

LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 3.5± Ac. (151,245 SF)
TRACT 1 AREA	= 0.8± Ac. (32,782 SF)
TRACT 2 AREA	= 2.7± Ac. (118,463 SF)

WAIVER REQUEST:

A WAIVER IS REQUESTED FROM SECTION 9.1.16 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO EXCEED THE MAXIMUM NUMBER OF PERMITTED PARKING SPACES.

TRACT 1 DATA

TRACT 1 AREA	= 0.8± Ac. (32,782 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-M
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= RESTAURANT
BUILDING HEIGHT	= 1 STORY (50' MAX. ALLOWED)
BUILDING AREA	= 2,129 SF
F.A.R.	= 0.06 (5.0 MAX. ALLOWED)

PARKING REQUIRED

1 SP/500 S.F. MIN.	= 4 SP
1 SP/250 S.F. MAX.	= 9 SP

TOTAL PARKING PROVIDED

= 27 SPACES
(2 HC SP INCLUDED)

TOTAL VEHICULAR USE AREA

INTERIOR LANDSCAPE AREA REQUIRED	= 14,943 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 747 SF (5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,205 SF

EXISTING IMPERVIOUS

EXISTING IMPERVIOUS	= 6,512 SF
PROPOSED IMPERVIOUS	= 18,431 SF (183% 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.
- A Cross Access with Tracts 1 & 2 shall be provided prior to construction plan approvals.
- Off-street loading & refuse collection areas shall be located and screened so as not to be visible from adjacent public streets and residential uses.
- A site visit was conducted by Derek Triplett, RLA, on 6/30/21 & there was no evidence of Karst topography.

MSD NOTES:

- All restaurants 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 connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- Site is within Zone A of the 100 year flood plain per FIRM Map No. 21111 C 0077 F dated February 26th, 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 50% of the 100 year storms or to the capacity of the down-stream system, whichever is more restrictive. No run off volume impact fee required.
- All drainage, EPPS 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.

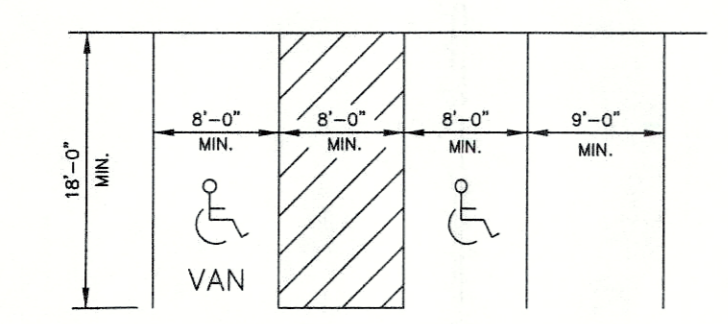
DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.85 - 0.23 = 0.62$
 $A = 0.8 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.62)(0.8)(2.8)/12 = 0.11 \text{ AC.-FT.}$
REQUIRED X = 5,041 CU.FT.
PROVIDED BASIN = 19,725 SQ.FT.

TOTAL = 19,725 SQ.FT. @ APPROX. 5 FT. DEPTH
= 98,625 CU.FT. > 5,041 CU.FT.

LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- Utility Pole
- Guy Anchor
- Light Pole
- Gas Valve
- Water Meter
- Storm Drainage Manhole
- Sanitary Clean-Out
- Sanitary Sewer Manhole
- Overhead Electric Line
- Underground Water Line
- Underground Gas Line
- Set 1/2" By 18" Iron Pin With Cap Stamped "WNC 3492"

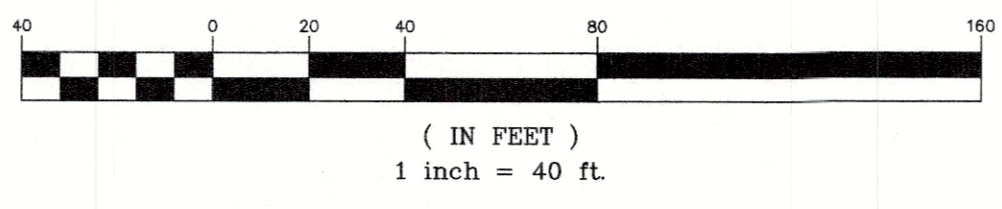


TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 151,245 S.F.
EXISTING TREE CANOPY	= 16% (24,200 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (52,936 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 35% (52,936 S.F.)

GRAPHIC SCALE



REVISIONS	
NO.	DATE
1	7/2/21
2	7-26-21

BY	DESCRIPTION
TF	PER AGENCY COMMENTS
DT	PER AGENCY COMMENTS

PROJECT DATA	FILE NAME: 2027H-DDP	SCALE: AS SHOWN	DRAWN BY: AH
PROJECT DATA	DATE: 4/12/21	CHECKED BY: DT	

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LD&D
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THIENEMAN 6212 SHEPHERDSVILLE RD
 DETAILED DISTRICT DEVELOPMENT PLAN
 OWNER/DEVELOPER
 CL CAT LLC
 2606 ALIA CIRCLE
 LOUISVILLE, KY 40222

JOB NO. **20271**
 SHEET **1** OF **1**

OWNER:
AL CAT LLC
 VALLEY STATION TOWN CENTER
 2602 ALIA CIRCLE
 LOUISVILLE, KY 40222

SITE ADDRESS:
6212 OLD SHEPHERDSVILLE RD
 TAX BLOCK 0634, LOT 0036
 D.B. 11919, PG. 564

COUNCIL DISTRICT - 2
 FIRE PROTECTION DISTRICT - OKOLONA
 MUNICIPALITY - LOUISVILLE

RECEIVED
 AUG 16 2021
 PLANNING & DESIGN SERVICES

CASE#: 21-ZONE-0072
 WM#12284

21-ZONE-0072