

PROJECT DATA

TOTAL SITE AREA	= 13.53± Ac. (589,367 SF)
EXISTING ZONING	= C-1
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= TRADE SCHOOL
BUILDING HEIGHT	= XX (50' MAX. ALLOWED)
BUILDING AREA	= 74,140 SF
F.A.R.	= 0.13 (1.0 MAX. ALLOWED)

RECEIVED
MAR 26 2025
OFFICE OF PLANNING

PARKING REQUIRED
TBD BY PLANNING DIRECTOR

PARKING PROVIDED

TOTAL SPACES PROVIDED	= 356 SPACES (8 ADA SP INCLUDED)
BIKE PARKING PROVIDED	= 10 SPACES (PROVIDED INSIDE/UNDER AWNING)
TOTAL VEHICULAR USE AREA	= 200,561 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 15,042 SF (7.5% OF VUA)
INTERIOR LANDSCAPE AREA PROVIDED	= 18,620 SF

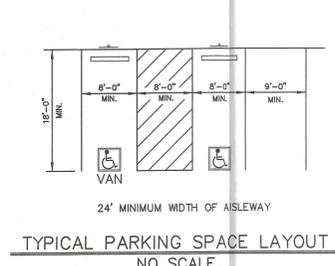
EXISTING IMPERVIOUS = 0 SF
PROPOSED IMPERVIOUS = 299,491 SF

- 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.
 - Benchmark, topographical, and boundary information shown hereon were derived from survey data.
 - Street trees shall be planted in a manner that does not affect public safety or hamper sight distance. Final location will be determined during construction approval process.
 - No Karst features were observed on site during a site visit on August 5, 2024, by Theodore W. Bernstein, R.L.A.
 - Construction plans, encroachment bond, and permit are required by Metro Public Works prior to construction approval.
 - The developer/property owner shall install a concrete boarding pad, bench pad, and then notify TARC when the construction is complete. TARC will then install a standard bench.
 - Dumpster to be provided inside the building.
 - Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
 - A KYTC encroachment permit and bond required for all work done within the state right-of-way.

- MSD NOTES:**
- MSD drainage bond required prior to construction plan approval.
 - 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 0078 f dated February 26, 2021.
 - Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
 - If the site has thru drainage an easement plan 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.
 - 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.
 - Run off volume impact fee required, calculation based on RFF x 1.5.
 - MSD drainage bond required prior to construction plan approval.

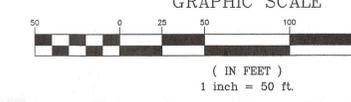
LEGEND

	= EXISTING CONTOUR
	= EXISTING SEWER AND MANHOLE
	= EXISTING OVERHEAD POWERLINES
	= EXISTING TREELINE
	= UTILITY POLE
	= OVERHEAD ELECTRIC, TELEPHONE & CABLE LINES
	= EXISTING WATER LINE
	= EXISTING ELECTRIC, TELEPHONE & CABLE LINES
	= SANITARY SEWER MANHOLE
	= FIRE HYDRANT
	= PROPOSED SEWER AND MANHOLE
	= PROPOSED DRAINAGE SWALE
	= PROPOSED STORM INLET, PIPE, AND HEADWALL
	= PROPOSED PEDESTRIAN CONNECTION



DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.61 - 0.31 = 0.31$
 $A = 13.53 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.31)(13.53)(2.8)/12 = 0.98 \text{ AC.-FT}$
REQUIRED $X = 42,688 \text{ CU.FT.}$
PROVIDED BASIN = 48,660 SQ.FT.
TOTAL = 49,686 SQ.FT. @ APPROX. 3 FT. DEPTH
= 149,980 CU.FT. > 42,688 CU.FT.



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 13.53 AC. (589,367 S.F.)
EXISTING TREE CANOPY AREA	= 78% (461,995 S.F.)
EXISTING TREE CANOPY PRESERVATION REQUIRED TO BE PRESERVED	= 20% (92,399 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 21% OF EX. CANOPY (95,429 S.F.)
x2 CANOPY CREDIT PER LDC 10.1.5.A.2	= 41% OF CANOPY AREA (190,858 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (206,278 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 3% (15,420 S.F.)

OWNER: CRITTENDEN DRIVE HOLDINGS LLC
4330 CRITTENDEN DR STE A
LOUISVILLE, KENTUCKY 40209

SITE ADDRESS: 5905 FEGENBUSH LN
LOUISVILLE, KY 40228
TAX BLOCK: 0636, LOT 0135
D.B. 12797, PG. 448

COUNCIL DISTRICT - 2
FIRE PROTECTION DISTRICT - OKOLONA, FERN CREEK
MUNICIPALITY - LOUISVILLE

RELATED CASE
#15ZON1021
WM#12818

REVISIONS

NO.	DATE	DESCRIPTION	BY

ENGINEER'S SEAL

SURVEYOR'S SEAL

PROJECT DATA

FILE NAME: 24065 - DDDP
DATE: 07.02.24
CHECKED BY: TB
SCALE: AS SHOWN
DRAWN BY: ZS

L&D&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
507 WARREN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
WEB SITE: WWW.LD&D-KY.COM

DETAILED DISTRICT DEVELOPMENT PLAN

UA LOCAL 502
5905 FEGENBUSH LN
OWNER/DEVELOPER
CRITTENDEN DRIVE HOLDINGS LLC
4330 CRITTENDEN DR STE A
LOUISVILLE, KY 40209

JOB NO. 24065

SHEET 1 OF 1

24-DDP-0055