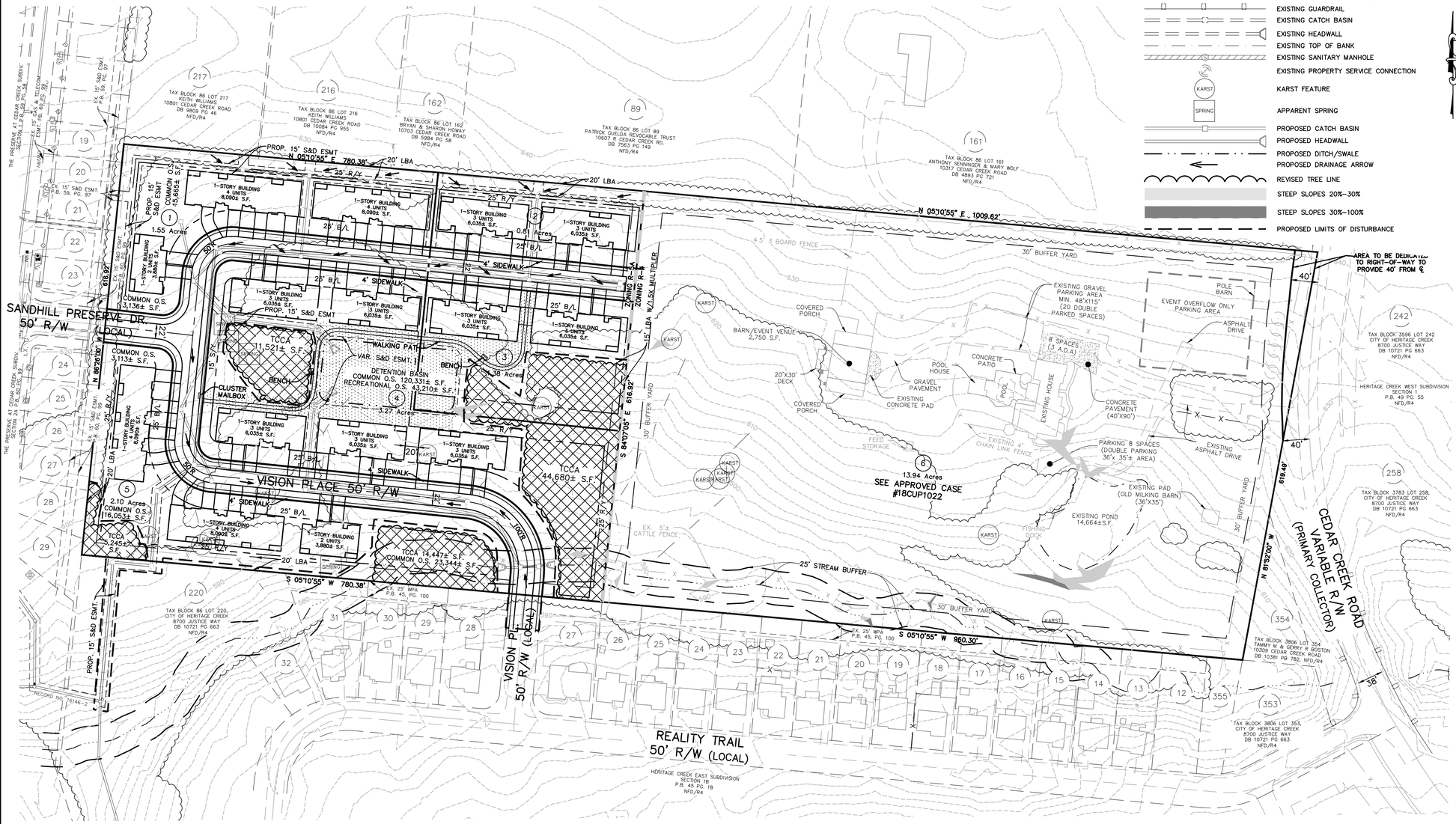
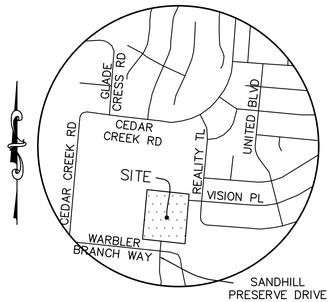


LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING OVERHEAD UTILITIES
- EXISTING GUARDRAIL
- EXISTING CATCH BASIN
- EXISTING HEADWALL
- EXISTING TOP OF BANK
- EXISTING SANITARY MANHOLE
- EXISTING PROPERTY SERVICE CONNECTION
- KARST FEATURE
- APPARENT SPRING
- PROPOSED CATCH BASIN
- PROPOSED HEADWALL
- PROPOSED DITCH/SWALE
- PROPOSED DRAINAGE ARROW
- REVISED TREE LINE
- STEEP SLOPES 20%–30%
- STEEP SLOPES 30%–100%
- PROPOSED LIMITS OF DISTURBANCE



LOCATION MAP
NO SCALE

SITE DATA: OVERALL

FORM DISTRICT	NFD
EXISTING ZONING	R4
PROPOSED ZONING	R5A
EXISTING LAND USE	SINGLE FAMILY RES./CLUB
GROSS LAND AREA	24.99± AC.
NET LAND AREA	23.06± AC.

SITE DATA: LOTS 1–5

GROSS LAND AREA	11.05± AC.
NET LAND AREA	9.12± AC.
PROPOSED ZONING	R-5A
PROPOSED LAND USE	MULTI-FAMILY
NO. OF DWELLING UNITS	47
BUILDING AREA	94,435± S.F.
BUILDING HEIGHT (MAX. ALLOWED 35')	26'
DENSITY (MAX. ALLOWED 12.01)	4.25 D.U./AC.
OPEN SPACE REQUIRED	72,201 S.F. (15%)
OPEN SPACE PROVIDED	181,642± S.F. (37%)
REC. OPEN SPACE REQUIRED	36,100 S.F. (7.5%)
REC. OPEN SPACE PROVIDED	43,210± S.F. (9%)
PARKING REQUIRED	47–94 SPACES
MIN. 1 SPACES/DU	47 SPACES
MAX. 2 SPACES/DU	94 SPACES
PARKING PROVIDED	94 SPACES
GARAGE & DRIVEWAY SPACES	
PARKING AREA RATIO	2 SP./UNIT

DIMENSIONAL STANDARDS: LOTS 1–5

MINIMUM LOT SIZE	6,000 S.F.
MINIMUM LOT WIDTH	50'
FRONT/STREET SIDE YARDS	15'
GARAGE MINIMUM SETBACK FROM R/W	25'
SIDE YARD MINIMUM	5'
REAR YARD MINIMUM	25'
SIDE/REAR YARD MIN. FOR >2STY BLDGS	50' (ADJ TO SF DEV.)
MAXIMUM BUILDING HEIGHT	35'

TREE CANOPY DATA: LOTS 1–5

GROSS SITE AREA	481,338± S.F.
LAND USE	MULTI-FAMILY
EXISTING TREE CANOPY	286,021± S.F.(59%)
EX. TREE CANOPY REQUIRED PRESERVED	57,204±S.F.(20%)
EXISTING TREE CANOPY TO BE PRESERVED (26% OF EXISTING, 16% OVERALL)	75,893± S.F.
TOTAL TREE CANOPY REQUIRED	168,468± S.F. (35%)
TOTAL TREE CANOPY TO BE PLANTED	92,575± S.F. (19%)
TOTAL TREE CANOPY TO BE PROVIDED	168,468± S.F. (35%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

SITE DATA: LOT 1

GROSS LAND AREA	1.55± AC.
NO. OF DWELLING UNITS	10
DENSITY (MAX. ALLOWED 12.01)	6.45 D.U./AC.
PARKING REQUIRED	
MIN. 1 SPACES/DU	10 SPACES
MAX. 2 SPACES/DU	20 SPACES
PARKING PROVIDED	20 SPACES
(10 GARAGE & 10 DRIVEWAY SPACES)	

SITE DATA: LOT 2

GROSS LAND AREA	0.81± AC.
NO. OF DWELLING UNITS	6
DENSITY (MAX. ALLOWED 12.01)	7.41 D.U./AC.
PARKING REQUIRED	
MIN. 1 SPACES/DU	6 SPACES
MAX. 2 SPACES/DU	12 SPACES
PARKING PROVIDED	12 SPACES
(6 GARAGE & 6 DRIVEWAY SPACES)	

SITE DATA: LOT 3

GROSS LAND AREA	1.38± AC.
NO. OF DWELLING UNITS	6
DENSITY (MAX. ALLOWED 12.01)	4.35 D.U./AC.
PARKING REQUIRED	
MIN. 1 SPACES/DU	6 SPACES
MAX. 2 SPACES/DU	12 SPACES
PARKING PROVIDED	12 SPACES
(6 GARAGE & 6 DRIVEWAY SPACES)	

SITE DATA: LOT 4

GROSS LAND AREA	3.27± AC.
NO. OF DWELLING UNITS	12
DENSITY (MAX. ALLOWED 12.01)	3.67 D.U./AC.
PARKING REQUIRED	
MIN. 1 SPACES/DU	12 SPACES
MAX. 2 SPACES/DU	24 SPACES
PARKING PROVIDED	24 SPACES
(12 GARAGE & 12 DRIVEWAY SPACES)	

SITE DATA: LOT 5

GROSS LAND AREA	2.10± AC.
NO. OF DWELLING UNITS	10
DENSITY (MAX. ALLOWED 12.01)	4.76 D.U./AC.
PARKING REQUIRED	
MIN. 1 SPACES/DU	10 SPACES
MAX. 2 SPACES/DU	20 SPACES
PARKING PROVIDED	20 SPACES
(10 GARAGE & 10 DRIVEWAY SPACES)	

SITE DATA: LOT 6 – C.U.P. PRIVATE CLUB

NOTE: THIS IS AN AMENDED PLAN FOR #18CUP1022. NO CHANGES PROPOSED OTHER THAN A REDUCTION IN THE AREA OF THE LOT.

GROSS LAND AREA	13.94± AC.
EXISTING/PROPOSED LAND USE	SINGLE FAMILY RES./CLUB

ADJACENT PROPERTY OWNERS:

TAX BLOCK 3234 LOT 12
CITY OF HERITAGE CREEK
8700 JUSTICE WAY
DB 10723 PG 663, NFD/R4

TAX BLOCK 3234 LOT 13
JACKSON MUCYO & NYAMWAMI MUHOZA
11404 REALITY TRAIL
DB 12364 PG 203, NFD/R4

TAX BLOCK 3234 LOT 14
KAREN L CAFFEE
11406 REALITY TRAIL
DB 8702 PG 156, NFD/R4

TAX BLOCK 3234 LOT 15
BRANDON MCCAILEY
11408 REALITY TRAIL
DB 11215 PG 948, NFD/R4

TAX BLOCK 3234 LOT 16
BRUCE D & LINDA J SUTHERLAND
11410 REALITY TRAIL
DB 7536 PG 480, NFD/R4

TAX BLOCK 3234 LOT 17
WILLIAM GIBSON
11412 REALITY TRAIL
DB 12185 PG 32, NFD/R4

TAX BLOCK 3234 LOT 18
GARY L ROGERS
11414 REALITY TRAIL
DB 9798 PG 999, NFD/R4

TAX BLOCK 3234 LOT 19
ABDIFATAH EADI & SUAD SHARIF AHMED
11416 REALITY TRAIL
DB 10340 PG 401, NFD/R4

TAX BLOCK 3234 LOT 20
MACHELLE L HALL
11418 REALITY TRAIL
DB 11029 PG 285, NFD/R4

TAX BLOCK 3234 LOT 21
ERIN E FLORES
11420 REALITY TRAIL
DB 10972 PG 52, NFD/R4

TAX BLOCK 3234 LOT 22
FAUSTON CELESTIN & SAM MUGISHA
11422 REALITY TRAIL
DB 12539 PG 319, NFD/R4

TAX BLOCK 3234 LOT 23
DELMER SCOTT GIBSON
6803 VANDRE AVENUE
DB 9516 PG 95, NFD/R4

TAX BLOCK 3234 LOT 24
JOHN DEAN WILBURN
11426 REALITY TRAIL
DB 11044 PG 451, NFD/R4

TAX BLOCK 3234 LOT 25
JOSE URIBE & MARIA FEREGRINO
11428 REALITY TRAIL
DB 12118 PG 165, NFD/R4

TAX BLOCK 3234 LOT 26
LISA CRAWFILL
11430 REALITY TRAIL
DB 11789 PG 681, NFD/R4

TAX BLOCK 3234 LOT 27
JOSEPH & JOAN STILLINGS FAMILIY
11432 REALITY TRAIL
DB 10495 PG 886, NFD/R4

TAX BLOCK 3234 LOT 28
WAYNE A GRAYAN
11500 REALITY TRAIL
DB 11530 PG 868, NFD/R4

TAX BLOCK 3234 LOT 29
MICHAEL A & TRISH R DENTON
11502 REALITY TRAIL
DB 9821 PG 743, NFD/R4

TAX BLOCK 3234 LOT 30
EARNEST & MARSHA FREEMAN
11504 REALITY TRAIL
DB 11947 PG 249, NFD/R4

TAX BLOCK 3234 LOT 31
AUSTIN & JENNIFER RAY
11506 REALITY TRAIL
DB 10264 PG 994, NFD/R4

TAX BLOCK 3234 LOT 32
AMNL ASSET COMPANY 2 LLC
11508 REALITY TRAIL
DB 12065 PG 386, NFD/R4

TAX BLOCK 3806 LOT 355
CITY OF HERITAGE CREEK
8700 JUSTICE WAY
DB 10723 PG 663, NFD/R4

TAX BLOCK 4071 LOT 29
NICHOLAS & KATHRYN HATTER
8523 WARBLER BRANCH WAY
DB 12301 PG 635, NFD/R4

TAX BLOCK 4071 LOT 28
TERREN & JERROD HICKS
8521 WARBLER BRANCH WAY
DB 12260 PG 553, NFD/R4

TAX BLOCK 4071 LOT 27
REAGAN MANINGA & RUTH NGOYA
8519 WARBLER BRANCH WAY
DB 12239 PG 954, NFD/R4

TAX BLOCK 4071 LOT 26
VIVIANA LOPEZ
8517 WARBLER BRANCH WAY
DB 12257 PG 423, NFD/R4

TAX BLOCK 4071 LOT 25
SHANEE HOWARD
8515 WARBLER BRANCH WAY
DB 12327 PG 19, NFD/R4

TAX BLOCK 4071 LOT 24
MINGONG WANG
8513 WARBLER BRANCH WAY
DB 12312 PG 913, NFD/R4

TAX BLOCK 4071 LOT 23
LATOYA PENDERGRAST
8509 WARBLER BRANCH WAY
DB 12273 PG 164, NFD/R4

TAX BLOCK 4071 LOT 22
NATASHA RAMIREZ
8507 WARBLER BRANCH WAY
DB 11976 PG 992, NFD/R4

TAX BLOCK 4071 LOT 21
JUSTIN NEWBY
8505 WARBLER BRANCH WAY
DB 11984 PG 516, NFD/R4

TAX BLOCK 4071 LOT 20
KIARA GOODWIN
8503 WARBLER BRANCH WAY
DB 11963 PG 520, NFD/R4

TAX BLOCK 4071 LOT 19
MICHAEL BURBRIDGE
8501 WARBLER BRANCH WAY
DB 12286 PG 204, NFD/R4

GENERAL NOTES:

1. DOMESTIC WATER SUPPLY:
   SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
   A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED:
   CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE HIGHVIEW FIRE DISTRICT.
6. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT–OF–WAYS PER CHAPTER 4.1.3. OF THE LDC.
7. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
9. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY WILLIAM GRANT HESS OF ECS ON SEPTEMBER 12, 2023 AND 16 KARST RELATED FEATURES AND 4 APPARENT SPRINGS WERE FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY INDICATED A RANGE FROM NO POTENTIAL TO MEDIUM POTENTIAL FOR KARST FEATURES ON THE SUBJECT PROPERTY. THE IDENTIFIED FEATURES CAN BE STABILIZED FOR DEVELOPMENT. AT CONSTRUCTION A GEOTECHNICAL ENGINEER SHALL BE REQUIRED TO FURTHER EVALUATE AND RECOMMEND SPECIFIC TREATMENT FOR EACH FEATURE.
10. STREET TREES SHALL BE PROVIDED ALONG ALL PUBLIC RIGHTS OF WAY AS REQUIRED BY 10.2.8. OF THE LDC. FINAL LOCATION AND TYPE TO BE SHOWN ON THE LANDSCAPE PLAN.
11. SITE IS TO BE SERVICED WITH ROLL–OUTS FOR TRASH COLLECTION.

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL, STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
2. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WATER QUALITY TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
   DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST–DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE–DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0 113E AND 21111C0 130E).
5. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES
6. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
7. IF THE FINAL SITE DESIGN HAS THROUGH DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION APPROVAL.
8. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DEESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

PUBLIC WORKS AND KTC NOTES:

1. RIGHT–OF–WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
4. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
5. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
6. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION. THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, - LATEST EDITION.
7. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
8. IF THE FINAL SITE DESIGN HAS THROUGH DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION APPROVAL.
9. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DEESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
10. AN ENCROACHMENT PERMIT BOND WILL BE REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT OF WAY.

DETENTION CALCULATIONS LOTS 1–5

2.9/12 (0.45)(11.05)1.5 = 1.80 AC–FT

BASIN DEPTH 4'

IMPERVIOUS AREA: LOTS 1–5

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	185,023± S.F.
TOTAL	185,023± S.F.

GRAPHIC SCALE 1"=80'
0 20 40 80 160

CASE #23–ZONE–0111, 23–MSUB–0009 & 23–MCUP–0012
RELATED CASE #18CUP1022, 22–ZONEPA–0091
MSD SUB #12476

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 ▶ MindelScott.com

DEVELOPER
JCSS, LLC.
2604 RIVER GREEN CIRCLE
LOUISVILLE, KY 40206

OWNER/DEVELOPER
GERRY R. & TAMMY M. BOSTON
10309 CEDAR CREEK ROAD
LOUISVILLE, KY 40229

DETAILED DISTRICT DEVELOPMENT, AMENDED
CONDITIONAL USE AND PRELIMINARY PLAN

CEDAR CREEK PATIO HOMES

10309 CEDAR CREEK ROAD, LOUISVILLE, KY 40229
TAX BLOCK 86 LOT 48
DEED BOOK 10381 PAGE 779

Revisions	
8/28/23	PER AGENCY COMMENTS
9/29/23	PER COMMENTS – KARST INFO ADDED

Vertical Scale: N/A

Horizontal Scale: 1"=80'

Date: 7/17/2023

Job Number: 3540

Sheet 1 of 1

M:\3540\The Barn at Cedar Creek\DWG\PLANNING\PATIO HOMES\3540-DDDP-2023.09.29.dwg, 9/29/2023 3:56:11 PM, kinarez0, 1:1

Received September 29, 2023

Planning & Design

23-ZONE-0111