

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.

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

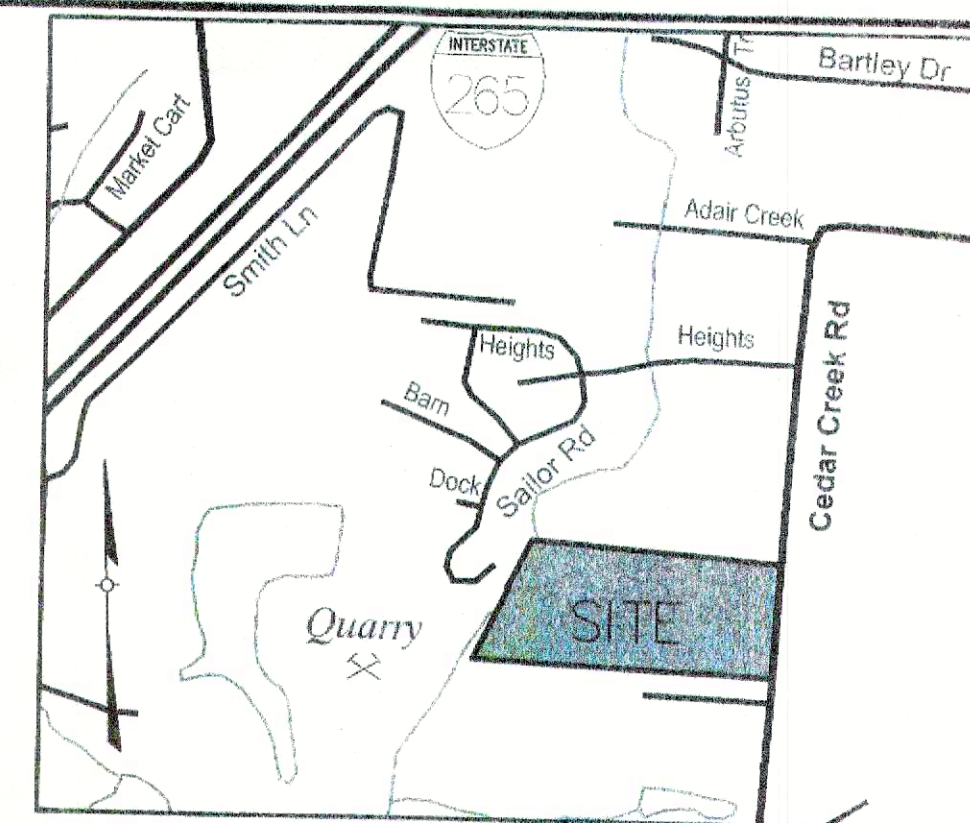
SITE AREA	= 19.7± Ac. (857,754 SF)
AREA OF ROW DEDICATION	= 0.3± Ac. (14,128 SF)
PROPOSED ROW AREA	= 0.7± Ac. (32,355 SF)
NET SITE AREA	= 18.7± Ac. (811,271 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= APARTMENTS
BUILDING HEIGHT	= 3 STORY (35 FT. MAX. ALLOWED)
BUILDING FOOTPRINT	= 144,638 SF (CLUBHOUSE/MAINT. BLDG. NOT INCLUDED)
BUILDING AREA	= 433,611 SF
APARTMENTS	= 5,000 SF
CLUBHOUSE AREA	= 1,660 SF
MAINTENANCE BUILDING	= 440,271 SF
TOTAL BUILDING AREA	= 324 UNITS
NO. OF UNITS	= 17,322 DU/AC. (17.42 DU/AC. MAX. ALLOWED)
DENSITY	= 0.54 (1.0 MAX. ALLOWED)

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

PARKING PROVIDED		
COMMON SPACES	= 567 SPACES	
CLUBHOUSE SPACES	= 20 SPACES	
GARAGE SPACES	= 14 SPACES	
TOTAL PARKING PROVIDED	= 601 SPACES	
	(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	= 20,495 SF

LOCATION MAP
NOT TO SCALE

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
1	9/31/20	REVISED PER AGENCY COMMENTS	JH	12/15/20	REVISED LAYOUT	JH
2	1/5/21	REVISED PER AGENCY COMMENTS	JH	1/21/21	REVISED PER AGENCY COMMENTS	JH
3	2/18/21	ADDED PRESUB LABEL	AR	06/09/21	REVISED BLDG. 13 REMOVED VARIANCE	JH

Rev. # units for
Bugs 5113
01/31/22
1/1/22

PROFESSIONAL'S SEAL

PROJECT DATA

FILE NAME	19214-DOOP
DATE	7/6/2020
CHECKED BY	DT
DRAWN BY	JH

LD&D

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SURVEYERS • LANDSCAPE ARCHITECTS
509 WESTERN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
TEL: 502.434.9574 FAX: 502.434.9574

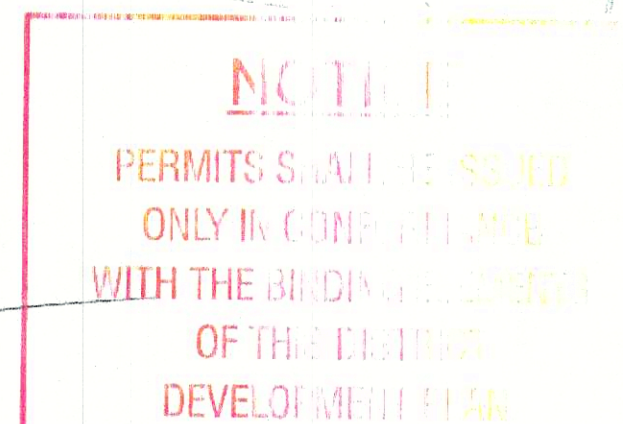
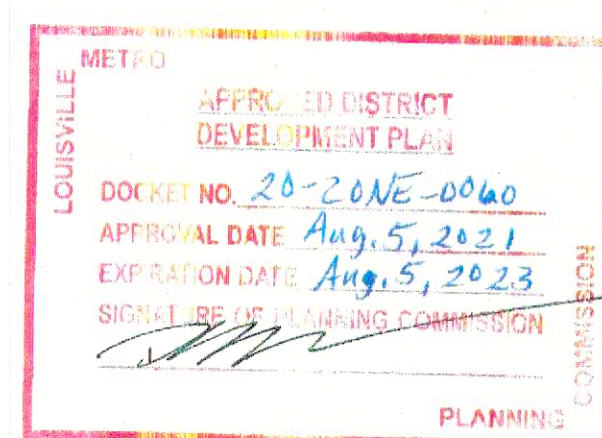
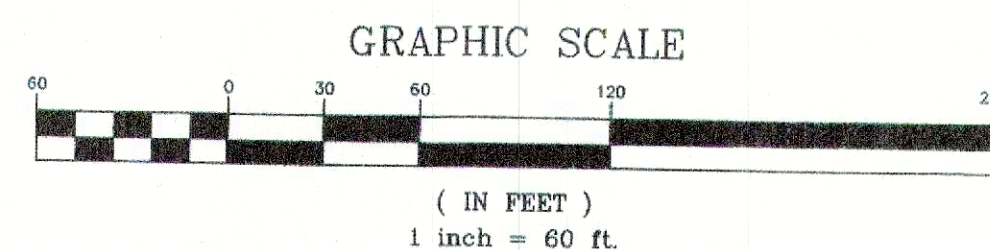
HAGAN CEDAR CREEK APARTMENTS

DEVELOPER
HAGAN PROPERTIES
12911 REAMERS ROAD
LOUISVILLE, KY 40245

PRELIMINARY SUBDIVISION PLAN & DETAILED DISTRICT DEVELOPMENT PLAN

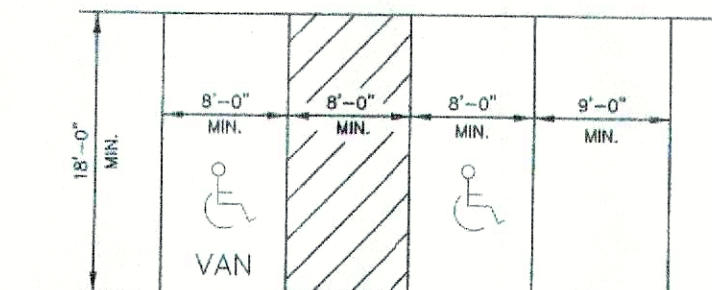
JOB NO.
19214SHEET
1

OF 1

CASE #20-ZONE-0060
WM #12145COUNCIL DISTRICT - 22
FIRE PROTECTION DISTRICT - FERN CREEK
MUNICIPALITY - LOUISVILLE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA (CLASS C SITE)	= 857,754 SF
EXISTING TREE CANOPY AREA	= 201,150 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)

TYPICAL PARKING SPACE LAYOUT
NO SCALE

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 TOGA AREA	

24' MINIMUM WIDTH OF AISLEWAY

**BINDING ELEMENTS
CASE NO. 20-ZONE-0060**

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the Detailed District Development Plan/Major Preliminary Subdivision with Binding Elements, **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. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any building permits.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
 - e. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the July 1, 2021 Planning Commission meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.
5. 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.

6. 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.

7. Developer shall contribute up to \$100,000 towards sidewalk design, right of way acquisition and construction of sidewalks from the development to Bardstown Road. Developer shall contribute up to \$50,000 of the \$100,000 toward sidewalk design and right of way acquisition within 60 days of written request from the applicable government agency provided such request occurs not earlier than the issuance of its first building permit and not later than 3 years following the issuance of its first building permit. Developer shall contribute up to the remaining \$50,000 of the \$100,000 within 60 days of written request from the applicable government agency and proof that the applicable government agency has entered into a construction contract which commencement shall be within 60 days of execution provided such request occurs not earlier than one year following the issuance of its first building permit and not later than 5 years following the issuance of its first building permit.

8. Developer shall reserve the area shown on the site plan for future stub road connections to the north and south at the locations shown on the site plan and will dedicate (and Metro Public Works shall accept) this area as public right-of-way within 60 days of written request of the dedication by Metro Public Works. In addition, Developer shall contribute \$218,610 to Metro Public Works (within 45 days of the earlier to occur of the issuance of the final certificate of occupancy or commencement of construction of the road by Metro Public Works) for the eventual construction by Metro Public Works of the stub road which construction shall complete the connection to the north or south as shown on the site plan. If the stub road construction has not commenced within 5 years of the date of the contribution under a contract requiring the completion of the stub road within 6 months after commencement of construction, Metro Public Works shall refund the contribution to Hagan Properties or its designees, successors or assigns.

9. Prior to the applicable government agency issuing the final certificate of occupancy, the developer or its successors and assigns shall design, pursuant to Metro Public Works standards, and complete the construction of a right turn lane on eastbound Cedar Creek Road at Bardstown Road. The required improvements shall be based on the TIS analysis dated February 16, 2021 prepared by Diane B. Zimmerman and submitted to Metro Public Works February 17, 2021. The improvements shall be limited to an eastbound right turn lane 200' in length of which 50' is a taper lane.