

PRELIMINARY APPROVAL  
 Conditions of Approval  
 Development Review  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

10/10/07

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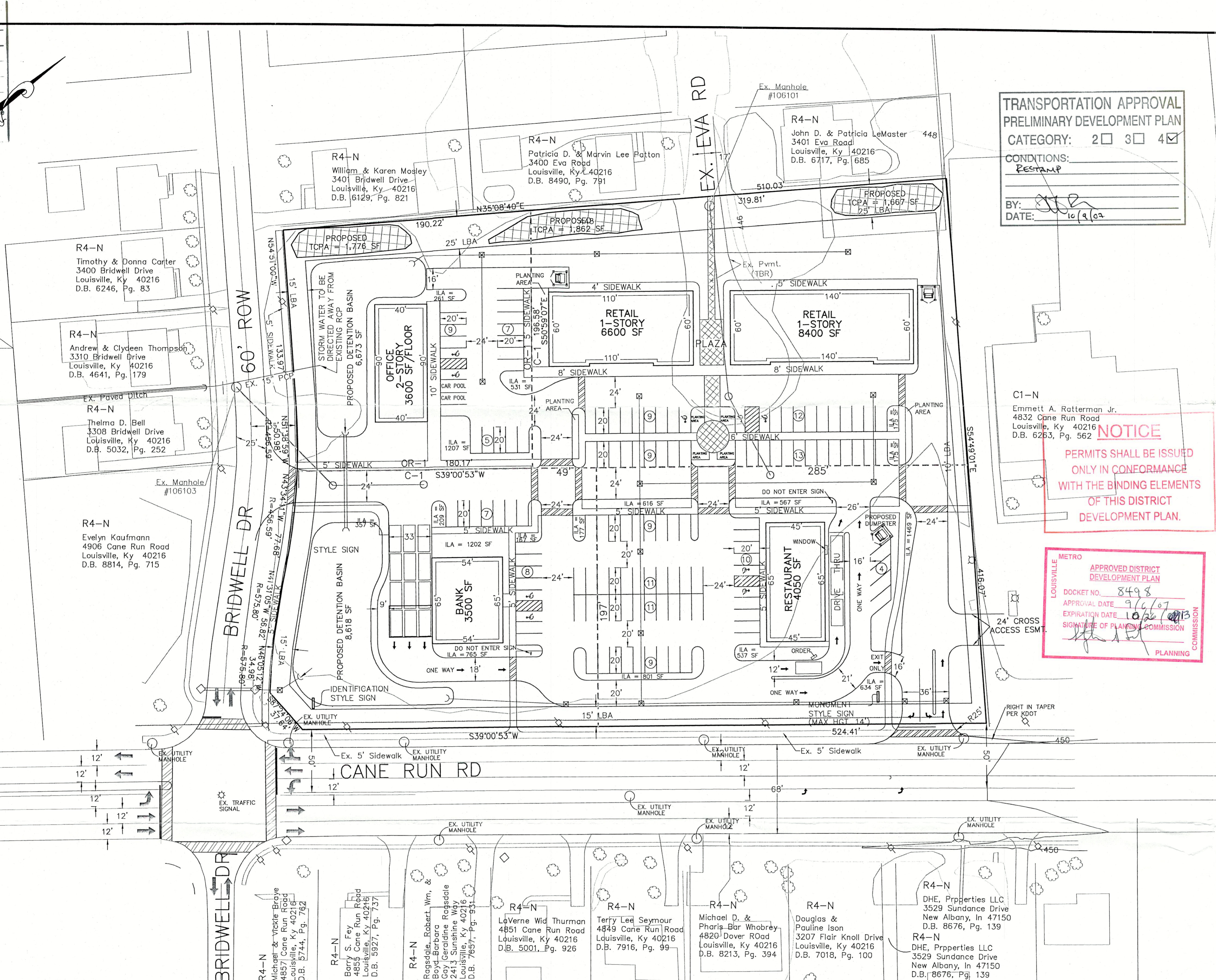
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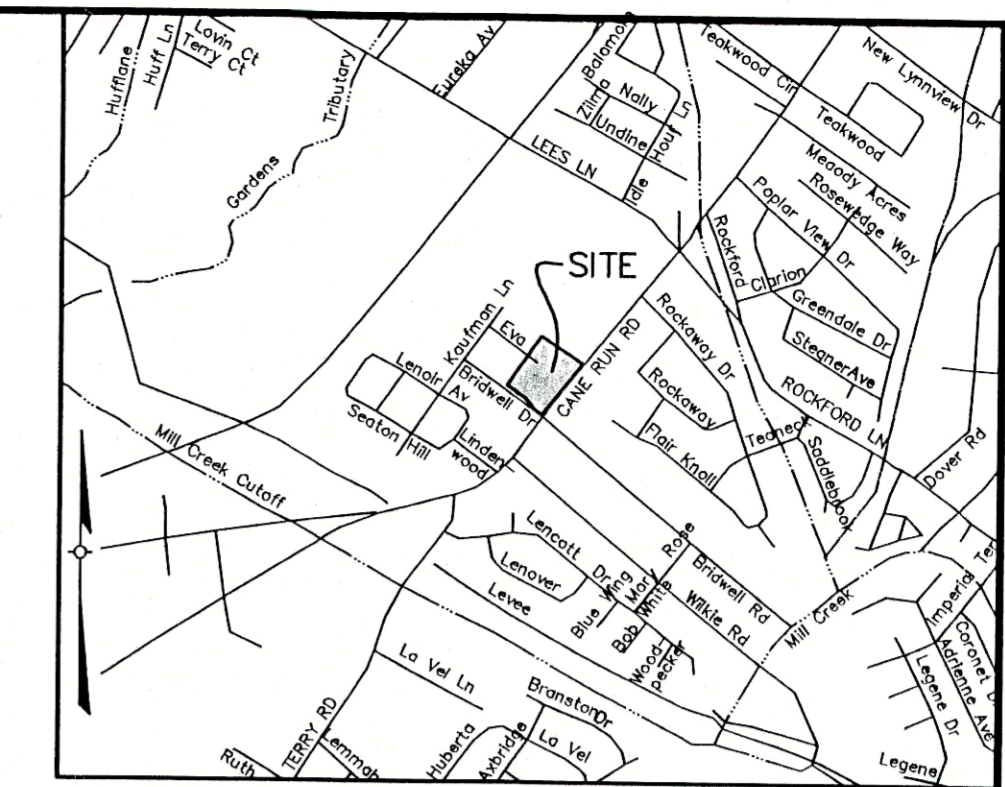
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TRANSPORTATION APPROVAL  
 PRELIMINARY DEVELOPMENT PLAN  
 CATEGORY: 2  3  4   
 CONDITIONS:  
 RESTAMP  
 BY: [Signature]  
 DATE: 10/19/07



PROJECT DATA

TOTAL SITE AREA	= 4.8 Ac.
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
PROPOSED ZONING	= C-1/OR-1
EXISTING USE	= VACANT
PROPOSED USE	
RETAIL	= 15,000 SF
RESTAURANT	= 4,050 SF
OFFICE	= 7,200 SF
BANK	= 3,500 SF
PARKING	MIN. MAX.
RETAIL	1 SP/250 MIN., 200 MAX. = 60 75
RESTAURANT & OUTDOOR PLAZA	1 SP/125 MIN., 50 MAX. = 32 81
OFFICE	1 SP/125 MIN., 50 MAX. = 5 13
OFFICE	1 SP/350 MIN., 200 MAX. = 21 36
BANK	1 SP/300 MIN., 200 MAX. = 12 18
PARKING REQUIRED	= 130 223
PARKING PROVIDED	= 133
(INCLUDES 2 CARPOOL SPACES FOR OFFICE USE, AND 9 HANDICAP ACCESSIBLE SPACES)	

**NOTICE**  
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

METRO APPROVED DISTRICT DEVELOPMENT PLAN  
 DOCKET NO. 8498  
 APPROVAL DATE 9/26/07  
 EXPIRATION DATE 10/26/13  
 SIGNATURE OF PLANNING COMMISSION

VEHICULAR USE AREA

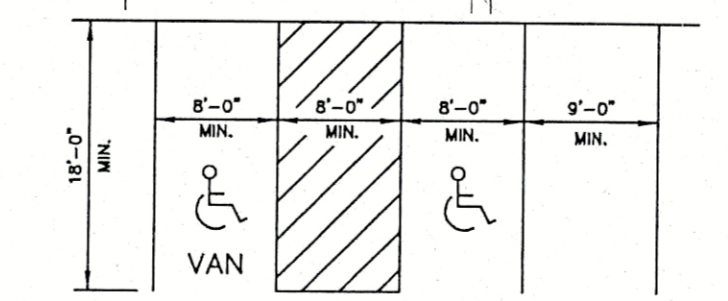
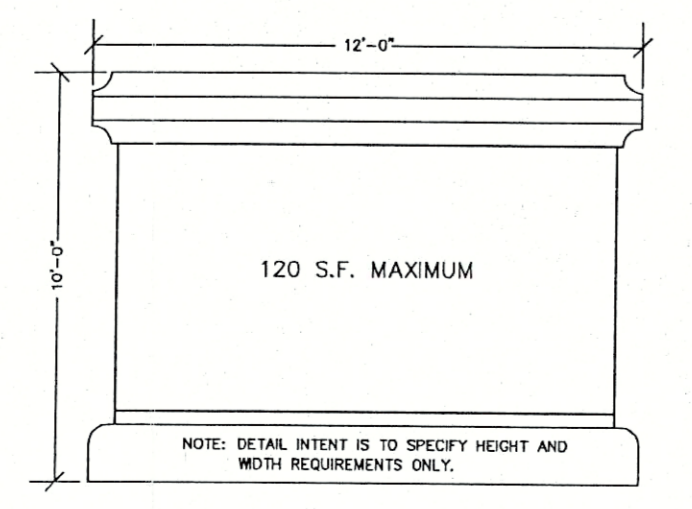
V.U.A.	= 88,671 SF
ILA REQUIRED	= 6,650 SF
ILA PROVIDED	= 9,850 SF

GENERAL NOTES

- Entire site is within the 100 year flood plain per FIRM Map No. 21111C0135 D dated February 2, 1994.
- 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.
- 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.
- Sewers by Lateral Extensions and subject to all application fees.
- Detention on site is being supplied.
- Construction plans, bond, and permit are required by KTC and Metro Public Works prior to construction approval.
- Right-of-Way dedication by deed or minor plat must be recorded prior to construction approval by Public Works or dedication shall be recorded as part of the required record plat.
- An access and crossover easement agreement is a form acceptable to the Planning Commission legal counsel shall be created and recorded to provide for future access to the property to the East. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument. Applicant further agrees to pave the easement area up to the common property line.
- Capacity of existing pipe under Bridwell Drive must be verified.

DETENTION BASIN CALCULATIONS

X = Δ CRA/12  
 AC = 0.75 - 0.23 = 0.52  
 A = 4.8 Ac.  
 R = 2.8 INCHES  
 X = (52)(4.8)(2.8)/12 = 0.58 AC.-FT.  
 REQUIRED X = 25,369 CU.FT.  
 PROVIDED BASIN = 15,291 SQ.FT.  
 TOTAL = 15,291 SQ.FT. @ APPROX. 2 FT. DEPTH = 30,582 CU.FT. > 25,369 CU.FT.



TYPICAL PARKING SPACE LAYOUT NO SCALE

GRAPHIC SCALE (IN FEET) 1 inch = 40 ft.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 207,440 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 19% (39,414 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 3% (5,305 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 19% (39,600 S.F.)
20 TYPE "A" STREET TREES @ 1 3/4 CAL. (900 SF CREDIT EACH)	= 18,000 S.F.
30 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH)	= 21,600 S.F.
TOTAL TREE CANOPY TO BE PLANTED	= 22% (44,905 S.F.)

DEVELOPER:  
 HOGAN REAL ESTATE  
 420 WEST LIBERTY STREET  
 LOUISVILLE, KENTUCKY 40202  
 PHONE: (502) 426-1050

STREET ADDRESS  
 4856 CANE RUN ROAD  
 LOUISVILLE, KY 40218  
 TAX BLOCK 101B, LOT 296  
 D.B. 8390, PG. 48

COUNCIL DISTRICT: 1  
 FIRE DISTRICT: PLEASURE RIDGE PARK, LAKE DREAMLAND

W.M. # 9520

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	6/4/07	ADDRESS CITY'S COMMENTS	MDG
2	6/20/07	REDESIGN ENTRY FOR FRONTAGE RD	KMY
3	7/2/07	REDESIGN ENTRY OFF CANE RUN	KMY
4	8/28/07	HAMMERHEAD CONC. LOT LINES	MDG

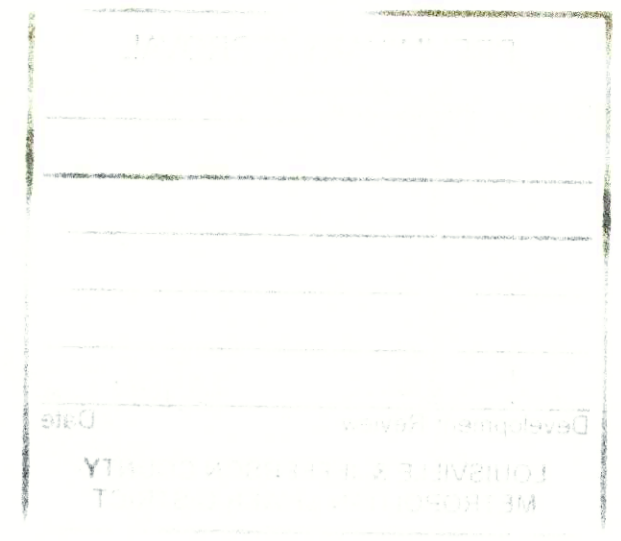
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 DATE: 6/22/07  
 SCALE: AS SHOWN  
 DRAWN BY: GC  
 CHECKED BY: KY  
 SURVEYOR'S SEAL  
 ENGINEER'S SEAL

PROJECT DATA  
 FILE NAME: 06091-000P.dwg  
 DATE: 6/22/07  
 SCALE: AS SHOWN  
 DRAWN BY: GC  
 CHECKED BY: KY

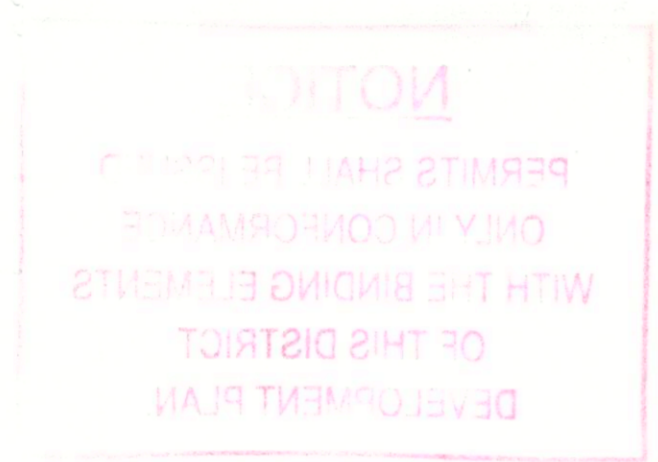
LD&D  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERS - LAND SERVICES - LANDSCAPE ARCHITECTURE  
 4832 CANE RUN ROAD  
 LOUISVILLE, KENTUCKY 40218  
 PHONE: (502) 426-1050  
 FAX: (502) 426-1050

DETAILED DISTRICT DEVELOPMENT PLAN  
 HOGAN - CANE RUN ROAD + BRIDWELL  
 OWNER  
 EMMETT A. RATTERMAN JR. LLC  
 4832 CANE RUN ROAD  
 LOUISVILLE, KENTUCKY 40218

OB NO. 06091  
 SHEET 1 OF 1  
 8498



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. **If the proposed use changes, the applicant must come back to the Planning Commission and show their detailed plan for that use.**
2. The square footage of the development shall not exceed 15,000 square foot of retail space, a 4,050 square foot restaurant and a 3,500 square foot for the bank.
3. Signs shall be in accordance with Chapter 8, or as presented at the public hearing.
4. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
5. 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.
6. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, or demolition permit) is requested:
  - a. The development plan must receive full construction approval from Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
  - 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 building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - f. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
7. If a building permit is not issued within one year of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in



any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.

8. 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.
9. 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.
10. At the time a building permit is requested, the applicant shall submit a certification statement to the permit issuing agency, from an engineer, or other qualified professional stating that the lighting of the proposed development is in compliance with Chapter 4 Part 1.3 of the land development code and shall be maintained there after. No building permits shall be issued unless such certification statement is submitted. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code.
11. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.