

LAND DEVELOPMENT CODE (LDC) GENERAL NOTES:

- A PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C0087 E DATED FEBRUARY 26, 2021.
- DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
- ALL SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF CHAPTER 8. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER CHAPTER 10.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- WHEEL STOPS AND PROTECTIVE CURBING. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY. TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
- KARST FEATURES WERE OBSERVED ON SITE PER PATRIOT ENGINEERING & ENVIRONMENTAL, INC. GEOTECHNICAL ENGINEERING INVESTIGATION DATED JUNE 12, 2020 AND HAVE BEEN INDICATED ON THE PLAN. SEE LEGEND FOR PLAN SYMBOL.
- PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE.
- CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE 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.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- CEAR CREEK ROAD RIGHT OF WAY DEDICATION TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
- OFF-SITE PROPOSED SIDEWALK WILL BE FUNDED PER 20-ZONE-0060 BES TYP.

METRO PUBLIC WORKS AND NOTES:

- TRANSPORTATION PLANNING APPROVAL IS REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY PRIOR TO CONSTRUCTION APPROVAL.

MSD/EPC/UTILITY NOTES:

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- THE APPROVED EROSION PREVENTION AND SETTLEMENT CONTROL (EPPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT OFFICE. EPPSC BMPs SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SALT FENCING.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- 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 MANAGEMENT PRACTICES.
- SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- IF SITE HAS THRU DRAINAGE, AND EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- MSD DRAINAGE BOND MAY BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

HEALTH DEPARTMENT NOTES:

- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- EACH PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER.
- POOL AND POOL EQUIPMENT ROOM MUST BE SUBMITTED TO THE HEALTH DEPARTMENT FOR SEPARATE APPROVALS.
- SANITARY SERVICE TO BE APPROVED BY MSD.
- MINIMUM 6" SANITARY SEWER CONNECTION TO EACH BUILDING.

PREVIOUSLY APPROVED 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 ALONG THE NORTH PROPERTY LINE NEAR BUILDING 1

REQUESTED VARIANCE:

- A VARIANCE IS BEING REQUESTED OF LDC 5.3.1.C.2 AND TABLE 5.3.1 TO EXCEED MAXIMUM BUILDING HEIGHT OF 35 FT. BY 5 FEET TO 40 FEET MAXIMUM.

SITE DATA:

SITE AREA	= 20.53 AC (884,387 SF)
AREA OF ROW DEDICATION	= 0.38 AC (16,552 SF)
NET SITE AREA	= 20.15 AC (877,735 SF)
EXISTING ZONING	= R-6
PROPOSED ZONING	= R-6
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED/VACANT SINGLE FAMILY
PROPOSED USE	= MULTI-FAMILY APARTMENTS
BUILDING HEIGHT (PROPOSED)	= 3 STORY (35 FEET MAX)
BUILDING HEIGHT (EXISTING)	= 3 STORY (40 FEET MAX) SEE VARIANCE REQUEST
NO. OF UNITS	= 348 UNITS
DENSITY	= 17.22 UNITS/AC (17.42 DU/AC MAX. ALLOWED)
TOTAL BUILDING FOOTPRINT	= 172,770 SF
TOTAL BUILDING SQUARE FOOTAGE	= 484,000 SF
F.A.R.	= 5.52 (3.0 MAX. ALLOWED)
EXISTING IMPERVIOUS AREA	= 18,500 SF
PROPOSED IMPERVIOUS AREA	= 445,500 SF
PROPOSED IMPROVEMENT INCREASE	= 426,900 SF
PROPOSED DISTURBANCE	= 18,144 SF

PARKING REQUIRED	MIN	MAX
APARTMENTS	1 SP/LIMIT MAX. (248 UNITS)	348 SP
CLUBHOUSE	2 SP/LIMIT MAX. (248 UNITS)	696 SP
TOTAL PARKING REQUIRED		348 SP

PARKING PROVIDED	MIN	MAX
APPT UNIT PARKING SPACES	= 624 SPACES INCLUDING 23 ACCESSIBLE SPACES	
CLUBHOUSE PARKING SPACES	= 22 SPACES INCLUDING 3 ACCESSIBLE SPACES	
TOTAL PARKING PROVIDED	= 646 SPACES	

BIKE PARKING PROVIDED FOR CLUBHOUSE	= 2 SPACES
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OPEN SPACE REQUIRED	= 87,773 SF (10% OF NET SITE AREA)
RECREATIONAL OPEN SPACE REQUIRED	= 43,886 SF (5% OF OPEN SPACE REQUIRED)
TOTAL OPEN SPACE PROVIDED	= 104,000 SF

RECREATIONAL OPEN SPACE PROVIDED	= 49,300 SF
COMMON OPEN SPACE PROVIDED	= 55,000 SF

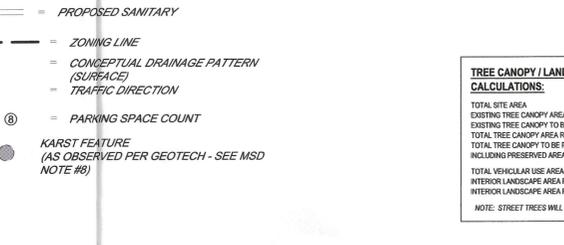
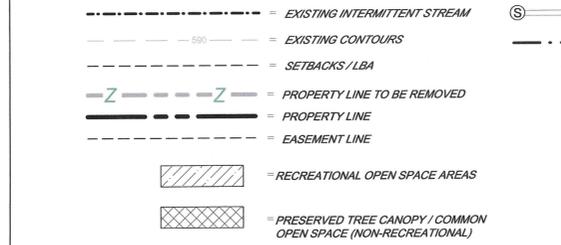
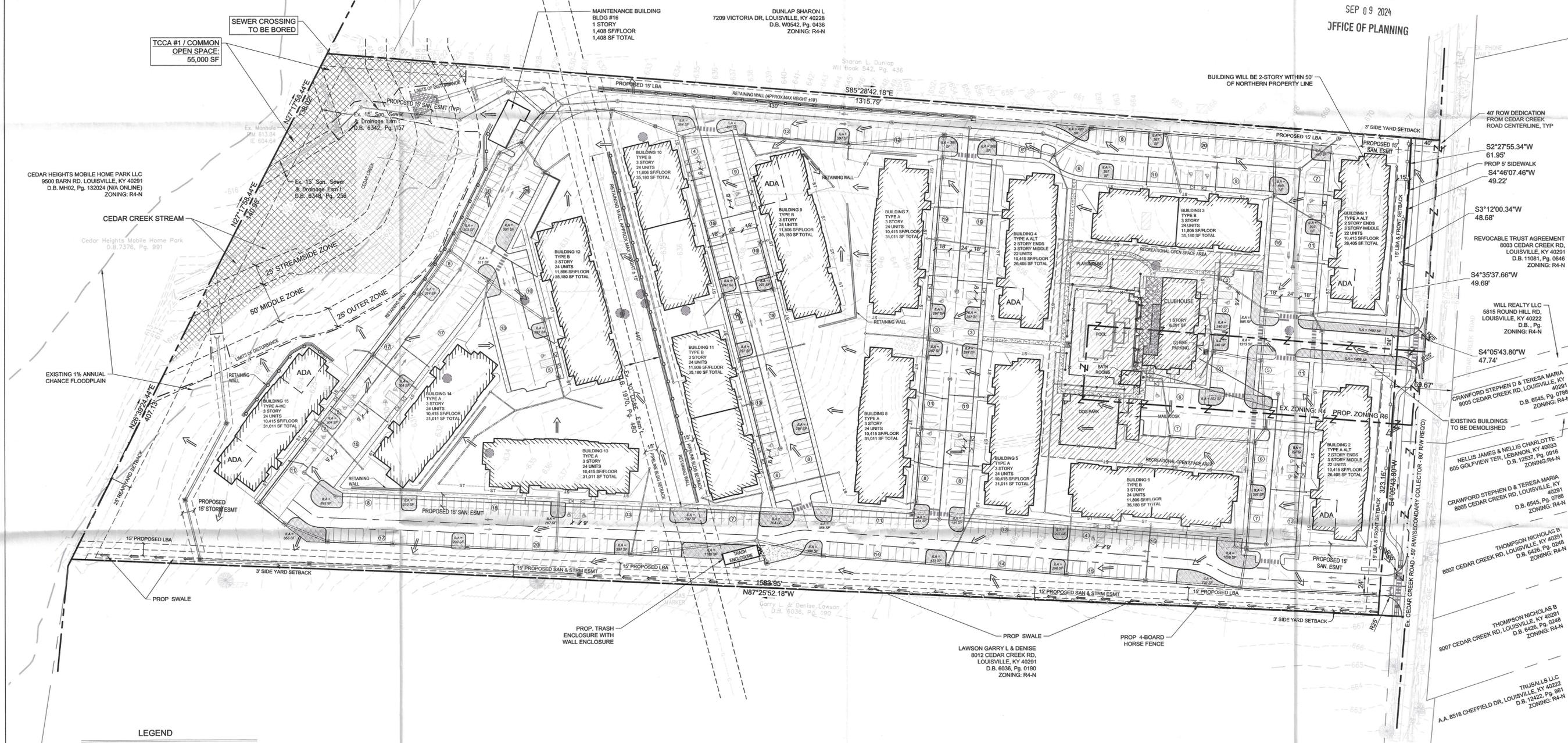


VICINITY MAP
NOT TO SCALE

RECEIVED
SEP 09 2024
OFFICE OF PLANNING

111 West Main Street
Suite 201
Louisville, KY 40202
502.627.8900

Revenant at Cedar Creek
Developer Address:
Hagan Properties
12911 Reamers Road,
Louisville, KY 40245



TREE CANOPY / LANDSCAPE CALCULATIONS:

TOTAL SITE AREA	= 877,735 SF
EXISTING TREE CANOPY AREA	= 201,200 SF (23% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= 55,000 SF
TOTAL TREE CANOPY AREA REQUIRED	= 30% (263,321 SF)
TOTAL TREE CANOPY TO BE PROVIDED	= 30% (263,321 SF)
INCLUDING PRESERVED AREA	
TOTAL VEHICULAR USE AREA	= 233,040 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 17,475 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 26,120 SF

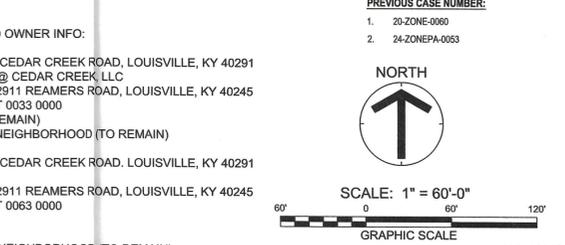
NOTE: STREET TREES WILL BE PROVIDED THAT MEET OR EXCEED MINIMUM CODE COMPLIANCE.

DEVELOPER:
HAGAN PROPERTIES
12911 REAMERS ROAD,
LOUISVILLE, KY 40245

PROPERTY INFO AND OWNER INFO:
SITE ADDRESS: 8006 CEDAR CREEK ROAD, LOUISVILLE, KY 40291
OWNER: REVENANT @ CEDAR CREEK LLC
OWNER ADDRESS: 12911 REAMERS ROAD, LOUISVILLE, KY 40245
TAX BLOCK: 0656 LOT 0033 0000
EX ZONING: R6 (TO REMAIN)
EX FORM DISTRICT: NEIGHBORHOOD (TO REMAIN)

CIVIL ENGINEER:
MATT MCLAREN, PE
111 WEST MAIN STREET
SUITE 201
LOUISVILLE, KY 40202
matt.mclaren@greshamsmith.com

PROPERTY INFO AND OWNER INFO:
SITE ADDRESS: 8004 CEDAR CREEK ROAD, LOUISVILLE, KY 40291
OWNER: RCC 2 LLC
OWNER ADDRESS: 12911 REAMERS ROAD, LOUISVILLE, KY 40245
TAX BLOCK: 0656 LOT 0063 0000
EX ZONING: R4
PROP. ZONING: R6
EX FORM DISTRICT: NEIGHBORHOOD (TO REMAIN)



NOT FOR CONSTRUCTION

Revision

No.	Date	Description
1	05/31/2024	REVISED DEVELOPMENT PLAN
2	07/01/2024	REVISED DEVELOPMENT PLAN
3	07/22/2024	REVISED DEVELOPMENT PLAN
4	08/05/2024	REVISED DEVELOPMENT PLAN
5	08/26/2024	REVISED DEVELOPMENT PLAN
6	09/03/2024	REVISED DEVELOPMENT PLAN

CASE NO: 24-ZONE-0074

RDDP FOR
20-ZONE-0060
&
REZONE & RDDP FOR
8004 CEDAR
CREEK ROAD

45337.02
July 10, 2024