

VARIANCE REQUESTED:

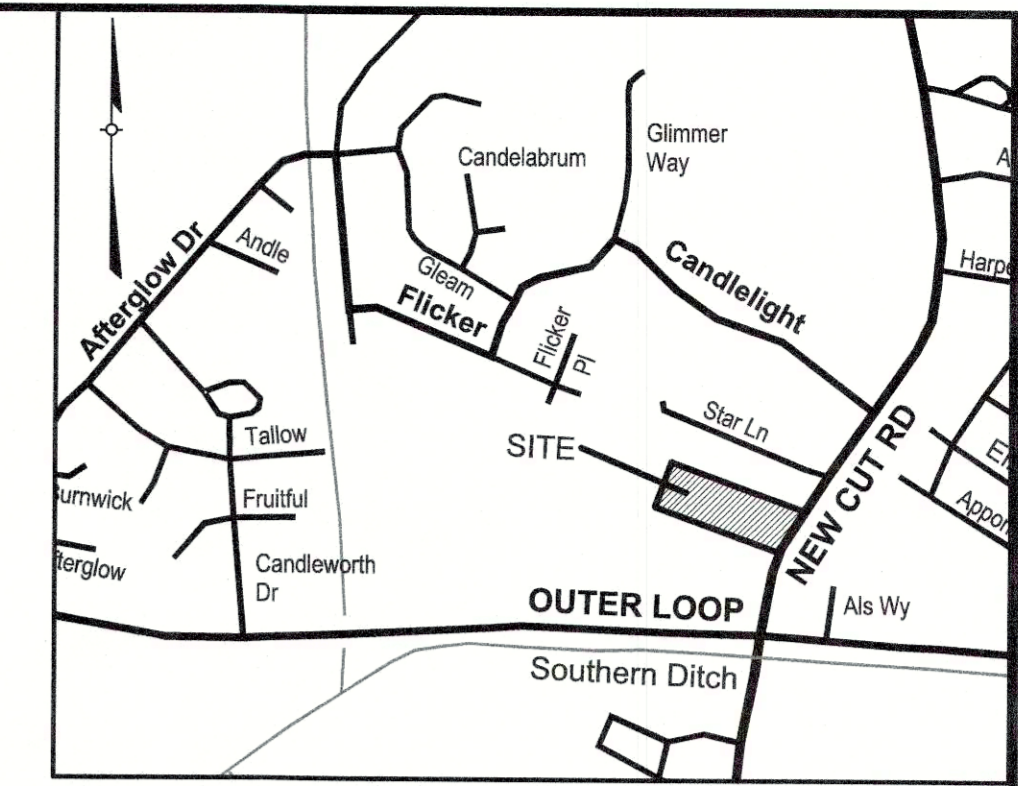
A Variance is requested from Section 5.3.3.2.b of the Louisville Metro Land Development code to reduce the 50' Setback, to a variable distance, at a minimum 5' adjacent to a residentially zoned property.

WAIVER REQUESTED:

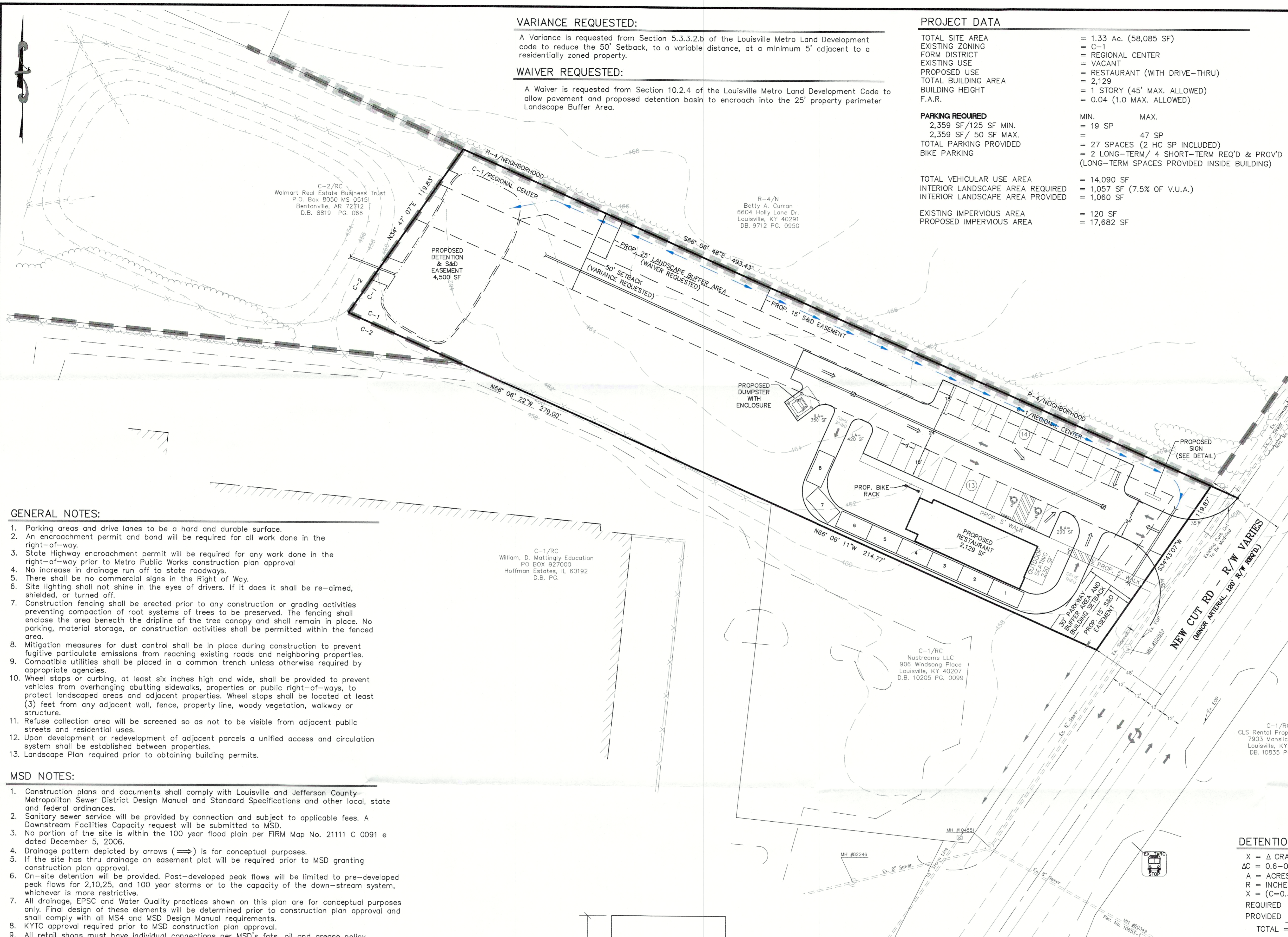
A Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code to allow pavement and proposed detention basin to encroach into the 25' property perimeter Landscape Buffer Area.

PROJECT DATA

TOTAL SITE AREA	= 1.33 Ac. (58,085 SF)
EXISTING ZONING	= C-1
FORM DISTRICT	= REGIONAL CENTER
EXISTING USE	= VACANT
PROPOSED USE	= RESTAURANT (WITH DRIVE-THRU)
TOTAL BUILDING AREA	= 2,129
BUILDING HEIGHT	= 1 STORY (45' MAX. ALLOWED)
F.A.R.	= 0.04 (1.0 MAX. ALLOWED)
PARKING REQUIRED	
2,359 SF/125 SF MIN.	MIN. 19 SP
2,359 SF/ 50 SF MAX.	MAX. 47 SP
TOTAL PARKING PROVIDED	= 27 SPACES (2 HC SP INCLUDED)
BIKE PARKING	= 2 LONG-TERM/ 4 SHORT-TERM REQ'D & PROV'D (LONG-TERM SPACES PROVIDED INSIDE BUILDING)
TOTAL VEHICULAR USE AREA	= 14,090 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,057 SF (7.5% OF V.U.A.)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,060 SF
EXISTING IMPERVIOUS AREA	= 120 SF
PROPOSED IMPERVIOUS AREA	= 17,682 SF



LOCATION MAP
NOT TO SCALE



GENERAL NOTES:

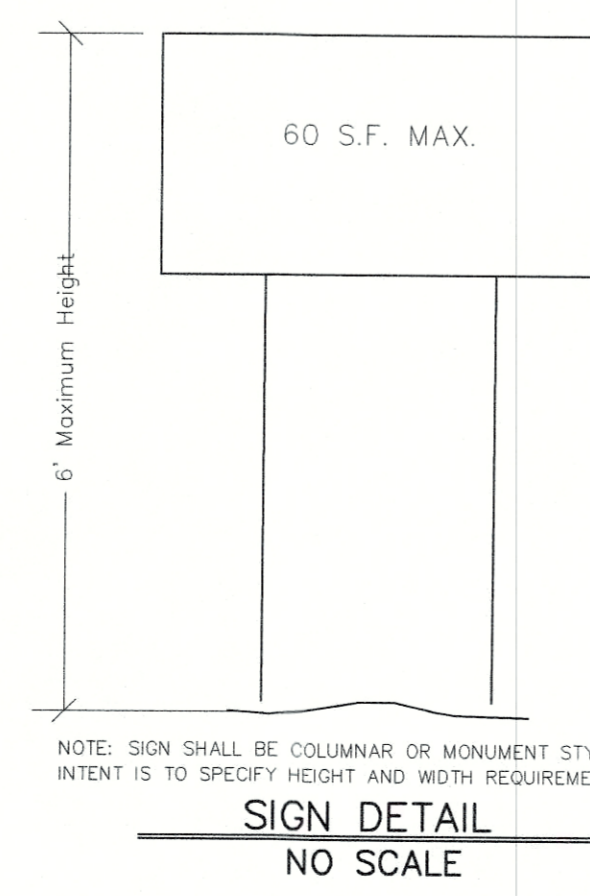
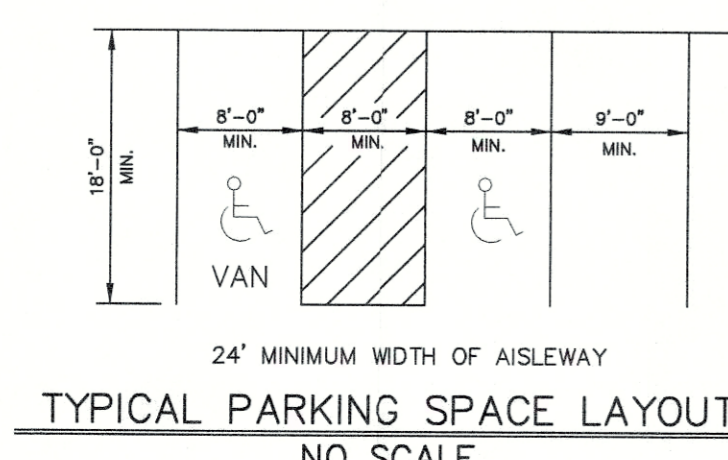
- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- State Highway encroachment permit will be required for any work done in the right-of-way prior to Metro Public Works construction plan approval.
- 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 dripline 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.
- Refuse collection area will be screened so as not to be visible from adjacent public streets and residential uses.
- Upon development or redevelopment of adjacent parcels a unified access and circulation system shall be established between properties.
- Landscape Plan required prior to obtaining building permits.

MSD NOTES:

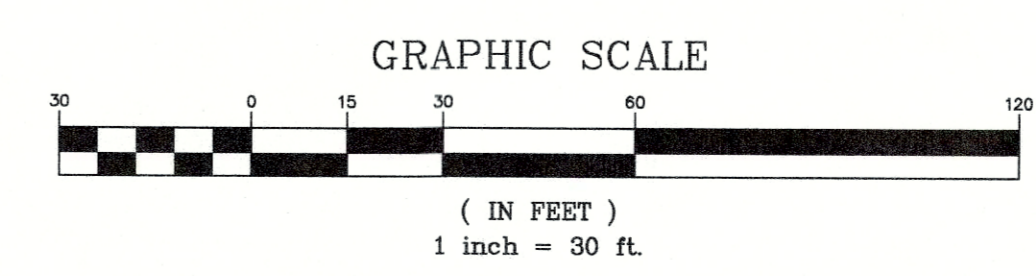
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0091 e dated December 5, 2006.
- 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 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.
- KYTC approval required prior to MSD construction plan approval.
- All retail shops must have individual connections per MSD's fats, oil and grease policy.
- Run off volume impact fee required, calculations based on RFF x 1.5.
- 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 approximately 40,000 sf.

LEGEND

- EXISTING UTILITY POLE
- EXISTING FENCE
- EXISTING CONTOUR
- EXISTING FORM DISTRICT LINE
- EXISTING ZONING LINE
- EXISTING SEWER AND MANHOLE
- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED VEHICLE STACKING
- DRAINAGE PATTERN ARROW
- EX. DITCH/SWALE
- PROPOSED DITCH/SWALE



BOUNDARY NOTE:
BOUNDARY PER "LOJIC" AND DOES NOT CONSTITUTE A BOUNDARY SURVEY



DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.6 - 0.25 = 0.35$
 $A = \text{ACRES}$
 $R = \text{INCHES}$
 $X = (C=0.36)(A=2.6)(R=1.33)/12 = 0.1 \text{ AC.-FT.}$
 REQUIRED X = 4,393 CU.FT.
 PROVIDED BASIN = 4,500 SQ.FT.
 TOTAL = 4,500 SQ.FT. @ APPROX. 1 FT. DEPTH
 = 4,500 CU.FT. > 4,393 CU.FT.

TREE CANOPY CALCULATIONS

(CLASS 'C': 0%-40% EX. TREE COVER)

TOTAL SITE AREA	= 58,085 S.F.
EXISTING TREE CANOPY COVERAGE	= 0% (0 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (11,617 SF)
TOTAL TREE CANOPY TO BE PLANTED	= 20% (12,240 SF)

SITE ADDRESS:
5868 NEW CUT RD.
LOUISVILLE, KY 40214
TAX BLOCK 1045, LOT 0354
DB. 10146, PG. 0889

COUNCIL DISTRICT - 13
FIRE PROTECTION DISTRICT - FAIRDALE
MUNICIPALITY - LOUISVILLE

RECEIVED
AUG 26 2019
PLANNING & DESIGN SERVICES

REVISIONS

NO.	DATE	DESCRIPTION
1	8-5-19	per agency comments
2	8-22-19	per agency comments

PROJECT DATA
FILE NAME: 16201-CAT2-2B-PLANNING
DATE: 7-15-19
SCALE: AS SHOWN
CHECKED BY: DT
DRAWN BY: BJ/ARH

PROFESSIONAL'S SEAL

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
507 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
TEL: 502.251.8224 FAX: 502.251.8224

CATEGORY 2B DEVELOPMENT PLAN
SMITH NEW CUT
OWNER/DEVELOPER
5868 NEW CUT ROAD
ACT DEVELOPMENT INC
5905 NEW CUT RD
LOUISVILLE, KY 40214

JOB NO. 16201
SHEET 1 OF 1
WM# 11719