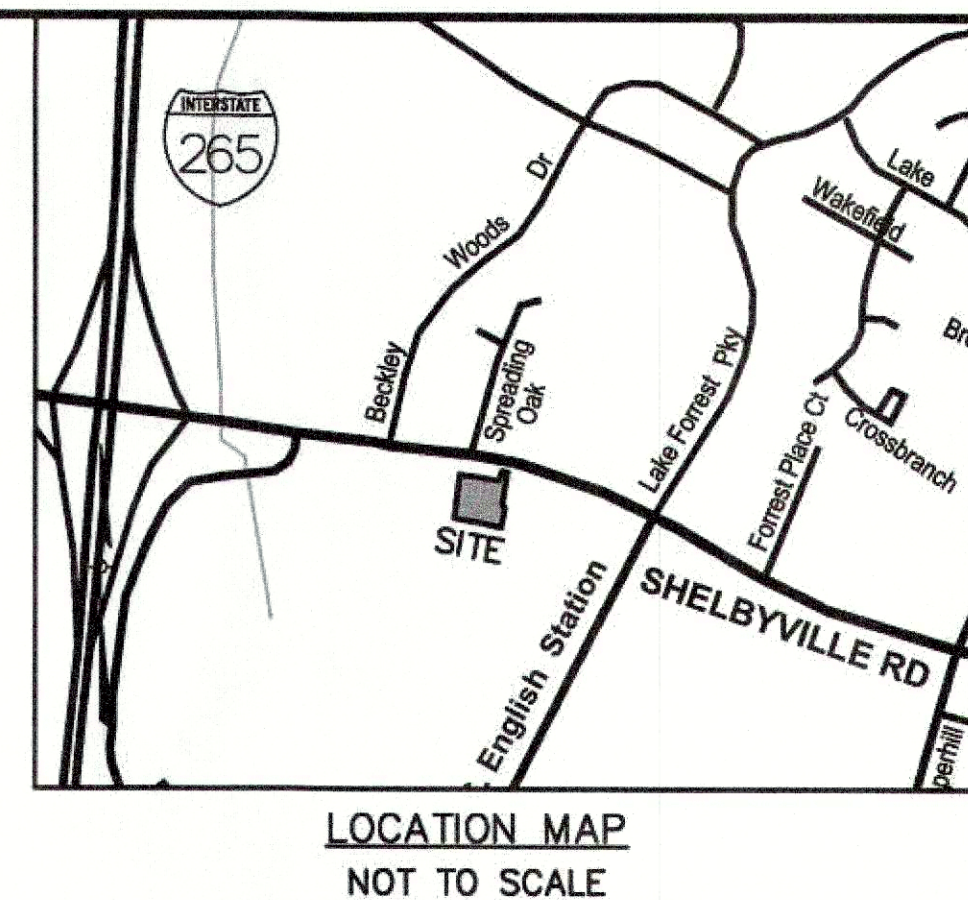
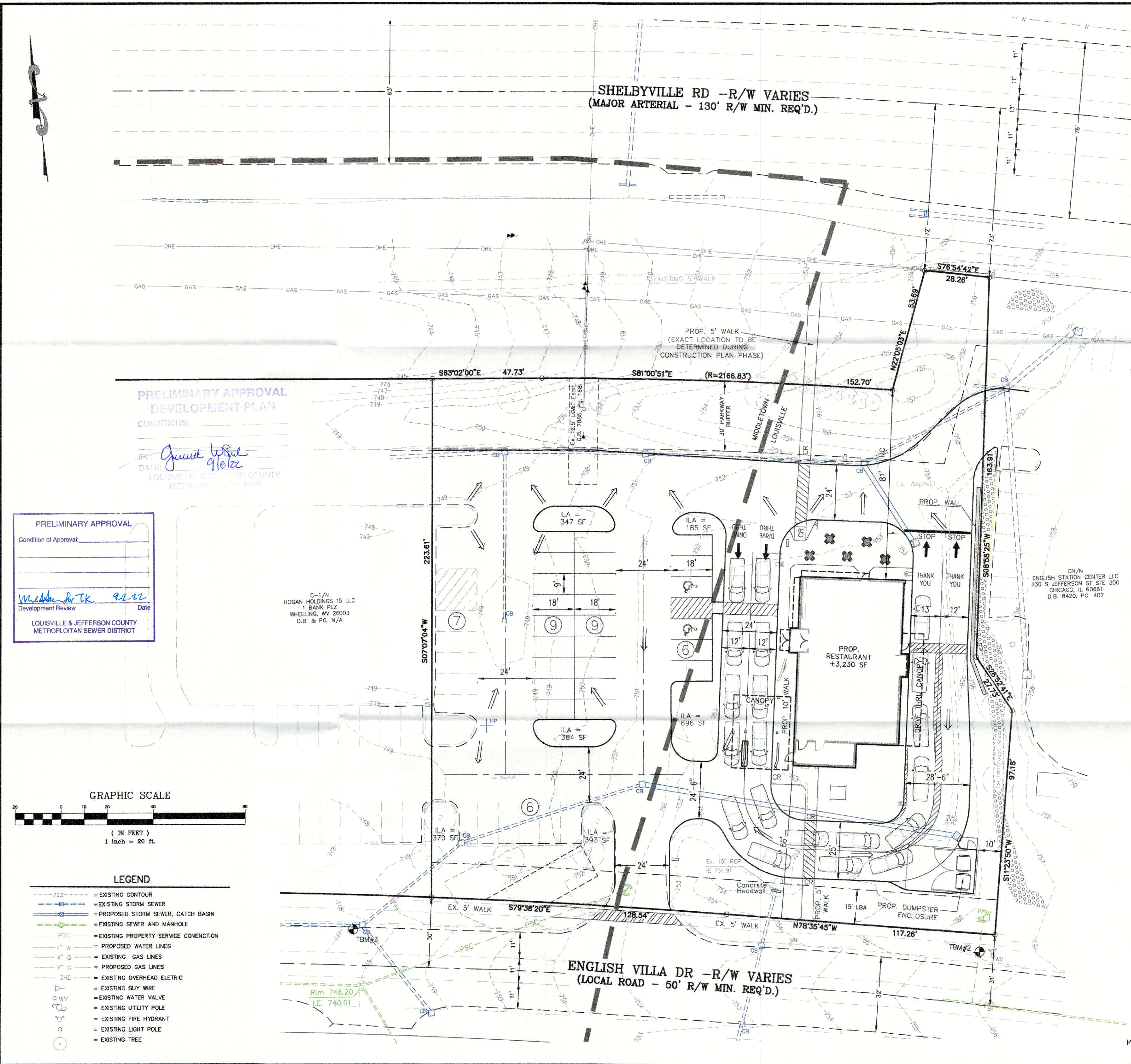


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**WAIVER REQUEST**

1. A Waiver is requested from LDC Section 10.3.5 to allow the existing drive to encroach into the Setback & Parkway Buffer.

**PROJECT DATA**

TOTAL SITE AREA	= 1.3± Ac. (57,499 SF)
EXISTING ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= DRIVE-THRU RESTAURANT
BUILDING HEIGHT	= 1 STORY (25' MAX. ALLOWED)
BUILDING AREA	= 3,230 SF
F.A.R.	= 0.05 (1.0 MAX. ALLOWED)
<b>PARKING REQUIRED</b>	MIN. MAX.
1/125 S.F. MIN.	= 26 SP
1/90 S.F. MAX.	= 65 SP
<b>TOTAL PARKING REQUIRED</b>	= 26 SP
<b>TOTAL PARKING PROVIDED</b>	= 37
	(2 ADA SP INCLUDED)
<b>TOTAL VEHICULAR USE AREA</b>	= 31,530 SF
<b>INTERIOR LANDSCAPE AREA REQUIRED</b>	= 2,365 SF (7.5%)
<b>INTERIOR LANDSCAPE AREA PROVIDED</b>	= 2,375 SF
<b>EXISTING IMPERVIOUS</b>	= 14,232 SF
<b>PROPOSED IMPERVIOUS</b>	= 36,812 SF (158% INCREASE)

**GENERAL NOTES:**

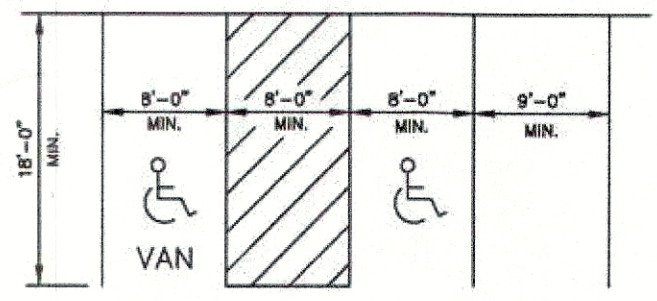
- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in 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.
- Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
- Cross Access/General Crossover Agreement recorded in D.B. 9092 PG. 21.

**MSD NOTES:**

- All retail shops 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 existing connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRN Map No. 21111 C 0050 F dated February 26, 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.
- Detention for this site is provided by a Regional Basin Downstream.
- 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.
- This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 23,992 S.F.

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 1.3± Ac. (57,499 SF)
EXISTING TREE CANOPY AREA	= 2,147 SF (4%)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (20,125 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (20,125 S.F.)



**TYPICAL PARKING SPACE LAYOUT NO SCALE**

SITE ADDRESS:  
13712 & 13801 ENGLISH VILLA DR  
LOUISVILLE/MIDDLETOWN, KY 40245  
TAX BLOCK 32, LOT 242  
D.B. 9331, PG. 523

**RECEIVED**  
AUG 31 2022  
PLANNING & DESIGN SERVICES

COUNCIL DISTRICT - 11, 19  
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN  
MUNICIPALITY - LOUISVILLE, MIDDLETOWN

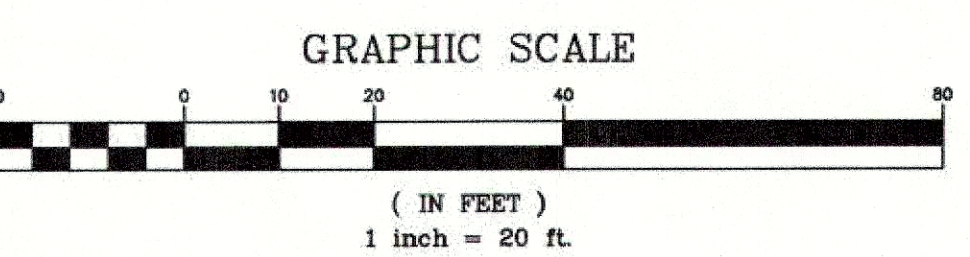
CASE #22-DDP-0075  
SUB #1092

**PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS:**

BY: *Justin B. Paul*  
DATE: 8/22/22  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**PRELIMINARY APPROVAL**  
Condition of Approval:  
  
*Madeline Br Tk* 9/2/22  
Development Review Date  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

C-1/N  
HOGAN HOLDINGS 15 LLC  
1 BANK PLZ  
WHEELING, WV 26003  
D.B. & PG. N/A



**LEGEND**

- - - 722 - - - = EXISTING CONTOUR
- - - S - - - = EXISTING STORM SEWER
- - - S - - - = PROPOSED STORM SEWER, CATCH BASIN
- - - S - - - = EXISTING SEWER AND MANHOLE
- - - PSC - - - = EXISTING PROPERTY SERVICE CONNECTION
- - - W - - - = PROPOSED WATER LINES
- - - X - - - = EXISTING GAS LINES
- - - X - - - = PROPOSED GAS LINES
- - - OHE - - - = EXISTING OVERHEAD ELETRIC
- - - GUY - - - = EXISTING GUY WIRE
- - - VALVE - - - = EXISTING WATER VALVE
- - - UTILITY - - - = EXISTING UTILITY POLE
- - - HYDRANT - - - = EXISTING FIRE HYDRANT
- - - LIGHT - - - = EXISTING LIGHT POLE
- - - TREE - - - = EXISTING TREE

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	8/1/22	REVISED PER AGENCY COMMENTS	JH
2	8/22/22	GENERAL REVISION	BB

PROJECT DATA  
FILE NAME: 21094 - DDDP  
DATE: 7/1/22  
SCALE: AS SHOWN  
DRAWN BY: TF  
CHECKED BY: MH

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FILE NAME: 21094 - DDDP  
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**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING • LAND SERVICES • LANDSCAPE ARCHITECTURE  
505 WASHINGTON ST. SUITE 1000  
LOUISVILLE, KY 40202  
TEL: 502.251.4444  
FAX: 502.251.4444  
WEB SITE: WWW.LD-D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
**VILLAGES OF ENGLISH STATION - JAGGERS**  
OWNER/DEVELOPER  
HOGAN HOLDINGS 15 LLC & ENGLISH STATION  
9300 SHELBYVILLE ROAD SUITE 1300  
LOUISVILLE, KY 40222

JOB NO. 21094  
SHEET 1 OF 1

ENGINEER'S SEAL  
SURVEYOR'S SEAL