

**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 lateral extension and subject to applicable fees. A Downstream Facilities Capacity was approved by letter dated 11/18/2019 by MSD.
- A 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 plat will be required prior to MSD granting construction plan approval.
- Site is subject to Regional Facilities Fees in lieu of on-site detention. Payable directly to MSD.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1.
- 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.
- Korst features were observed on site per Patriot Engineering & Environmental, Inc. Geotechnical Engineering Investigation dated June 12, 2020.
- ACOE and KDOW approval required for sanitary sewer lateral extension.
- If site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.

**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.
- 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.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
- Cedar Creek Road Right of Way dedication to be recorded prior to construction approval.

**VARIANCE REQUEST:**

- A Variance is requested from Section 5.4.2.A.4 of The Louisville Metro Land Development Code to reduce the 3 story setback to 15' feet for a portion of the north property line as noted for building 13.

**WAIVER REQUEST:**

- A Waiver is requested from Section 10.2.4 of The Louisville Metro Land Development Code to allow the 100% overlap of the Proposed Landscape Buffer Area and the 15' Sewer & Drainage Esmt next to building 13 along the north property line.

**SITE DATA**

SITE AREA	= 19.7± Ac. (857,754 SF)
AREA OF ROW DEDICATION	= 0.3± Ac. (14,128 SF)
PROPOSED ROW AREA	= 0.7± Ac. (32,355 SF)
NET SITE AREA	= 18.7± Ac. (811,271 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-6
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= APARTMENTS
BUILDING HEIGHT	= 3 STORY (35 FT. MAX. ALLOWED)
BUILDING FOOTPRINT	= 144,638 SF (CLUBHOUSE/MAINT. BLDG. NOT INCLUDED)
BUILDING AREA	= 435,264 SF
APARTMENTS	= 5,000 SF
CLUBHOUSE AREA	= 5,000 SF
MAINTENANCE BUILDING	= 1,660 SF
TOTAL BUILDING AREA	= 441,924 SF
NO. OF UNITS	= 324 UNITS
DENSITY	= 17.32 DU/AC. (17.42 DU/AC. MAX. ALLOWED)
F.A.R.	= 0.54 (1.0 MAX. ALLOWED)

<b>PARKING REQUIRED</b>	
APARTMENTS	MIN. MAX.
1 SP/UNIT MIN. (324 UNITS)	= 324 SP 648 SP
2 SP/UNIT MAX. (324 UNITS)	= 20 SP 20 SP
CLUBHOUSE	= 20 SP 20 SP
TOTAL PARKING REQUIRED	= 344 SP 668 SP

<b>PARKING PROVIDED</b>	
COMMON SPACES	= 567 SPACES
CLUBHOUSE SPACES	= 20 SPACES
GARAGE SPACES	= 14 SPACES
TOTAL PARKING PROVIDED	= 601 SPACES
TOTAL PARKING PROVIDED (20 HC SP INCLUDED)	
BIKE PARKING PROVIDED FOR CLUBHOUSE	= 2

OPEN SPACE REQUIRED	= 85,775 SF (10% OF SITE AREA)
RECREATIONAL OPEN SPACE REQUIRED	= 42,888 SF (50% OF OPEN SPACE REQUIRED)
OPEN SPACE PROVIDED	= 166,204 SF
RECREATIONAL OPEN SPACE PROVIDED	= 52,431 SF

TOTAL VEHICULAR USE AREA	= 266,142 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 19,961 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 20,485 SF



REVISIONS		
NO.	DATE	DESCRIPTION
3	8/31/20	REVISED PER AGENCY COMMENTS
4	12/15/20	REVISED LAYOUT
5	1/5/21	REVISED PER AGENCY COMMENTS
6	1/21/21	REVISED PER AGENCY COMMENTS
7	2/19/21	ADDED PRESUB LABEL

STATE OF KENTUCKY  
KEVIN M. YOUNG  
REGISTERED PROFESSIONAL ENGINEER  
2-18-21

PROFESSIONAL'S SEAL

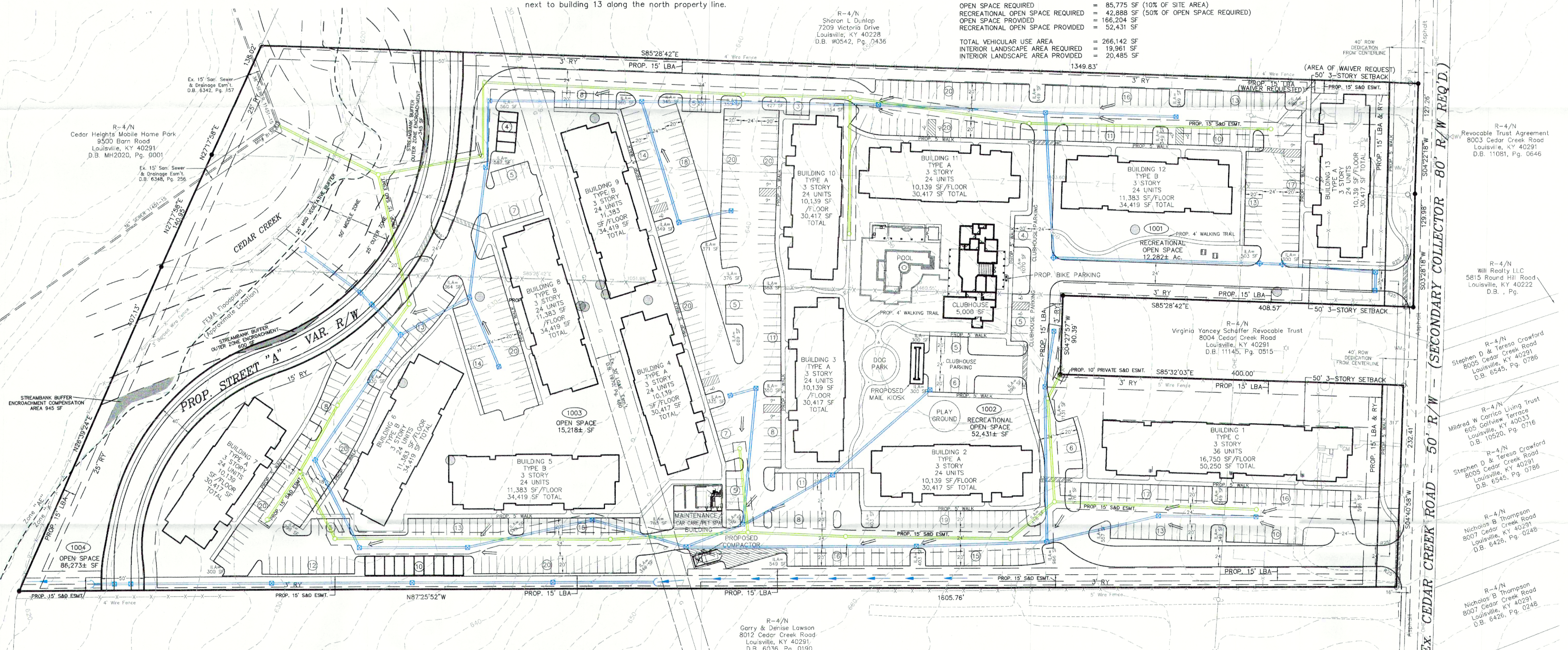
PROJECT DATA	
FILE NAME:	19214-DDDP
DATE:	7/6/2020
CHECKED BY:	DT
SCALE:	AS SHOWN
DRAWN BY:	JH

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING • LAND SERVICES • LANDSCAPE ARCHITECTURE  
195 WASHINGTON ST. SUITE 500  
LOUISVILLE, KY 40202  
TEL: 502.251.4400 FAX: 502.251.4401 WWW.LD&D-KY.COM

**HAGAN CEDAR CREEK APARTMENTS**  
DEVELOPER  
HAGAN PROPERTIES  
12911 REAMERS ROAD  
LOUISVILLE, KY 40245

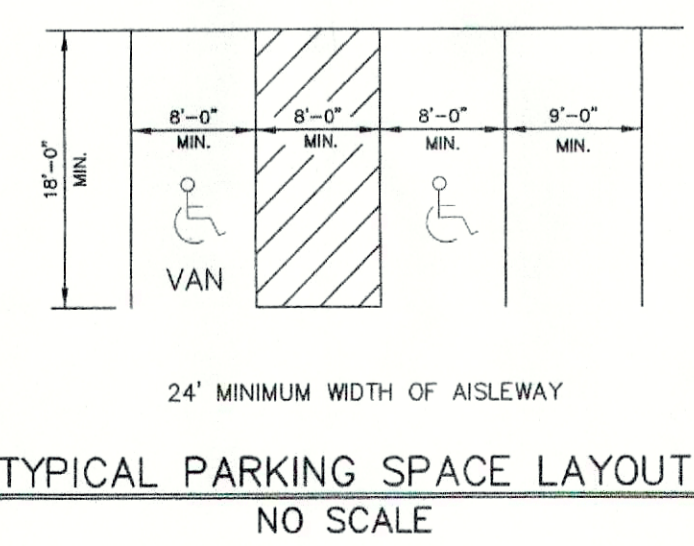
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FEB 18 2021  
PLANNING & DESIGN SERVICES

JOB NO.	19214
SHEET	1 OF 1



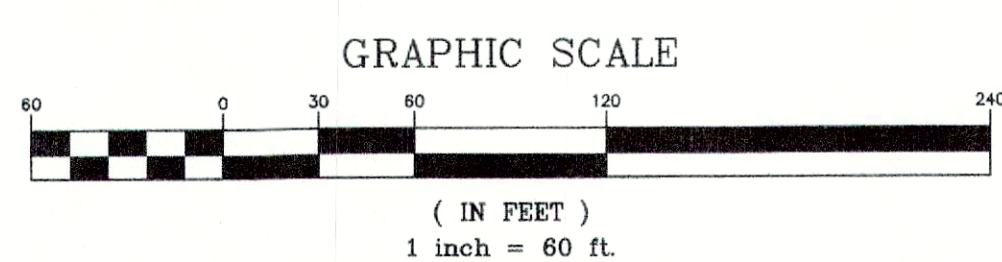
**LEGEND**

- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. LIGHT POLE
- EX. UNDERGROUND GAS LINES
- EX. UNDERGROUND WATER LINES
- EX. OVERHEAD ELECTRIC LINES
- EX. FENCE
- EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- EXISTING SEWER AND MANHOLE
- EX. STREAM
- EX. CONTOUR
- EX. DITCH/SWALE
- PROPOSED STORM SEWER
- PROPOSED SEWER AND MANHOLE
- PROPOSED DITCH/SWALE
- EX. SINKHOLE
- PROPOSED TCCA AREA



**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA (CLASS C SITE)	= 857,754 SF
EXISTING TREE CANOPY AREA	= 20,150 SF (23% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (300,214 SF)
TOTAL TREE CANOPY TO BE PROVIDED	= 35% (300,214 SF)



PROPERTY OWNERS & SITE ADDRESSES		
STACY M. NUÑEZ 8006 CEDAR CREEK RD LOUISVILLE, KY 40291	ANGELA NICOLE STIVERS 8000 CEDAR CREEK RD LOUISVILLE, KY 40291	8000 CEDAR CREEK RD LOUISVILLE, KY 40291
8006 CEDAR CREEK RD LOUISVILLE, KY 40291 TAX BLOCK 656, LOT 0027 D.B. 11102, PG. 173	8000 CEDAR CREEK RD LOUISVILLE, KY 40291 TAX BLOCK 656, LOT 0027 D.B. 11260, PG. 508	8000 CEDAR CREEK RD LOUISVILLE, KY 40291 TAX BLOCK 656, LOT 0031 D.B. 11260, PG. 508

COUNCIL DISTRICT - 22  
FIRE PROTECTION DISTRICT - FERN CREEK  
MUNICIPALITY - LOUISVILLE

CASE #20-ZONE-0060  
WM #12145

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