4
EX. FORM DISTRICT:	SUBURBAN WORKPLACE
EX. USE:	VACANT
PROPOSED USE:	OUTDOOR STORAGE

LANDSCAPE REQUIREMENTS

VEHICLE USE AREA:	40,885 SQ.FT.
OUTDOOR STORAGE:	477,589 SQ.FT.
7.5% ILA REQUIREMENT:	3,066 SQ.FT.
ILA PROVIDED:	13,926 SQ.FT.
ILA TREES REQUIRED (1/4,000 SQ.FT.):	11
ILA TREES PROVIDED (MINIMUM):	11

IMPERVIOUS AREA

SITE AREA:	16.84 ACRES (733,393 SQ.FT.)
EX. IMPERVIOUS AREA:	5.10 ACRES (222,317 SQ.FT.)
PROPOSED IMPERVIOUS AREA:	11.90 ACRES (518,474 SQ.FT.)

DETENTION CALCULATIONS

ExCm = $\frac{(5.10 \times 0.95) + (11.74 \times 0.30)}{16.84} = 0.50$

POST Cm = $\frac{(11.90 \times 0.95) + (4.94 \times 0.30)}{16.84} = 0.76$

VOLUME (0.76−0.50) x (2.8/12) x (16.84 AC.) = 1.02 AC.FT. = 44,502 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA:	733,393 SQ.FT.
EX. TREE CANOPY (FROM AERIAL):	164,827 SQ.FT. (22.5%)
EX. TREE CANOPY TO BE PRESERVED:	35,511 SQ.FT. (4.84%)
TREE CANOPY REQUIRED 30%:	220,018 SQ.FT.
ADDITIONAL TREE CANOPY REQUIRED: 154−2" TYPE A TREES @ 1,200 SQ.FT. EACH	184,507 SQ.FT. (25.16%)
TOTAL TREE CANOPY TO BE PROVIDED:	220,514 SQ.FT. (30.04%)

GENERAL NOTES:

1. THE DETAILED DISTRICT DEVELOPMENT PLAN COVERS TRACTS 1,2,3,4 AND 5.
2. TRACTS 1−4 SHALL BE REZONED FROM R4 TO PEC.
3. TRACTS 1−5 SHALL BE CONSOLIDATED.
4. PROPERTY IS IN THE ANCHORAGE MIDDLETOWN FIRE DISTRICT AND SUBJECT TO APPROVAL.
5. THERE SHALL BE NO INCREASE IN DRAINAGE RUN−OFF TO THE RIGHT−OF−WAY.
6. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT−OF−WAY.
7. THERE SHALL BE NO LANDSCAPING IN THE RIGHT−OF−WAY WITHOUT AN ENCROACHMENT PERMIT.
8. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC FOR ALL WORK DONE WITHIN OLD HENRY PARKWAY RIGHT−OF−WAY.
9. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
10. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
11. ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
12. 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.
13. ALL NEW OR EXISTING SIDEWALKS SHALL EITHER BE BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
14. ALL DUMPSTERS AND UTILITY STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
15. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
16. SITE MUST COMPLY WITH ALL METRO SMOKING ORDINANCES.
17. ALL LUMINARES SHALL BE AIMED,DIRECTED OR FOCUSED SUCH AS TO TO CAUSE DIRECT LIGHT FROM THE LUMINARE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT−OF−WAY.
18. LOADING DOCS AND TRUCK MANEUVERING AREA TO BE SCREENED FROM RESIDENTIAL USED PROPERTY. SCREENING TO BE REVIEWED AND APPROVED ON THE LANDSCAPE PLAN.
19. OFF−STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
20. ALL EX. STRUCTURES ARE TO BE REMOVED.

MSD NOTES:

1. ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100−YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. SITE SHALL DRAIN INTO THE INTERMITTENT BLUE LINE STREAM TO THE NORTH WEST SIDE OF THE SITE. ANY INCREASE ONTO THE ADJACENT ROCK QUARRY SHALL BE APPROVED BY THE PROPERTY OWNER VIA A LETTER ACCEPTING THE INCREASE OF DRAINAGE.
2. 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.
3. DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSE ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PROCESS. DRAINAGE AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (ESPC) PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
5. MSD DRAINAGE BOND IS REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
6. 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.
7. MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
8. BOARD OF HEALTH APPROVAL WILL BE REQUIRED FOR ANY REQUIRED PLUMBING, NO PUBLIC SANITARY SEWERS AVAILABLE FOR THIS SITE.
9. UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.

WAIVERS REQUESTED:

1. WAIVER FROM LDC SECTION 10.2.10 TO OMIT REQUIRED VUA LBA ALONG RELOCATED ACCESS EASEMENT.
2. WAIVER FROM LDC SECTION 10.2.4.B.8 TO ALLOW A PORTION OF THE RELOCATED ACCESS EASEMENT TO OCCUPY THE REQUIRED 15' LBA ALONG THE REAR PROPERTY LINE.

LEGEND

- OHU — OVERHEAD UTILITIES
- 8"W — WATER LINE W/ SIZE
- ELECTRIC MANHOLE
- WATER VALVE
- 672 — EX. CONTOUR
- WIRE FENCE
- FIRE HYDRANT
- DRAINAGE STRUCTURE
- 30' PB — 30' PARKWAY BUFFER
- 6' PRIVACY FENCE
- 6' SECURITY FENCE
- GRAVEL OUTDOOR STORAGE
- VUA

60' 0 60' 120'
GRAPHIC SCALE 1" = 60'

CASE NO. 26-ZONE-0028 WM#13033

ABEL Construction Co., Inc.
2401 STANLEY GAULT PKWY
LOUISVILLE, KENTUCKY 40223
(502) 451 - 2235 FAX (502) 473-7361
www.abelconstruct.com

FOR REVIEW ONLY

DRAWINGS WITHOUT A SIGNATURE AND SEAL ARE NOT INTENDED FOR CONSTRUCTION
DO NOT SCALE DRAWINGS. DIMENSIONS AND NOTES TAKE PRECEDENCE
THIS DRAWING / DESIGN IS A COPYRIGHT PRODUCT OF ABEL CONSTRUCTION CO., INC. AND SHALL NOT BE REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION FROM ABEL CONSTRUCTION COMPANY INC. © ABEL 2025

DETAIL DISTRICT DEVELOPMENT PLAN

CLIENT/OWNER NAME:
WSA REALTY PROPERTIES, LLC
2401 STANLEY GAULT PKWY
LOUISVILLE, KY 40223

PROJECT LOCATION:
13112,13118,13200R, 13206 OLD HENRY ROAD
LOUISVILLE, KY 40223
PROJECT NO:
25-090-0092

REVISIONS (SEE SUMMARY)

NOT FOR CONSTRUCTION	X
RELEASED FOR CONSTRUCTION	
RECORD DRAWING	
DRAWN BY: HRG	APPROVED BY: HRG
SCALE: 1" = 60'	DATE: 6/22/26

SHEET TITLE:
DETAILED DISTRICT DEVELOPMENT PLAN

SHEET NO: 1 REVISION:

Received 6/22/26 Planning & Design 26-ZONE-0028