

PRELIMINARY APPROVAL
 Conditions of Approval:
 Date: 10-15-07
 Development Review
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

R-4/N Allen D Overstreet & J A Overstreet 9917 Brentlinger Ln Louisville, KY 40291 D.B. 4434 Pg. 0421
 R-4/N Randall W Lutz & Nikki M Lutz 1915 Brentlinger Ln Louisville, KY 40291 D.B. 6756 Pg. 0407
 R-4/N Cedar Creek Baptist Church 7709 Bardstown Rd Louisville, KY 40291 D.B. 3441 Pg. 0077
 R-4/N Cedar Creek Baptist Church 7709 Bardstown Rd Louisville, KY 40291 D.B. 3441 Pg. 0077
 R-4/N Cedar Creek Baptist Church 7709 Bardstown Rd Louisville, KY 40291 D.B. 8145 Pg. 0849
 R-4/N Cedar Creek Baptist Church 7709 Bardstown Rd Louisville, KY 40291 D.B. 8580 Pg. 0636
 R-4/N Cedar Creek Baptist Church 7709 Bardstown Rd Louisville, KY 40291 D.B. 8580 Pg. 0636
 C-1/N Lannert Station LLC & L W Properties LLC 523 Country Ln Louisville, KY 40207 D.B. 8776 Pg. 0853

NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BIDDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN!

LOUISVILLE METRO APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 10787
 APPROVAL DATE 12/11/08
 EXPIRATION DATE 12/11/2010
 SIGNATURE OF PLANNING COMMISSION
 PLANNING COMMISSION

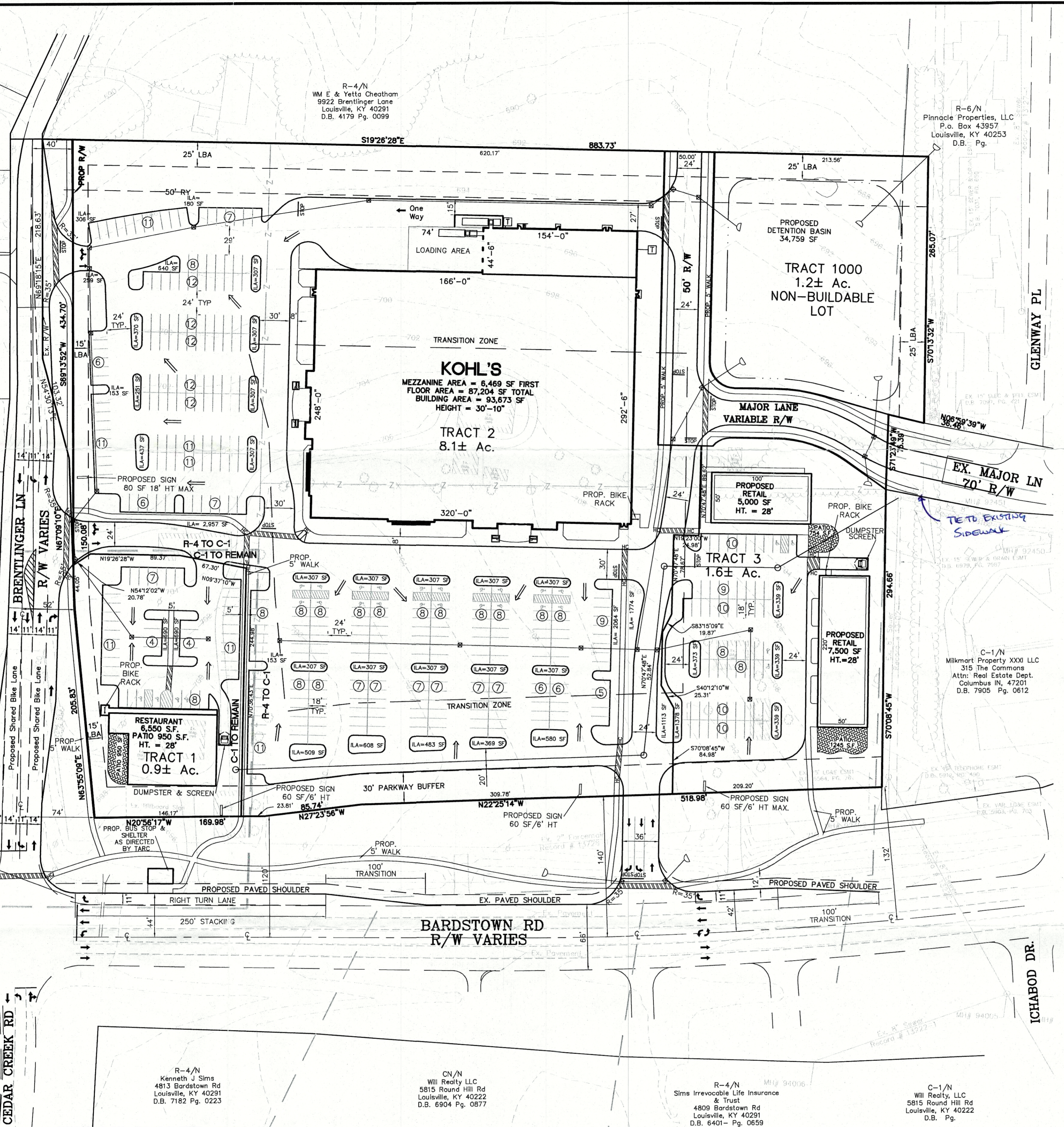
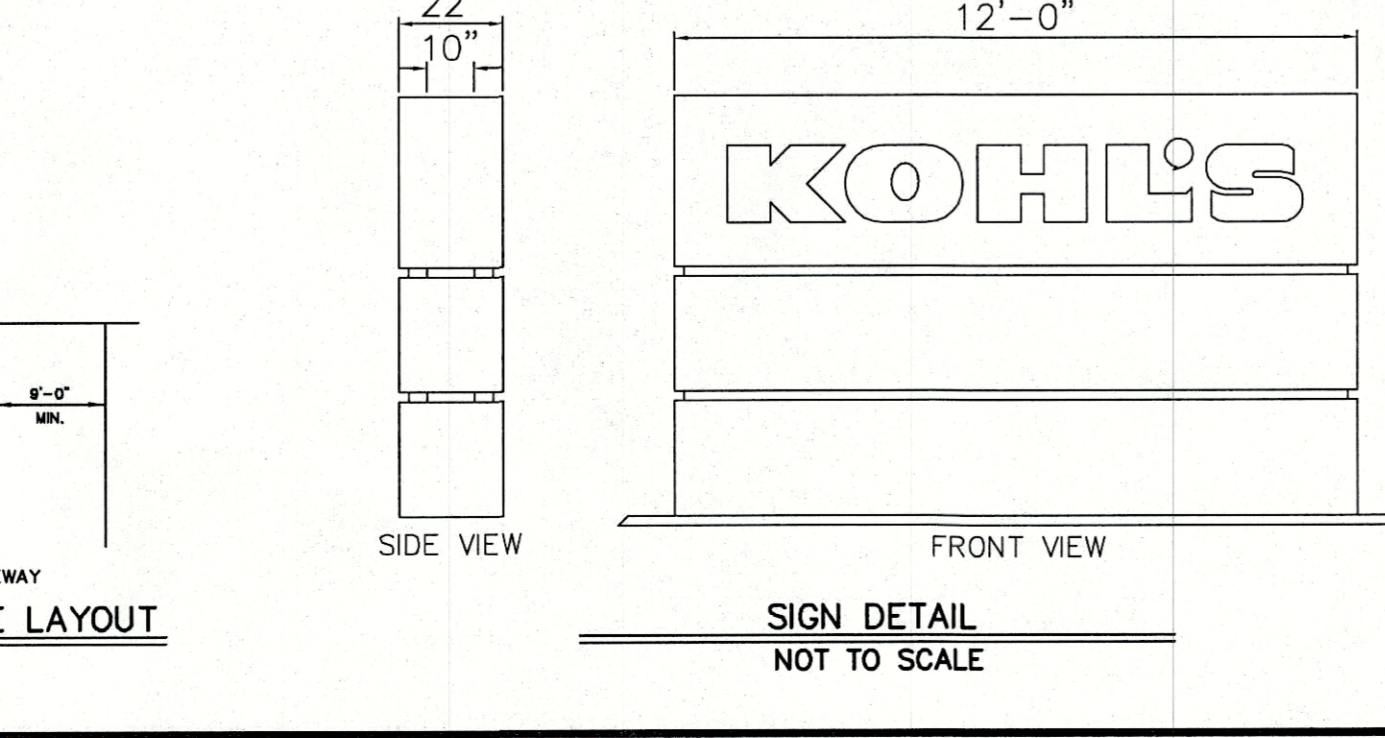
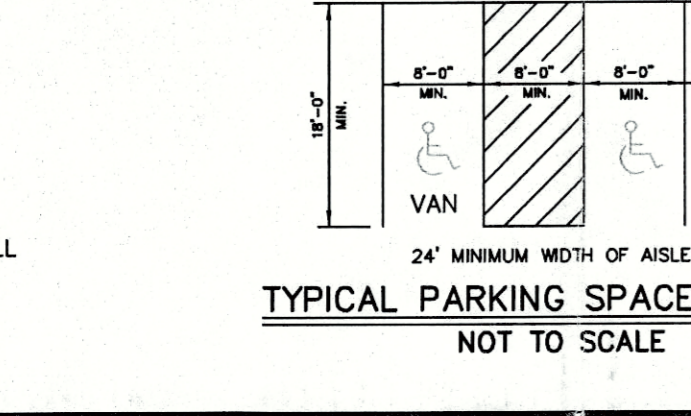
DETENTION BASIN CALCULATIONS
 $X = \Delta CRA_{1/2}(\text{Existing Area}) + CRA_{1/2}(\text{Diverted Area})$
 $\Delta C_1 = 0.85 - 0.23 = 0.62$
 $\Delta C_2 = 1.00 - 0.23 = 0.83$
 $A_1 = 8.1 \text{ Ac.}$
 $A_2 = 4.5 \text{ Ac.}$
 $R = 2.8 \text{ INCHES}$
 $X_1 = (8.1)(.62)(2.8)/12 = 1.17 \text{ Ac.-FT. (Existing Area)}$
 $X_2 = (4.5)(.83)(2.8)/12 = 0.89 \text{ Ac.-FT. (Diverted Area)}$
 REQUIRED $X_1 = 50,965 \text{ CU.FT.}$
 REQUIRED $X_2 = 38,768 \text{ CU.FT.}$
 TOTAL REQUIRED $X = 89,733 \text{ CU.FT.}$
 PROVIDED BASIN = 29,291 SQ.FT.
 TOTAL = 29,291 SQ.FT. @ APPROX. 3.5 FT. DEPTH = 102,519 CU.FT. > 89,733 CU.FT.

LEGEND

 - PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND CREEKSTONE HEADWALL
 - PROPOSED SEWER AND MANHOLE
 - FLOW ARROWS

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: [Signature]
 DATE: 10/15/08
 LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS



CONDITIONAL USE PERMIT

1. A Conditional Use Permit is requested to allow outdoor alcohol sales for on-site patio areas totaling 2,195 S.F.

GENERAL NOTES

- Parking areas and drive lanes to be a hard and durable surface.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 2111 C 0097 dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. 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.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- 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.
- A Tree Preservation Plan will be submitted for approval to the Planning Commission for approval prior to beginning construction.
- All dumpsters and service structures are to be screened per Chapter 10.
- The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
- All lighting on the site shall be directed down and away from adjacent residential uses.
- Sanitary sewer service will be provided by lateral connection and subject to applicable fees.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- All existing driveways to be removed and restored.
- All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
- Construction plans, bond, and permit are required prior to construction approval by Metro Public Works.
- Right-of-way dedication by minor subdivision plat will be required prior to construction approval.
- Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- 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.
- An encroachment permit and bond are required by Metro Public Works for roadway repairs on all surrounding access roads to the site due to damages caused by construction traffic activities.
- The minimum grade of all streets shall be 1% and maximum grade shall be 10%.
- All street name signs and pavement markings shall conform with the manual on uniform traffic control devices (MUTCD) requirements and be installed prior to construction of the first residence or building on the street and shall be in place at the time of the bond release.
- The developer will be responsible for any utility relocation on the property.
- All cul-de-sacs and bubble pavement widths, radii, sidewalk locations and offsets shall be in accordance with Metro Public Works standards and approved at the time of construction.
- Curbs and gutter shall be provided along all streets in the development. Sidewalks shall be provided along all public streets where required by the development code.
- Trees and shrubbery shall be trimmed or removed to provide site distance as required per Metro Public Works standards.
- Bardstown Road and Brentlinger Rd. shall be improved as shown per the schematic road improvement drawing per Metro Public Works and KYTC requirements. Developer shall be responsible for utility relocations, final surface overlay, signage, signs and signal modifications associated with the road improvements. Improvements shall be completed prior to any request for Certificate of Occupancy.
- Accumulation of water in which mosquito larvae breed or have the potential to breed are required to be treated with a mosquito larvicide approved by the Louisville Metro Health Department. Larvicides shall be administered in accordance with the product's labeling. Mosquito abatement in individual lots is the responsibility of the property owner in accordance with Chapter 97 of the Louisville Metro Code of Ordinances.
- "No idling" signs shall be installed outside of loading/unloading docks as required by the Air Pollution Control Board.
- Mitigation measures for dust control shall be in place during operating and non-operating hours to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Prior to construction approval, engineer to meet with MSD and downstream property owners to discuss and implement improvements to reduce flooding and erosion concerns.
- If it is determined that there is a sight distance problem based on the existing grade profile of Brentlinger Lane and the proposed entrance elevation with the rear entrance from the Kohl's site onto Brentlinger Lane, the developer agrees to design and construct needed changes to achieve acceptable sight distances at this location. The determination shall be made at the construction plan phase.

PROJECT DATA

TOTAL SITE AREA	= 12.5± Ac.
AREA OF ROW DEDICATION	= 0.2± Ac.
AREA OF ROW	= 0.5± Ac.
NET AREA	= 11.8± Ac.
EXISTING ZONING	= R-4/C-1
PROPOSED ZONING	= C-1
EXISTING FORM DISTRICT	= NEIGHBORHOOD
PROPOSED FORM DISTRICT	= REGIONAL CENTER FORM DISTRICT

TRACT 1 DATA

TRACT 1 AREA	= 0.9± Ac.
EXISTING ZONING	= C-1
EXISTING FORM DISTRICT	= NEIGHBORHOOD
PROPOSED FORM DISTRICT	= REGIONAL CENTER FORM DISTRICT
EXISTING USE	= RESIDENTIAL
PROPOSED USE	= RESTAURANT (INCLUDES PATIO 950 S.F.) = 7,500 SF F.A.R. = 0.2

V.U.A. DATA (TRACT 1)

TOTAL VUA	= 16,754 SF
ILA REQUIRED (7.5%)	= 1,256 SF
ILA PROVIDED	= 1,380 SF

TRACT 2 DATA

TRACT 2 AREA	= 8.1± Ac.
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-1
EXISTING FORM DISTRICT	= NEIGHBORHOOD
PROPOSED FORM DISTRICT	= REGIONAL CENTER FORM DISTRICT
EXISTING USE	= RESIDENTIAL
PROPOSED USE	= RETAIL = 93,673 SF
F.A.R.	= 3

V.U.A. DATA (TRACT 2)

TOTAL VUA	= 164,609 SF
ILA REQUIRED (7.5%)	= 12,346 SF
ILA PROVIDED	= 16,904+ SF

TRACT 3 DATA

TRACT 3 AREA	= 1.6± Ac.
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-1
EXISTING FORM DISTRICT	= NEIGHBORHOOD
PROPOSED FORM DISTRICT	= REGIONAL CENTER FORM DISTRICT
EXISTING USE	= RESIDENTIAL
PROPOSED USE	= RETAIL = 13,745 SF
F.A.R.	= 2

V.U.A. DATA (TRACT 3)

TOTAL VUA	= 28,489 SF
ILA REQUIRED (7.5%)	= 2,137 SF
ILA PROVIDED	= 2,768 SF

TRACT 1000 DATA

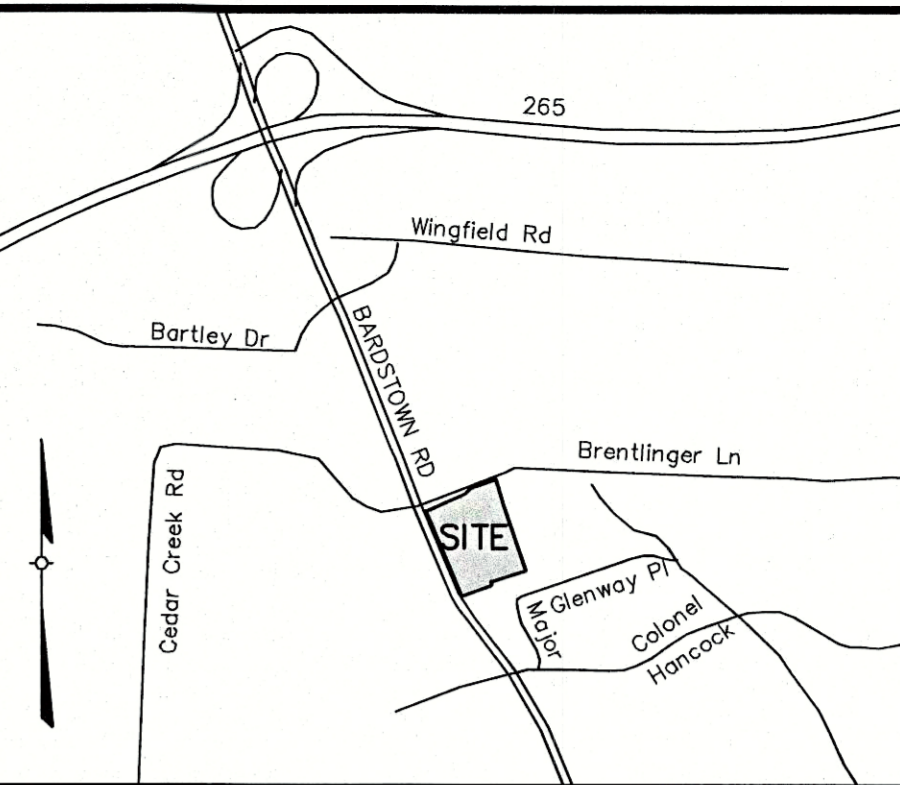
TRACT 1000 AREA	= 1.2± Ac.
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-1
EXISTING FORM DISTRICT	= NEIGHBORHOOD
PROPOSED FORM DISTRICT	= REGIONAL CENTER FORM DISTRICT
EXISTING USE	= RESIDENTIAL
PROPOSED USE	= DETENTION BASIN

PARKING DATA

	MIN.	MAX.
RESTAURANT REQUIREMENTS 1/125(min) 1/50(max) = 60 SP 150 SP (INCLUDES 950 SF PATIO) (4 BICYCLE SPACES PROVIDED)		
RETAIL REQUIREMENTS 1/300(min) 1/200(max) = 361 SP 561 SP (INCLUDES 1245 SF & 752 SF PATIO) (11 BICYCLE SPACES PROVIDED)		
TOTAL PARKING REQUIRED	= 418 SP 687 SP	
TOTAL PARKING PROVIDED	= 445 SPACES (INCLUDES 28 HC SP)	

(A SHARED PARKING AGREEMENT WILL BE RECORDED)

PRELIMINARY NOT FOR CONSTRUCTION WM# 6716



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3-17-08	REV. BLDG ENTRANCE & ROAD IMPROVEMENTS	JH
2	8-11-08	REV. BLDG & ROAD IMPROVEMENTS	STP
3	8-12-08	REV. BLDG & PARKING	STP
4	8-15-08	ADDED MSD NOTE	AW
5	8-17-08	REV. BLDG ENTRY & PARKING LOT	STP
6	8-19-08	SIGNS ADDED	AW

PROJECT DATA
 FILE NAME: 08229-DDDP.dwg
 DATE: 4-16-07
 SCALE: 1"=40'
 DRAWN BY: CC
 CHECKED BY: KY

ENGINEER'S SEAL

PROJECT DATA

LAND DESIGN & DEVELOPMENT, INC.
 502 WASHINGTON BLVD SUITE 100 LOUISVILLE, KY 40202
 PHONE: 502-241-0714
 WEB SITE: WWW.LD&D.COM

RECEIVED
 OCT 14 2008
 PLANNING & DESIGN SERVICES

DEVELOPER
 BAHAMA DRIVE LLC
 P.O. BOX 12128
 LEXINGTON, KY 40560-2128

DETAILED DISTRICT DEVELOPMENT PLAN
 KOHL'S - BARDSTOWN ROAD

JOB NO. 06229
 SHEET 1 OF 1

