

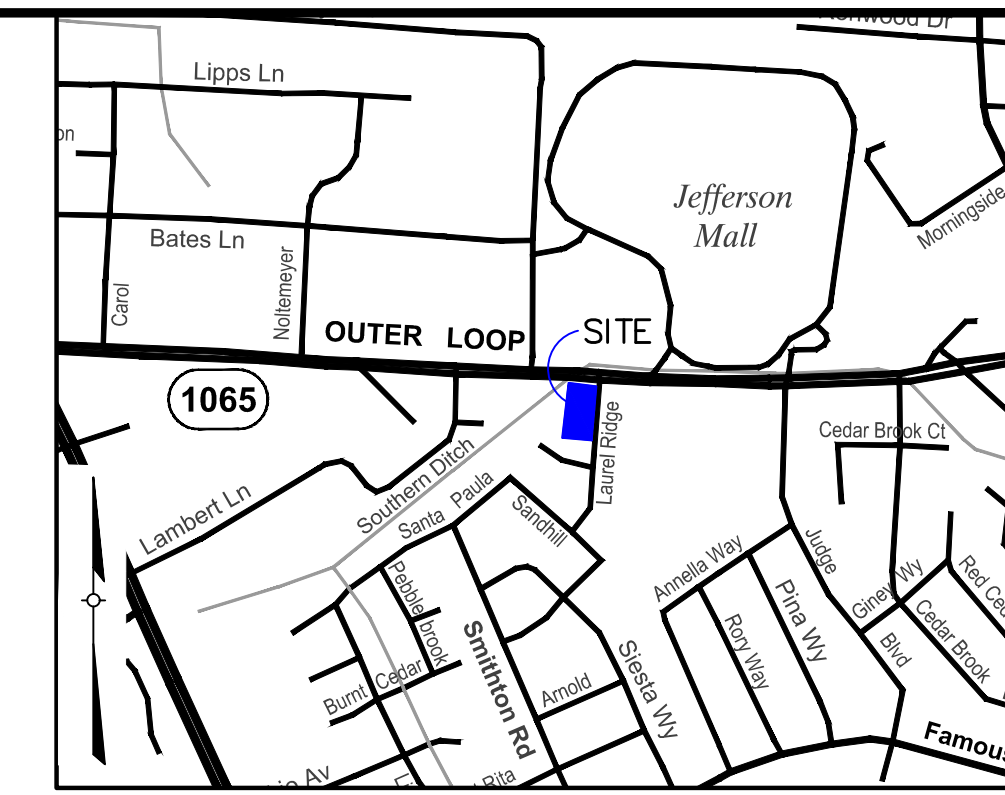


WAIVER REQUESTED

1. A Waiver is requested from Section 9.1.3B of the Louisville Metro Land Development Code to exceed the maximum parking allowed.
2. A Waiver is requested from Section 10.2.4.B.3 of the Louisville Metro Land Development Code to allow more than 50% overlap of an easement in a landscape buffer area.

VARIANCE REQUESTED

1. A Variance is requested from Section 4.8.3C of the Louisville Metro Land Development Code to encroach into the outer and middle zones of the stream buffer.
2. A Variance is requested from Section 5.3.1.C.3 of the Louisville Metro Land Development Code to exceed infill setback requirements along Outer Loop.



LOCATION MAP
NOT TO SCALE

REVISIONS	
NO.	DESCRIPTION
1	PER AGENCY COMMENT
2	REVISED PER AGENCY COMMENTS
3	PER AGENCY COMMENTS
4	ADJUSTED R/W

DATE	BY	DESCRIPTION
10/24/22	TF	PER AGENCY COMMENT
11/21/22	JH	REVISED PER AGENCY COMMENTS
12/12/22	TF	PER AGENCY COMMENTS
2/7/23	MH	ADJUSTED R/W

PROJECT DATA

FILE NAME: 22106 - DDDP

DATE: 8/29/22

CHECKED BY: MH

SCALE: AS SHOWN

DRAWN BY: TF

PROJECT DATA

FILE NAME: 22106 - DDDP

DATE: 8/29/22

CHECKED BY: MH

SCALE: AS SHOWN

DRAWN BY: TF

LD&D

LAND DESIGN & DEVELOPMENT, INC.

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE

505 WINDSOR BLVD. SUITE 1000
LOUISVILLE, KY 40202
TEL: 502.496.9970 FAX: 502.496.9971
WWW.LD-D.COM

DETAILED DISTRICT DEVELOPMENT PLAN

LAUREL RIDGE ROAD

DEVELOPER

HOGAN REAL ESTATE

9300 SHELBYVILLE ROAD, SUITE 1300
LOUISVILLE, KY 40222

JOB NO. **22106**

SHEET **1** OF **1**

PROJECT DATA

TOTAL SITE AREA	= 0.72± Ac. (31,170 SF)
R/W DEDICATION AREA	= 0.01± Ac. (239 SF)
NET SITE AREA	= 0.71± Ac. (30,931 SF)
EXISTING ZONING	= R-5
PROPOSED ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= COFFEE SHOP
BUILDING HEIGHT	= 20'
BUILDING AREA	= 510 SF
F.A.R.	= 0.02 (1.0 MAX. ALLOWED)

PARKING REQUIRED

1/500 S.F. MIN.	= MIN.	MAX.
1/100 S.F. MAX.	= 1 SP	5 SP

BIKE PARKING REQUIRED

TOTAL VEHICULAR USE AREA	= 14,509 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,088 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,584 SF

EXISTING IMPERVIOUS

PROPOSED IMPERVIOUS	= 0 SF
GENERAL NOTES:	= 15,457 SF

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the right-of-way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. 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.
10. Boundary, Benchmark and topographical information shown hereon were derived from survey.
11. Street trees to be provided in all adjacent rights-of-way. Final location and type to be shown on the approved landscape plan.
12. No Karst topography was observed by Mike Hill, AICP on a site visit on 9/23/22.
13. Upon development or re-development of adjacent properties, a unified access and circulation system shall be developed to eliminate pre-existing curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to Planning Commission legal council shall be recorded prior to the time of construction approval for the adjacent property to be developed.
14. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current MPW standards and shall be inspected prior to final bond release.
15. Construction plans, bond, and KTC permit are required by Metro Public Works prior to construction approval and issuance of MPW encroachment permit.
16. Right of Way dedication by deed or minor plat must be recorded prior to construction approval by Public Works.
17. All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.

MSD NOTES:

1. All retail shops must have individual connections per MSD's fats, oils and grease policy.
2. 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.
3. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request has been submitted to MSD.
4. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0094 F dated February 26, 2021.
5. Drainage pattern depicted by arrows (→) is for conceptual purposes.
6. If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
7. Increased runoff volume shall be provided below the FEMA floodplain elevation at 1.5 to 1. It may be provided onsite by extending the adjacent basin area onto the site and/or excavating out the adjacent basin area to provide the required volume.
8. Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1.
9. 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.
10. This project is not subject to MS4 Water Quality Regulations until 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 15,457 S.F. (0.35 Ac.)

OWNER:

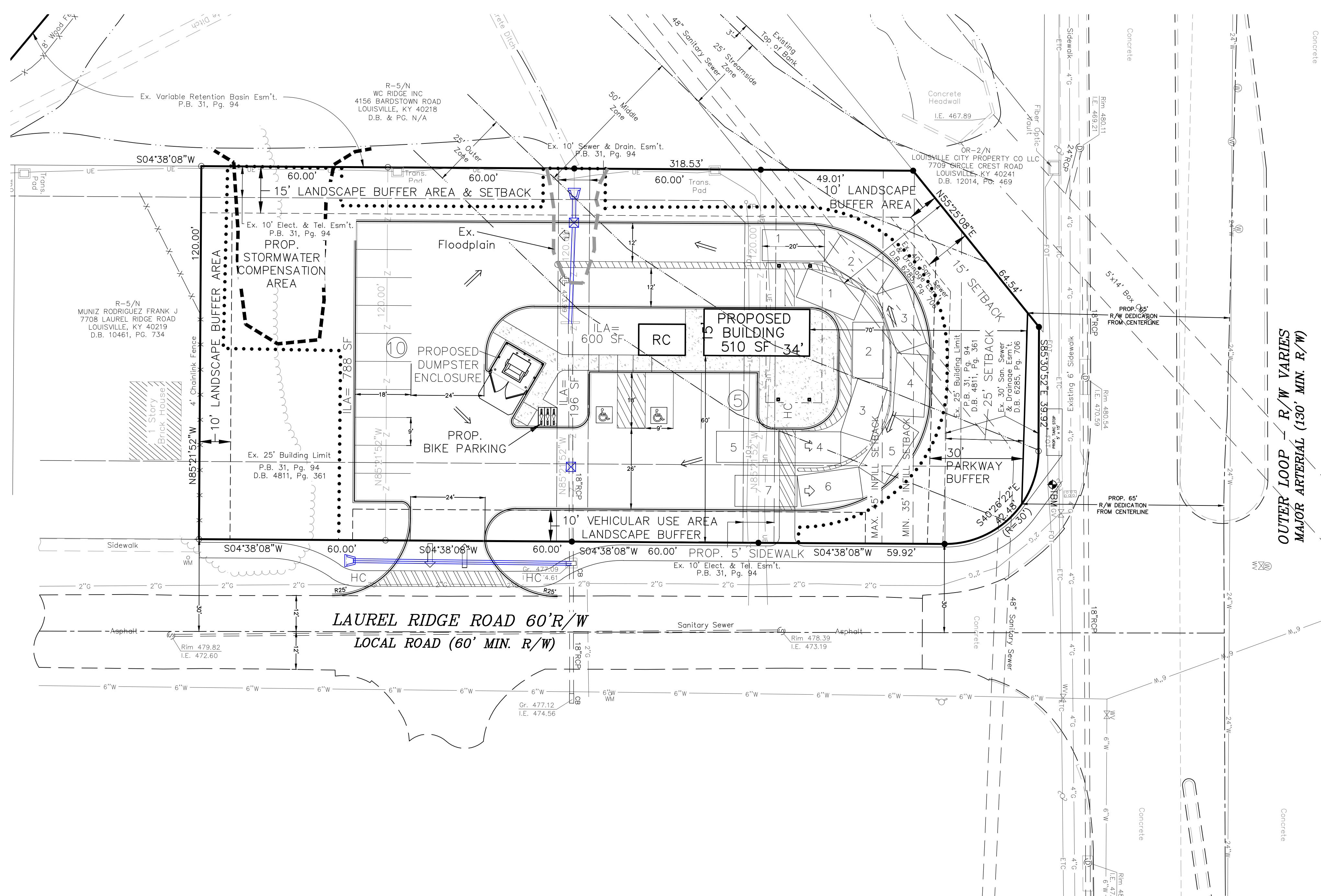
RIDGE WILLIAM C JR ESTATE OF
8610 WESTOVER DR
PROSPECT, KY 40059

SITE ADDRESS:

7700, 7702, 7704, 7706
LAUREL RIDGE ROAD
LOUISVILLE, KY 40219
TAX BLOCK 2092
LOTS 48, 47, 46, 45
W.B. 756, PG. 431

COUNCIL DISTRICT - LOUISVILLE
FIRE PROTECTION DISTRICT - 24
MUNICIPALITY - OKOLONA

WM#12503



DETENTION BASIN CALCULATIONS

$$X = \Delta CRA / 12$$

$$\Delta C = 0.59 - 0.23 = 0.36$$

$$A = 0.72 \text{ ACRES}$$

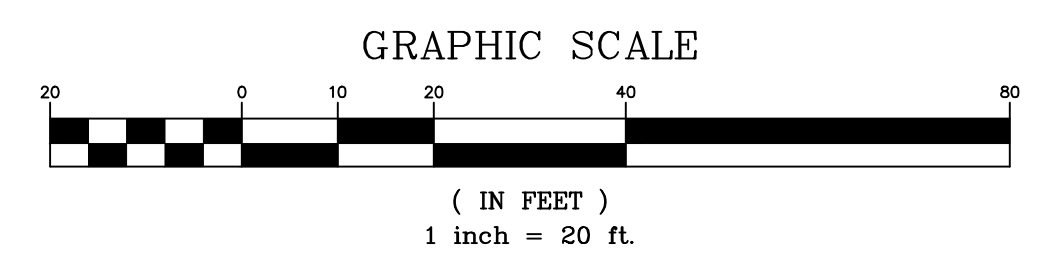
$$R = 2.8 \text{ INCHES}$$

$$X = (.36)(0.72)(2.8) / 12 = 0.60 \text{ AC.-FT}$$

$$\text{REQUIRED } X = 2635 \text{ CU.FT.}$$

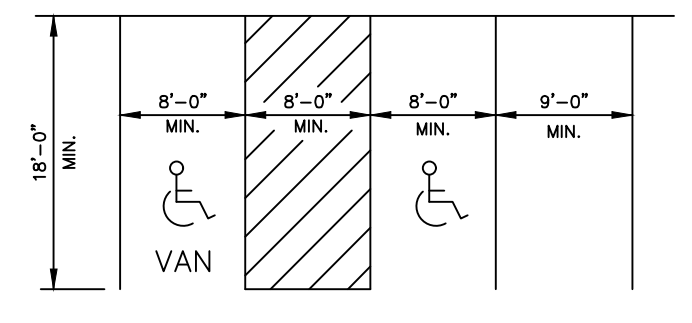
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 0.72± Ac. (31,170 S.F.)
EXISTING TREE CANOPY AREA	= 11% (3,278 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (10,910 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (10,910 S.F.)



LEGEND

- PROPOSED LIMITS OF DISTURBANCE
- - - EXISTING CONTOUR
- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- EXISTING STORM SEWER
- EXISTING SEWER AND MANHOLE
- - - EXISTING WATER LINES
- - - EXISTING GAS LINES
- - - OVERHEAD ELECTRIC
- - - EXISTING FENCE
- WM = WATER METER
- = EXISTING UTILITY POLE
- = EXISTING GAS VALVE
- = EXISTING FIRE HYDRANT
- = EXISTING WATER VALVE



TYPICAL PARKING SPACE LAYOUT
NO SCALE