

LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 3.5± Ac. (151,245 SF)
TRACT 1 AREA	= 0.8± Ac. (32,782 SF)
TRACT 2 AREA	= 2.7± Ac. (118,463 SF)

WAIVER REQUEST:
A WAIVER IS REQUESTED FROM SECTION 9.1.16 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO EXCEED THE MAXIMUM NUMBER OF PERMITTED PARKING SPACES.

TRACT 1 DATA

TRACT 1 AREA	= 0.8± Ac. (32,782 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-M
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= RESTAURANT
BUILDING HEIGHT	= 1 STORY (50' MAX. ALLOWED)
BUILDING AREA	= 2,129 SF
F.A.R.	= 0.06 (5.0 MAX. ALLOWED)

PARKING REQUIRED

1 SP/500 S.F. MIN.	= 4 SP
1 SP/250 S.F. MAX.	= 9 SP

TOTAL PARKING PROVIDED
(2 HC SP INCLUDED)
= 27 SPACES

TOTAL VEHICULAR USE AREA
= 14,943 SF

INTERIOR LANDSCAPE AREA REQUIRED
= 747 SF (5%)

INTERIOR LANDSCAPE AREA PROVIDED
= 1,205 SF

EXISTING IMPERVIOUS
= 6,512 SF

PROPOSED IMPERVIOUS
= 18,431 SF (183% INCREASE)

- 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 Cross Access with Tracts 1 & 2 shall be provided prior to construction plan approvals.
 - Off-street loading & refuse collection areas shall be located and screened so as not to be visible from adjacent public streets and residential uses.
 - A site visit was conducted by Derek Triplett, RLA, on 6/30/21 & there was no evidence of Karst topography.

- MSD NOTES:**
- All restaurants must have individual connections per MSD's fats, oils and grease policy.
 - 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.
 - Site is within Zone A of the 100 year flood plain per FIRM Map No. 21111 C 0077 F dated February 26th, 2021.
 - 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 50% of the 100 year storms or to the capacity of the down-stream system, whichever is more restrictive. No run off volume impact fee required.
 - All drainage, EPPS 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.

OWNER:
AL CAT LLC
VALLEY STATION TOWN CENTER
2602 ALIA CIRCLE
LOUISVILLE, KY 40222

SITE ADDRESS:
6212 OLD SHEPHERDSVILLE RD
TAX BLOCK 0634, LOT 0036
D.B. 11919, PG. 564

COUNCIL DISTRICT - 2
FIRE PROTECTION DISTRICT - OKOLONA
MUNICIPALITY - LOUISVILLE

RECEIVED
AUG 16 2021
PLANNING & DESIGN SERVICES

CASE#: 21-ZONE-0072
WM#12284

DETENTION BASIN CALCULATIONS

$$X = \Delta CRA/12$$

$$\Delta C = 0.85 - 0.23 = 0.62$$

$$A = 0.8 \text{ ACRES}$$

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

$$X = (0.62)(0.8)(2.8)/12 = 0.11 \text{ AC.-FT.}$$

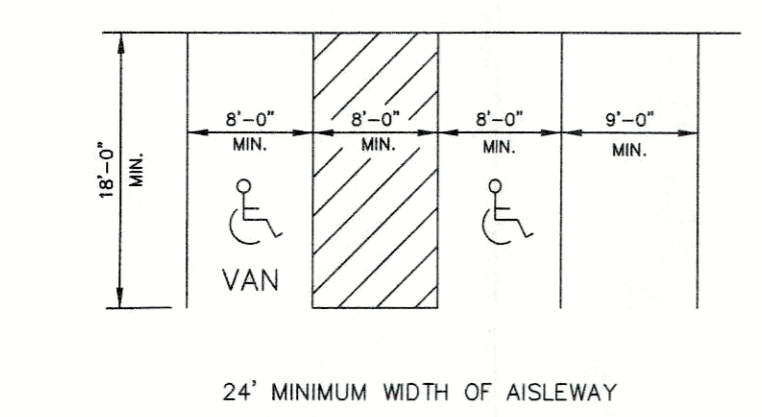
REQUIRED X = 5,041 CU.FT.

PROVIDED BASIN = 19,725 SQ.FT.

TOTAL = 19,725 SQ.FT. @ APPROX. 5 FT. DEPTH
= 98,625 CU.FT. > 5,041 CU.FT.

LEGEND

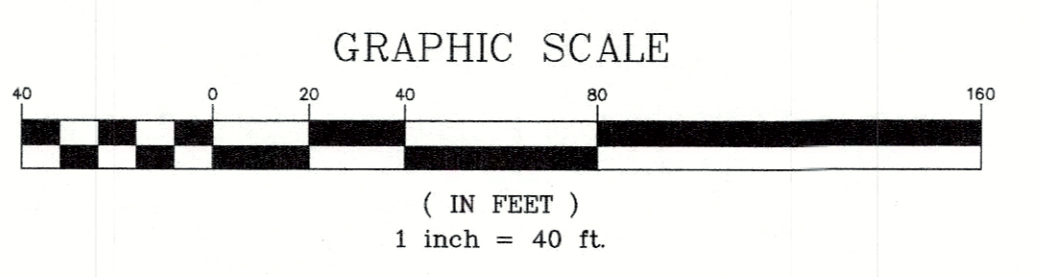
- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- Utility Pole
- Guy Anchor
- Light Pole
- Gas Valve
- Water Meter
- Storm Drainage Manhole
- Sanitary Clean-Out
- Sanitary Sewer Manhole
- Overhead Electric Line
- Underground Water Line
- Underground Gas Line
- Set 1/2" By 18" Iron Pin With Cap Stamped "WNC 3492"



TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 151,245 S.F.
EXISTING TREE CANOPY	= 16% (24,200 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (52,936 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 35% (52,936 S.F.)



REVISIONS

NO.	DATE	DESCRIPTION	BY	IF	DT
1	7/2/21	PER AGENCY COMMENTS			
2	7-26-21	PER AGENCY COMMENTS			

PROJECT DATA
FILE NAME: 20217-000P
DATE: 4/12/21
CHECKED BY: DT

SCALE AS SHOWN
DRAWN BY: AH

ENGINEER'S SEAL
SURVEYOR'S SEAL

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
505 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
TEL: 502.261.1111 FAX: 502.261.1111
WWW.LD-D.COM

DETAILED DISTRICT DEVELOPMENT PLAN
THIENEMAN 6212 SHEPHERDSVILLE RD
OWNER/DEVELOPER
AL CAT LLC
2602 ALIA CIRCLE
LOUISVILLE, KY 40222

JOB NO. 20217
SHEET 1 OF 1

Case No. 21-ZONE-0072 Binding elements

RESOLVED that the Louisville Metro Planning Commission does hereby **APPROVE** the requested Detailed Development Plan, **SUBJECT** to the following binding elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Except for the clearing, grading and construction necessary for the implementation and maintenance thereafter of improvements related to sanitary sewer, storm sewer, detention basin, and roadway connection infrastructure, as depicted on the approved district development plan, no development on Tract 2 shall occur, unless developed in accordance with the Land Development Code. Prior to development (includes clearing and grading for development unrelated to the aforementioned exceptions herein) of Tract 2, the applicant, developer, or property owner shall obtain approval of a detailed district development plan in accordance with Chapter 11, Part 6. Each Plan shall be in adequate detail and subject to additional binding elements.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet, Bureau of Highways.
 - c. A minor plat shall be recorded creating the lots as shown on the approved development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
 - d. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - e. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between tracts 1 and 2, and with the adjoining property owners and recorded.

4. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
5. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
6. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.