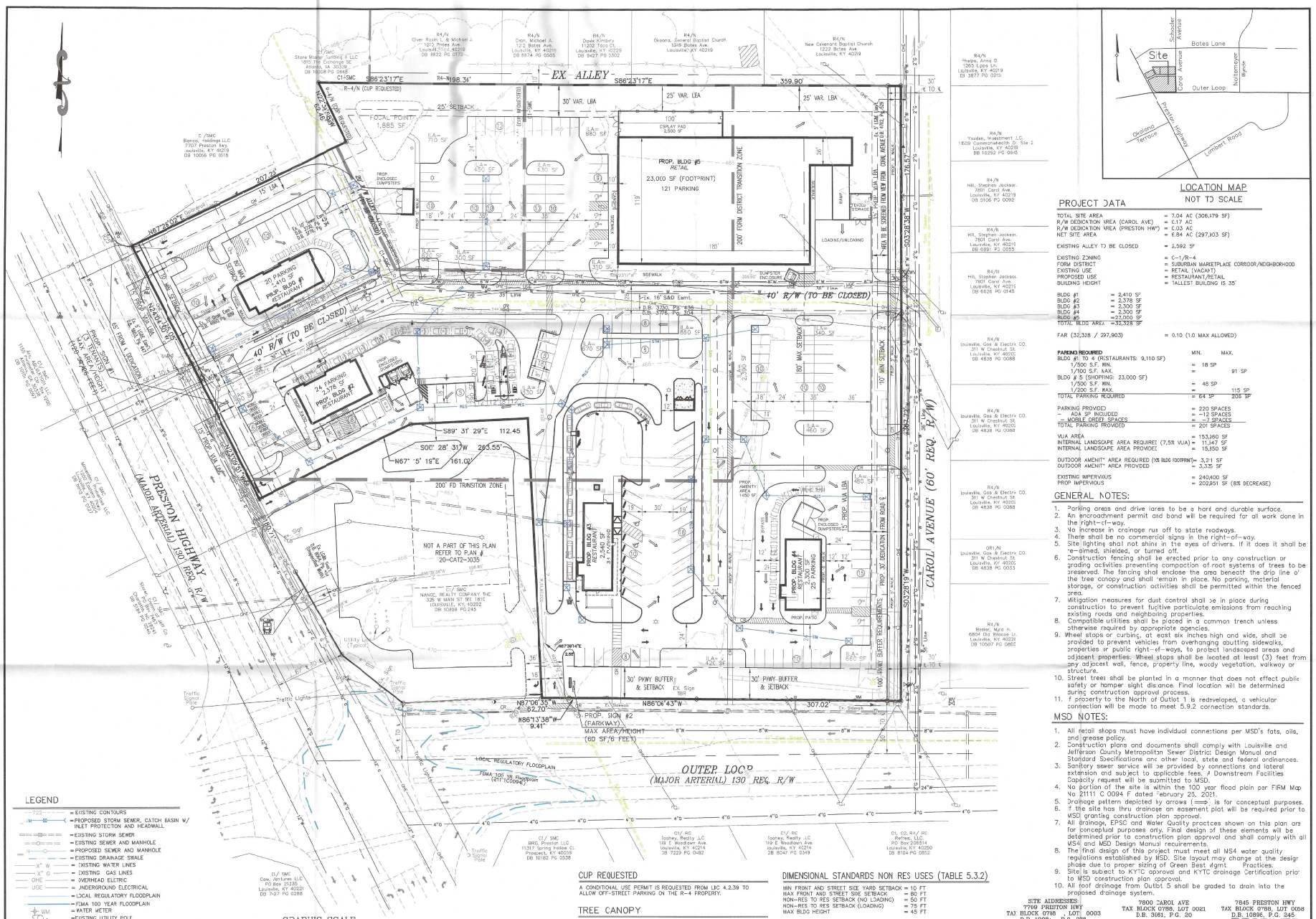

LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 7.04 AC (306,179 SF)
R/W DEDICATION AREA (CAROL AVE)	= 0.17 AC
R/W DEDICATION AREA (PRESTON HWY)	= 0.03 AC
NET SITE AREA	= 6.84 AC (297,103 SF)
EXISTING ALLEY TO BE CLOSED	= 2,592 SF
EXISTING ZONING	= C-1/R-4
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR/NEIGHBORHOOD
EXISTING USE	= RETAIL (VACANT)
PROPOSED USE	= RESTAURANT/RETAIL
BUILDING HEIGHT	= TALLEST BUILDING IS 35'

BLDG #1	= 2,410 SF
BLDG #2	= 2,378 SF
BLDG #3	= 2,300 SF
BLDG #4	= 2,300 SF
BLDG #5	=21,000 SF
TOTAL BLDG AREA	=32,328 SF

FAR (32,328 / 297,903) = 0.10 (1.0 MAX ALLOWED)

PARKING REQUIRED	MIN.	MAX.
BLDG #1 TO 4 (RESTAURANTS: 9,110 SF)		
1/500 S.F. MIN.	= 18 SP	
1/100 S.F. MAX.	=	91 SP
BLDG # 5 (SHOPPING: 23,000 SF)		
1/500 S.F. MIN.	= 46 SP	
1/200 S.F. MAX.	=	115 SP
TOTAL PARKING REQUIRED	= 64 SP	206 SP

PARKING PROVIDED	= 220 SPACES
- ADA SP INCLUDED	= 12 SPACES
- MOBILE ORDER SPACES	= 7 SPACES
TOTAL PARKING PROVIDED	= 201 SPACES
VUA AREA	= 153,360 SF
INTERNAL LANDSCAPE AREA REQUIRED (7.5% VUA)	= 11,547 SF
INTERNAL LANDSCAPE AREA PROVIDED	= 15,350 SF
OUTDOOR AMENITY AREA REQUIRED (10% BLDG FOOTPRINT)	= 3,21 SF
OUTDOOR AMENITY AREA PROVDED	= 3,335 SF
EXISTING IMPERVIOUS	= 240,400 SF
PROP IMPERVIOUS	= 202,901 SF (8% DECREASE)

GENERAL NOTES:

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. Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
11. If property to the North of Outlot 1 is redeveloped, a vehicular connection will be made to meet 5.9.2 connection standards.

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 connections and lateral extension and subject to applicable fees. A Downstream Facilities Capacity request will be 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 25, 2021.
5. Drainage pattern depicted by arrows (⟹) is for conceptual purposes.
6. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
7. 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.
8. 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.
9. Site is subject to KYTC approval and KYTC drainage certification prior to MSD construction plan approval.
10. All roof drainage from Outlot 5 shall be graded to drain into the proposed drainage system.

CUP REQUESTED

A CONDITIONAL USE PERMIT IS REQUESTED FROM LDC 4.2.39 TO ALLOW OFF-STREET PARKING ON THE R-4 PROPERTY.

TREE CANOPY

TOTAL SITE AREA	=308,461 SF
EXISTING TREE CANOPY	= 23,377 SF (13% SITE)
EXISTING TREE CANOPY TO BE PRESERVED	= 0
NEW TREE CANOPY TO BE PROVIDED	=107,161 SF (35% SITE)

DIMENSIONAL STANDARDS NON RES USES (TABLE 5.3.2)

MIN FRONT AND STREET SIDE YARD SETBACK	= 10 FT
MAX FRONT AND STREET SIDE SETBACK	= 80 FT
NON-RES TO RES SETBACK (NO LOADING)	= 50 FT
NON-RES TO RES SETBACK (LOADING)	= 75 FT
MAX BLDG HEIGHT	= 45 FT

NON RES SETBACK FRONT AND STREET SIDE = 25 FEET

DIMENSIONAL STANDARDS TRANSITIONAL ZONE

SMCFD / NFD	= 200 FT TRANSITIONAL ZONE
MAX BLDG HEIGHT	= 45 FT

LEGEND

- =EXISTING CONTOURS
- =PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- =EXISTING STORM SEWER
- =EXISTING SEWER AND MANHOLE
- =PROPOSED SEWER AND MANHOLE
- =EXISTING DRAINAGE SWALE
- =EXISTING WATER LINES
- =EXISTING GAS LINES
- =OVERHEAD ELECTRIC
- =UNDERGROUND ELECTRICAL
- =LOCAL REGULATORY FLOODPLAIN
- =FEMA 100 YEAR FLOODPLAIN
- =WATER METER
- =EXISTING UTILITY POLE
- =EXISTING GAS VALVE
- =EXISTING FIRE HYDRANT
- =EXISTING WATER VALVE
- =CURB RAMP
- =DRAINAGE FLOW DIRECTION

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NO.	DATE	REVISIONS DESCRIPTION	BY
1	2/27/23	REVISED PER AGENCY COMMENTS	JH
2	4/24/23	PER AGENCY COMMENTS	MH
3	5/19/23	PER CLIENT COMMENTS	TDF
4	6/15/23	PER AGENCY COMMENTS	TDF
5	7/31/23	REVISED LOT 3	JH

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 17064-DDP
DATE: 10/31/2022
SCALE: AS SHOWN
CHECKED BY: MH
DRAWN BY: BB

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS · LAND SURVEYORS · LANDSCAPE ARCHITECTS
529 WESTPORT AVENUE, SUITE 91 · LOUISVILLE, KENTUCKY 40222
PHONE: (502) 425-7891 · FAX: (502) 425-7894
WEB SITE: WWW.LDD-KY.COM

CATEGORY 3 & C.U.P. PLAN

OKOLONA CENTER

OWNER/DEVELOPER
THE NANCE REALITY CO.
325 W MAIN ST. SUITE 1810
LOUISVILLE, KY

JOB NO. 17064

SHEET 1 OF 1

7800 CAROL AVE
TAX BLOCK 0788, LOT 0021
D.B. 3861, P.G. 20

7847 PRESTON HWY
TAX BLOCK 0788, LOT 0062
D.B. 5066, P.G. 0556

7845 PRESTON HWY
TAX BLOCK 0788, LOT 0058
D.B. 10896, P.G. 245

7799 PRESTON HWY
TAX BLOCK 0795 , LOT 0003
D.B. 12084 , P.G. 278

TAX BLOCK 0796 , LOT 0057
D.B. 12084 , P.G. 278

OWNER:
THE NANCE REALTY CO.
325 W MAIN ST. SUITE 1810
LOUISVILLE, KY 40202

COUNCIL DISTRICT – 13
FIRE PROTECTION DISTRICT – OKOLONA
MUNICIPALITY – LOUISVILLE

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22-CAT3-0019

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