

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.

MSD NOTES:

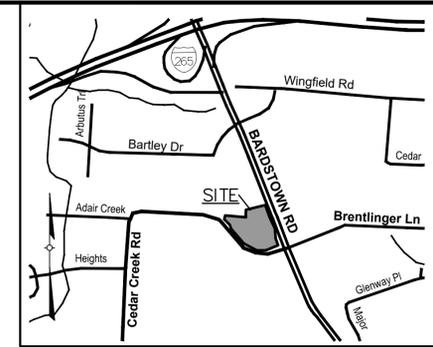
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service provided by lateral extension, subject to Fee's and any applicable charges.
- 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.
- A Waiver is requested from Table 10.3.1 of the Louisville Metro Land Development Code to allow proposed pavement to encroach 10' into the 30' parkway buffer on Tract 4.

VARIANCES REQUESTED:

- A Variance is requested from Section 5.3.1, Table 5.3.2 of the Louisville Metro Land Development Code to exceed the max. setback for Tract 6.
- A Variance is requested from Tables 8.3.2 & 8.3.3 of the Louisville Metro Land Development Code to allow larger than allowed signs on Tracts 1, 2, 3 & 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	= 221 SPACES
TOTAL VEHICULAR USE AREA	= 129,429 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 9,707 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 9,775 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
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	= 31 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	= 3,415 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 23 SP
TOTAL PARKING PROVIDED	= 27 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	= 8,870 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 22 SP
TOTAL PARKING PROVIDED	= 34 SPACES
	(2 HC SP INCLUDED)

TRACT 4

TRACT 4 AREA	= 1.3± 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	= 36 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	= 43 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 70 SP
TOTAL PARKING PROVIDED	= 50 SPACES
	(2 HC SP INCLUDED)

RELATED CASES: 8941 1820NE1020
CASE #20-DDP-0054
WM #10948

REVISIONS		DESCRIPTION	DATE	BY	AR
1	11/23/20	REVISED LAYOUT		JH	
2	12/16/20	REVISED LAYOUT TO REFLECT MODALS		JH	
3	2/8/21	REVISED PER AGENCY COMMENTS		JH	
4	3/15/21	REVISED PER AGENCY COMMENTS		JH	
5	3/29/21	REVISED PER AGENCY COMMENTS		JH	
6	4/29/21	REVISED PER AGENCY COMMENTS		JH	

PROJECT DATA
FILE NAME: 20246-RDDDP
DATE: 04-21-20
SCALE: AS SHOWN
DRAWN BY: JH
CHECKED BY: JH

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

OWNER/DEVELOPER
LAND DESIGN & DEVELOPMENT, INC.
502 WASHINGTON AVENUE, SUITE 100
LOUISVILLE, KY 40202
PHONE: 502-444-8974
FAX: 502-444-8974
WEB SITE: WWW.LDD-D.COM

OWNER/DEVELOPER
CEDAR CREEK CROSSING

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

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

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

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

DETENTION BASIN CALCULATIONS

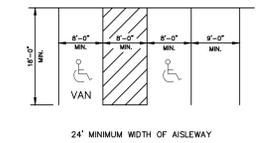
X = Δ CRA/12
ΔC = 0.75-0.30 = 0.45
A = ACRES = 6.84
R = 2.3 INCHES
X = (0.45)(6.84)(2.3)/12 = 0.59 AC.-FT.
REQUIRED X = 0.59 AC.-FT = 25,698 CF
PROVIDED BASIN = 19,000 S.F.

TOTAL = 19000 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
- EXISTING DITCH
- BOUNDARY
- ADJACENT PROPERTY
- EASEMENT
- STORM SEWER
- WATER
- GAS
- 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

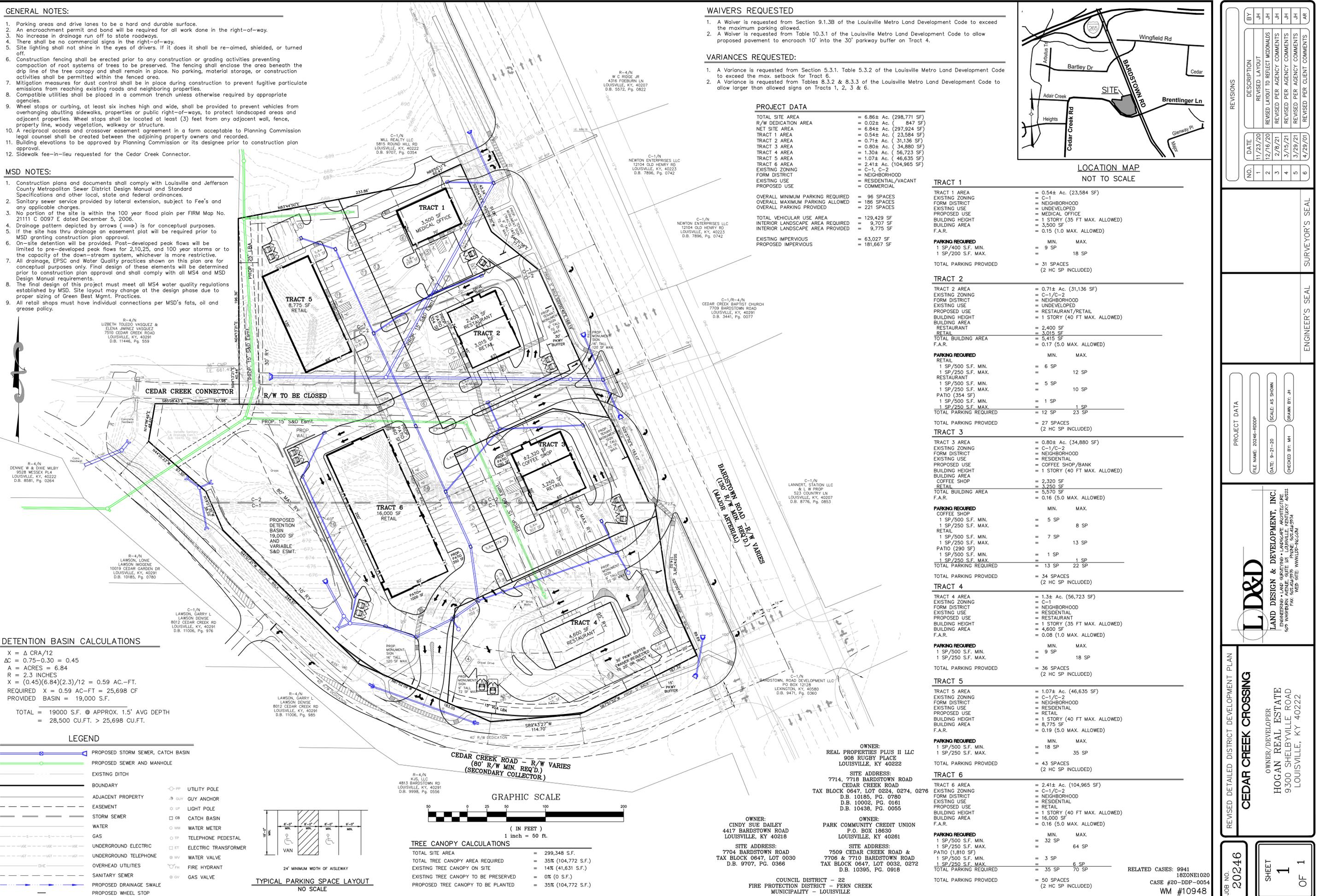
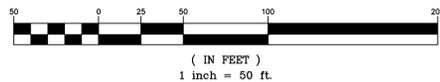
TYPICAL PARKING SPACE LAYOUT
NO SCALE



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



C:\Current\Projects\20246\DDP\Planning\20246-RDDDP-FILED-4-29-21.dwg, 5/12/2021 9:21:25 AM, Helton, 1/1