

GRAPHIC SCALE IN FEET

A horizontal scale bar with four segments. The top segment is white and labeled '0' at the left and '30' at the right. The second segment is black and labeled '60' at the right. The third segment is white and labeled '120' at the right. The fourth segment is black.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: James W. Smith
DATE: 3/14/25
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

LIST OF MATERIALS TO STORE/DISPLAY

PERMANENT OUTDOOR STORAGE: 66 SPACES LOST

PERMANENT OUTDOOR DISPLAY: 5309 SF

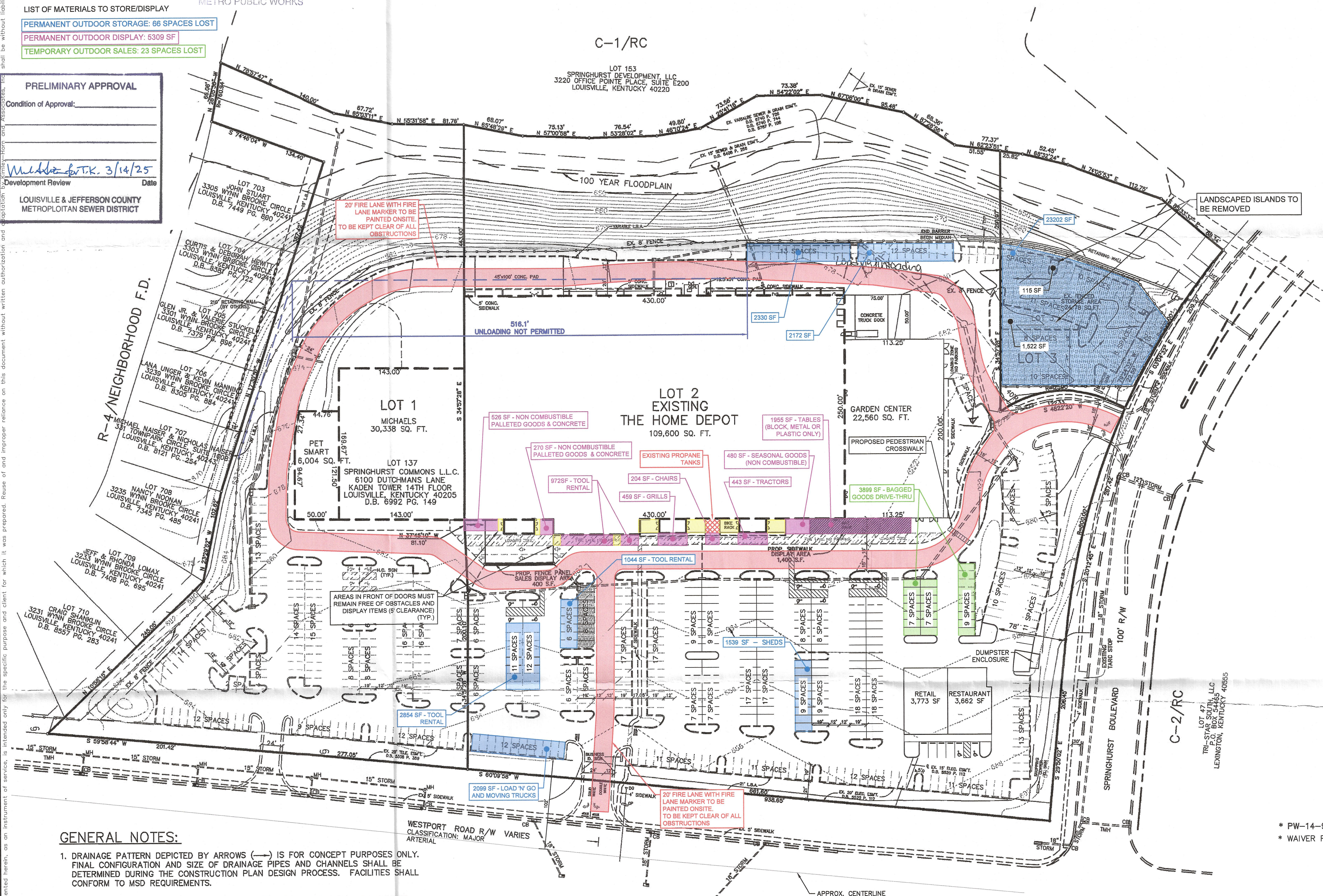
TEMPORARY OUTDOOR SALES: 23 SPACES LOST

PRELIMINARY APPROVAL

Condition of Approval:

W. H. H. for T.K. 3/14/25

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



GENERAL NOTES:

1. DRAINAGE PATTERN INDICATED BY ARROWS (—>) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. THE 100-YEAR FLOODPLAIN WILL BE CONTAINED WITHIN THE VARIABLE DRAINAGE EASEMENT AFTER CONSTRUCTION.
4. EASEMENTS SHALL BE PROVIDED FOR ALL PUBLIC STORMWATER DRAINAGE AND SANITARY SEWER FACILITIES.
5. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES — PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA UNDERNEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE.
6. SUBJECT TO APPLICABLE MSD CAPACITY CHARGES.
7. NO DIRECT ACCESS SHALL BE PERMITTED FROM ANY LOT ONTO SPRINGHURST BOULEVARD OR WESTPORT ROAD OTHER THAN AS INDICATED ON THIS PLAN.
8. NO ADDITIONAL SANITARY SEWER CONNECTIONS REQUIRED.
9. NO CHANGE TO EXISTING STORM DRAINAGE OUTLETS.
10. MSD SINGLE-FAMILY, DEMOLITION, OR SMALL COMMERCIAL REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
11. NO COMBUSTIBLE MATERIALS OR WOOD SHALL BE STORED CLOSER THAN 10' FROM BUILDING, UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.

*STACKED GOODS AT THE REAR OF THE SITE SHALL NOT EXCEED 6' AS ORIGINALLY STATED IN THE BINDING ELEMENTS #9-35-97.

*NO DELIVERIES SHALL BE MADE BETWEEN 10:30 PM AND 7:00 AM PER THE BINDING ELEMENT #9-36-97
NAD TRUCKS SHALL BE TURNED OFF FOR UNLOADING (NO IDLING).

*UNLOADING SHALL NOT OCCUR WITHIN 500' OF THE WEST PROPERTY LINE AND AS SUCH, THE PROPOSED REAR OF SITE OUTDOOR STORAGE HAS BEEN MOVED TO ALIGN WITH THE TRUCK DOCK.

OWNER/DEVELOPER
SUZANNE RUSSO
HOME DEPOT U.S.A., LLC
2455 PACES FERRY ROAD
ATLANTA, GA 30339

ADDRESS
10301 WESTPORT RD
LOUISVILLE, KY 40241
WM#6134

PARCEL INFORMATION

PARCEL ID: W00201350000
NEIGHBORHOOD: 93/COM
WESTPORT RD CORRIDOR



LOCATION MAP
NO SCALE

SITE DATA

TOTAL SITE AREA 17.16 AC.
 EXISTING ZONING C-2
 EXISTING FORM DISTRICT REGIONAL CENTER
LOT 1
 LOT AREA 4.61 AC.
 EXISTING USE RETAIL
 EXISTING BUILDING AREA 36,342 SQ.FT.
 FAR 0.18
 MIN. PARKING REQUIRED 145 SPACES
 (1 SP/ 250 S.F.)
 MAX. PARKING ALLOWED 242 SPACES
 (1SP/ 150 S.F.)
 PARKING PROVIDED 174 SPACES
 INC. 4 HANDICAP SPACES
LOT 2
 LOT AREA 11.39 AC.
 EXISTING USE RETAIL/HOME IMPROVEMENT
 BUILDING AREA
 BUILDING AREA 109,600 SQ.FT.
 GARDEN CENTER 22,560 SQ.FT.
 TEMPORARY OUTDOOR STORAGE 3,899 SQ.FT.
 PERMANENT OUTDOOR STORAGE 17,347 SQ.FT.
 153,406/500 = 307 SPACES
 TOTAL REQUIRED = 341 SPACES
 EXISTING IMPERVIOUS AREA = 365,338 SF
 PROPOSED IMPERVIOUS AREA = 0
 NET INCREASE/DECREASE OF IMPERVIOUS AREA = -0-
 MAX. PARKING ALLOWED 681 SPACES
 HARDWARE (1SP/200 S.F.) 661 SPACES
 OUTDOOR DISPLAY (1SP/300 S.F.) 20 SPACES
 EX. PARKING PROVIDED 443 SPACES
 INC. 8 HANDICAP SPACES
 PROP. PARKING PROVIDED 368 SPACES
 INC. 8 HANDICAP SPACES
 FAR 0.22
LOT 3
 LOT AREA 1.16 AC.
 EXISTING USE OUTDOOR STORAGE
 EXISTING BUILDING AREA 0-0
 FAR 0-0
 EXISTING IMPERVIOUS AREA = 17,621 SF
 PROPOSED IMPERVIOUS AREA = 2,366 SF
 NET INCREASE/DECREASE OF IMPERVIOUS AREA = 19,987 SF
 TOTAL MIN. PARKING REQUIRED LOTS 1 & 2 597 SPACES
 TOTAL PARKING PROVIDED LOTS 1 & 2 606 SPACES
 CIPROCAL SHARED PARKING AGREEMENT RECORDED D.B. 6993 PG. 45)

* PW-14-97 PARKING WAIVER PERMITTED A REDUCTION FROM 594 TO 532 SPACES
* WAIVER REQUESTED: 24-WAIVER-0099



NOTE:
VERBAGE: "NO PARKING FIRE LANE" BETWEEN
PARALLEL LINES EVERY 100' OR AT LEAST ONCE
IN FIRE LANES SHORTER THAN 100'.

FIRE LANE STRIPING
NOT TO SCALE

RECEIVED

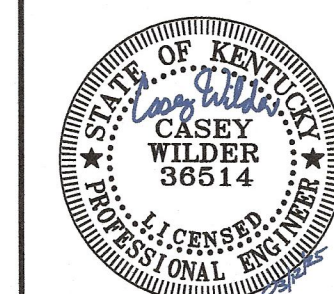
MAR 13 2025

OFFICE OF
PLANNING

WM#6134

Kimlev»»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
50 POPLAR AVE., SUITE 600, MEMPHIS, TN 38138
PHONE: 901-374-9109
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY
047096319	3/6/25	AS SHOWN	BPT	BPT

OVERALL SITE PLAN

WESTPORT KY #2305
PREPARED FOR
THE HOME DEPOT

LOUISVILLE KENTUCKY

SHEET NUMBER
C-100