

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.
- A reciprocal access and crossover easement agreement in a form acceptable to Planning Commission legal counsel shall be created between the adjoining property owners and recorded.
- Building elevations to be approved by Planning Commission or its designee prior to construction plan approval.
- Sidewalk fee-in-lieu requested for the Cedar Creek Connector.
- Bardstown Road sidewalk locations to be approved by KYTC.

MSD NOTES:

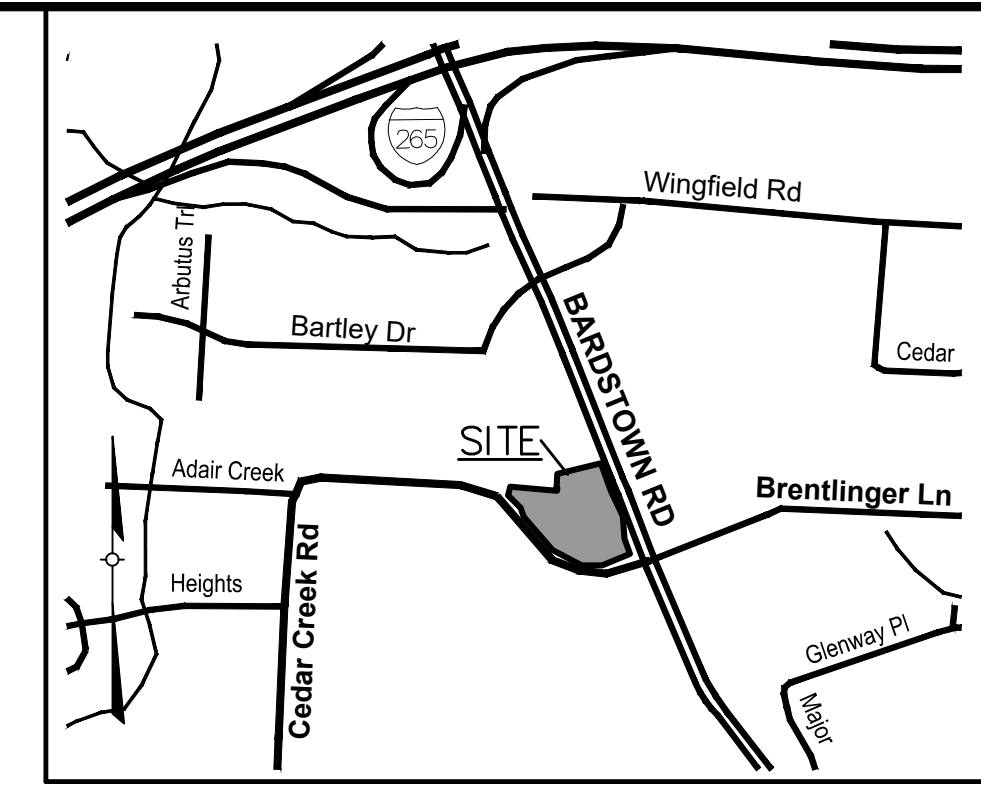
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service provided by lateral extension, subject to Fee's and any applicable charges.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0097 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plan 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.
- All retail shops must have individual connections per MSD's fats, oil and grease policy.

WAIVERS REQUESTED

- A Waiver is requested from Section 9.1.3B of the Louisville Metro Land Development Code to exceed the maximum parking allowed.

VARIANCE APPROVED:

- A Variance was approved on June 7, 2021 from Section 5.3.1, Table 5.3.2 of the Louisville Metro Land Development Code to exceed the max. setback for Tract 6.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 6.86± Ac. (298,771 SF)
R/W DEDICATION AREA	= 0.02± Ac. (847 SF)
NET SITE AREA	= 6.84± Ac. (297,924 SF)
TRACT 1 AREA	= 0.54± Ac. (23,584 SF)
TRACT 2 AREA	= 0.71± Ac. (31,136 SF)
TRACT 3 AREA	= 0.80± Ac. (34,880 SF)
TRACT 4 AREA	= 1.30± Ac. (56,723 SF)
TRACT 5 AREA	= 1.07± Ac. (46,635 SF)
TRACT 6 AREA	= 2.41± Ac. (104,965 SF)
EXISTING ZONING	= C-1, C-2
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= RESIDENTIAL/VACANT
PROPOSED USE	= COMMERCIAL
OVERALL MINIMUM PARKING REQUIRED	= 96 SPACES
OVERALL MAXIMUM PARKING ALLOWED	= 186 SPACES
OVERALL PARKING PROVIDED	= 229 SPACES
TOTAL VEHICULAR USE AREA	= 129,169 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 9,687 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 12,698 SF
EXISTING IMPERVIOUS	= 63,027 SF
PROPOSED IMPERVIOUS	= 181,667 SF

TRACT 1

TRACT 1 AREA	= 0.54± Ac. (23,584 SF)
EXISTING ZONING	= C-1/C-2
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MEDICAL OFFICE
BUILDING HEIGHT	= 1 STORY (35 FT MAX. ALLOWED)
BUILDING AREA	= 3,500 SF
F.A.R.	= 0.15 (1.0 MAX. ALLOWED)

PARKING REQUIRED

1 SP/400 S.F. MIN.	= 9 SP	MAX.	= 18 SP
1 SP/200 S.F. MAX.			
TOTAL PARKING PROVIDED	= 30 SPACES		
	(2 HC SP INCLUDED)		

TRACT 2

TRACT 2 AREA	= 0.71± Ac. (31,136 SF)
EXISTING ZONING	= C-1/C-2
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= RESTAURANT/RETAIL
BUILDING HEIGHT	= 1 STORY (40 FT MAX. ALLOWED)
BUILDING AREA	= 2,400 SF
RETAIL	= 3,015 SF
TOTAL BUILDING AREA	= 5,415 SF
F.A.R.	= 0.17 (5.0 MAX. ALLOWED)

PARKING REQUIRED

MIN.	MAX.
1 SP/500 S.F. MIN.	= 6 SP
1 SP/250 S.F. MAX.	= 12 SP
RESTAURANT	
1 SP/500 S.F. MIN.	= 5 SP
1 SP/250 S.F. MAX.	= 10 SP
PATIO (354 SF)	
1 SP/500 S.F. MIN.	= 1 SP
1 SP/250 S.F. MAX.	= 1 SP
TOTAL PARKING REQUIRED	= 12 SP
TOTAL PARKING PROVIDED	= 26 SPACES
	(2 HC SP INCLUDED)

TRACT 3

TRACT 3 AREA	= 0.80± Ac. (34,880 SF)
EXISTING ZONING	= C-1/C-2
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= RESIDENTIAL
PROPOSED USE	= COFFEE SHOP/BANK
BUILDING HEIGHT	= 1 STORY (40 FT MAX. ALLOWED)
BUILDING AREA	= 2,320 SF
COFFEE SHOP	= 3,250 SF
RETAIL	= 5,570 SF
TOTAL BUILDING AREA	= 11,140 SF
F.A.R.	= 0.16 (5.0 MAX. ALLOWED)

PARKING REQUIRED

MIN.	MAX.
1 SP/500 S.F. MIN.	= 5 SP
1 SP/250 S.F. MAX.	= 8 SP
RETAIL	
1 SP/500 S.F. MIN.	= 7 SP
1 SP/250 S.F. MAX.	= 13 SP
PATIO (290 SF)	
1 SP/500 S.F. MIN.	= 1 SP
1 SP/250 S.F. MAX.	= 1 SP
TOTAL PARKING REQUIRED	= 13 SP
TOTAL PARKING PROVIDED	= 38 SPACES
	(2 HC SP INCLUDED)

TRACT 4

TRACT 4 AREA	= 1.30± Ac. (56,723 SF)
EXISTING ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= RESIDENTIAL
PROPOSED USE	= RESTAURANT
BUILDING HEIGHT	= 1 STORY (35 FT MAX. ALLOWED)
BUILDING AREA	= 4,600 SF
F.A.R.	= 0.08 (1.0 MAX. ALLOWED)

PARKING REQUIRED

MIN.	MAX.
1 SP/500 S.F. MIN.	= 9 SP
1 SP/250 S.F. MAX.	= 18 SP
TOTAL PARKING PROVIDED	= 37 SPACES
	(2 HC SP INCLUDED)

TRACT 5

TRACT 5 AREA	= 1.07± Ac. (46,635 SF)
EXISTING ZONING	= C-1/C-2
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= RESIDENTIAL
PROPOSED USE	= RETAIL
BUILDING HEIGHT	= 1 STORY (40 FT MAX. ALLOWED)
BUILDING AREA	= 8,775 SF
F.A.R.	= 0.19 (5.0 MAX. ALLOWED)

PARKING REQUIRED

MIN.	MAX.
1 SP/500 S.F. MIN.	= 18 SP
1 SP/250 S.F. MAX.	= 35 SP
TOTAL PARKING PROVIDED	= 46 SPACES
	(2 HC SP INCLUDED)

TRACT 6

TRACT 6 AREA	= 2.41± Ac. (104,965 SF)
EXISTING ZONING	= C-1/C-2
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= RESIDENTIAL
PROPOSED USE	= RETAIL
BUILDING HEIGHT	= 1 STORY (40 FT MAX. ALLOWED)
BUILDING AREA	= 16,000 SF
F.A.R.	= 0.16 (5.0 MAX. ALLOWED)

PARKING REQUIRED

MIN.	MAX.
1 SP/500 S.F. MIN.	= 32 SP
1 SP/250 S.F. MAX.	= 64 SP
PATIO (1,810 SF)	
1 SP/500 S.F. MIN.	= 3 SP
1 SP/250 S.F. MAX.	= 6 SP
TOTAL PARKING REQUIRED	= 35 SP
TOTAL PARKING PROVIDED	= 70 SPACES
	(2 HC SP INCLUDED)

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.75 - 0.30 = 0.45$
 $A = ACRES = 6.84$
 $R = 2.3 INCHES$
 $X = (0.45)(6.84)(2.3)/12 = 0.59 AC.-FT.$
 $REQUIRED X = 0.59 AC.-FT = 25,698 CF$
 $PROVIDED BASIN = 19,000 S.F.$
 $TOTAL = 19,000 S.F. @ APPROX. 1.5' AVG DEPTH$
 $= 28,500 CU.FT. > 25,698 CU.FT.$

LEGEND

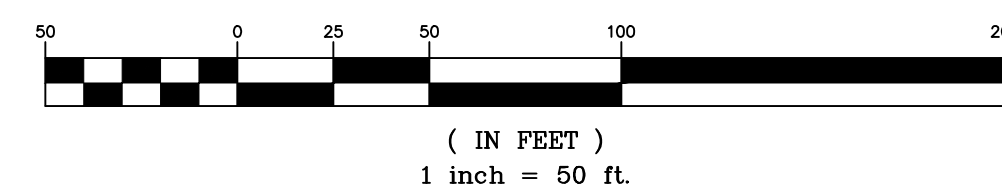
	PROPOSED STORM SEWER, CATCH BASIN
	PROPOSED SEWER AND MANHOLE
	BOUNDARY
	ADJACENT PROPERTY
	EASEMENT
	STORM SEWER
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	OVERHEAD UTILITIES
	SANITARY SEWER
	PROPOSED DRAINAGE SWALE
	PROPOSED WHEEL STOP
	UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
	CATCH BASIN
	WATER METER
	TELEPHONE PEDESTAL
	ELECTRIC TRANSFORMER
	WATER VALVE
	FIRE HYDRANT
	GAS VALVE

TYPICAL PARKING SPACE LAYOUT
NO SCALE

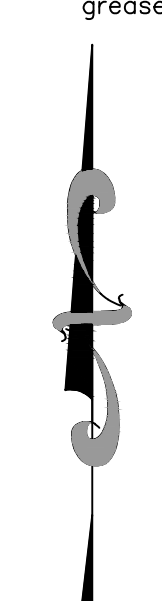
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 299,348 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 35% (104,772 S.F.)
EXISTING TREE CANOPY ON SITE	= 14% (41,631 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 35% (104,772 S.F.)

GRAPHIC SCALE



24' MINIMUM WIDTH OF AISLEWAY



BY	JH
DATE	6/10/21
NO.	8
DESCRIPTION	REVISED TRACT 4
DATE	7/8/21
NO.	9
DESCRIPTION	REVISED PLAN

REVISIONS

PROJECT DATA

FILE NAME: 20246-RDDDP
DATE: 04-21-20
CHECKED BY: JH
DRAWN BY: JH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
502 WOODBURN AVENUE, SUITE 100, LOUISVILLE, KY 40202
PHONE: 502-446-8974
FAX: 502-446-8974
WEB SITE: WWW.LD-D.COM

OWNER/DEVELOPER
HOGAN REAL ESTATE
9300 SHELBYVILLE ROAD
LOUISVILLE, KY 40222

JOB NO. **20246**
SHEET **1** OF **1**

RELATED CASES: 0941 1820NE1020
CASE #20-DDP-0054
WM #10948

SURVEYOR'S SEAL

ENGINEER'S SEAL

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

CEDAR CREEK CROSSING

20246

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