60211

GENERAL NOTES

1. Parking areas and drive lanes to be a hard and durable surface.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21110C0076E dated December 6, 2006.
3. Drainage pattern depicted by arrows (and) is for conceptual purposes. The configuration and size of drainage pipes and structures shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. Erosion & Silt Controls Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
5. 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.
6. A Tree Preservation Plan will be submitted for approval to the Planning Commission for approval prior to beginning construction.
7. All dumpsters and service structures are to be screened per Chapter 10.
8. The Louisville Water Company will provide Domestic Water Service to the site. The expense for any improvements required to provide service to the site will be the responsibility of the owner/developer.
9. All lighting on the site shall be directed down and away from adjacent residential uses.
10. Sanitary sewer service will be provided by existing connection and subject to applicable fees.
11. Boundary taken from site survey by LEAD.
12. Mitigation measures for dust control shall be in place during demolition and excavation activities to prevent tracking of materials onto adjacent roads and neighbors.
13. Construction plans, Bond, and R/W permit are required by Metro Public Works prior to construction approval and issuance of MSD encroachment permit.
14. There should be no increase in drainage runoff to the right of way. Calculations will be required for any runoff to the state right of way.
15. There should be no concentrated flows on the right of way.
16. There should be no landscaping in the right of way without an encroachment permit.
17. Site lighting should not shine in the eyes of drivers. If it does, it should be re-directed, shielded or turned off.
18. All drainage structures within state right of way shall be state design.
19. All new and existing sidewalks shall be either brought up to or built to ADA current standards.
20. An encroachment permit and bond will be required for all work done in the right of way.

NOTICE

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

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 11209
APPROVAL DATE June 9, 2011
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION CHAIRMAN

VARIANCE REQUEST

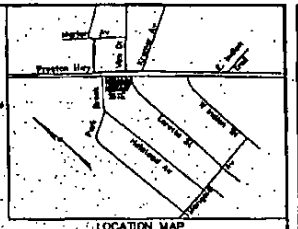
A Variance is requested from Section 5.1.12 of the Land Development Code to allow less than 50% of the proposed building facade for primary uses within the required 50' Maximum Setback applies to the rear building owner in NFD.

CONDITIONAL USE PERMIT

A Conditional Use Permit is requested from Section 4.2.40 of the Land Development Code for an Off-Street Parking Area in the R-5 zoned portion of the subject site.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 46,347 S.F.
TOTAL TREE CANOPY REQ	= (30%) 13,904 S.F.
EX. TREE CAN. TO BE PRESERVED	= (600) 0 S.F.
PROPOSED TREE CAN. TO BE PLANTED	= (300) 14,400 S.F.
20 TYPE A TREES @ 1 3/4" CAL.	= 14,400 S.F.
(720 SF CREDIT)	= 14,400 S.F.
TOTAL PROVIDED	= (30%) 14,400 S.F.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

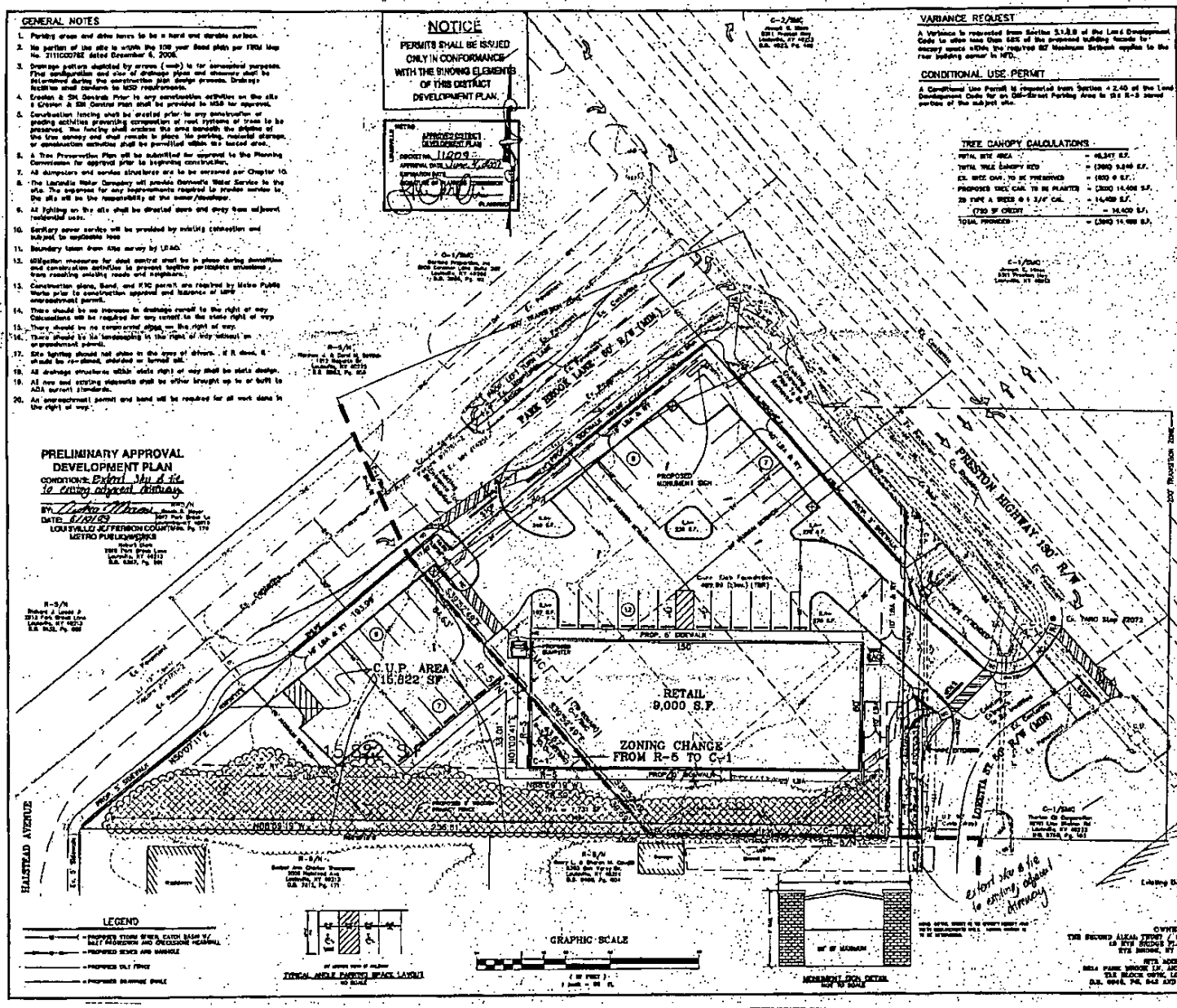
TOTAL SITE AREA	= 1.19 AC.
PROPOSED C.U.P. AREA	= 15,822 SF
AREA TO BE RECORDED	= 472 SF.
EXISTING ZONING	= C-1/R-5
PROPOSED ZONING	= PORTION OF R-5 TO C-1
TOWN DISTRICT	= SUBURBAN MARKETPLACE DISTRICT/NEIGHBORHOOD
EXISTING USE	= VACANT
PROPOSED USE	
RETAIL	= 9,000 S.F.
BUILDING HEIGHT	= 40' MAXIMUM

PARKING REQUIRED	MIN.	MAX.
(1/250 MIN) (1/100 MAX)	= 36 SP.	90 SP.
LESS EX. TARC CREDIT	= 33 SP.	66 SP.
PARKING PROVIDED	= 43 SPACES (INCLUDES 2 HC SPACES)	

BIKE PARKING REQUIRED	SHORT	LONG
	= 2 SP.	2 SP.
BIKE PARKING PROVIDED	= 2 SP.	2 SP.

TOTAL VUA	= 17,494 SF
I.A REQUIRED (7.5%)	= 1,312 SF
I.A PROVIDED	= 1,779 SF
F.A.R.	= 0.3

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS: Extend sidw & tie to existing adjacent sidewalk
BY: Cindy Mason
DATE: 8/10/09
LOUISVILLE JEFFERSON COUNTY, KY.
METRO PUBLIC WORKS



Extend sidw & tie to existing adjacent sidewalk

OWNER:
THE SECOND ALEXA TRUST / BARRY KENNEDY TRUSTEE
10 RYE RIDGE PLAZA SUITE 200
RYE BROOK, NY 10573-5900

SITE ADDRESS:
9614 PARK BROOK LN. AND 9300 PRESTON HWY
TAX BLOCK 0076, LOT 100 AND 400
D.B. 9046, PG. 843 AND D.B. 9046, PG. 846

PRELIMINARY APPROVAL
Conditions of Approval
8/10/09
Development Review
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
JUN 4 2009
LOUISVILLE METRO PLANNING COMMISSION

CASE #11209

W.M. # 9919

REVISIONS		
NO.	DATE	DESCRIPTION
1	6/4/09	REVISED PER MSD COMMENTS 5.28.09
2	7/24/09	Updated to current Land Dev Code

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE DATE: 04/08/09
DRAWN BY: MAW
SCALE: 1" = 20'-0"
CHECKED BY: JP
CHECKED BY: JP

LD&D
LAND DESIGN & DEVELOPMENT, INC.
CIVIL ENGINEERS • LAND PLANNERS
1041 GRAND AVENUE
PO BOX 1304
WINDSOR MILL, MD 21244-1304
410-944-1188 FAX 410-944-1414
www.landdesigndev.com

DETAILED DISTRICT DEVELOPMENT PLAN
CONDITIONAL USE PERMIT

WIN PROPERTIES/PRESTON HWY.
OWNERS/DEVELOPERS
WIN PROPERTIES, INC.
10 RYE RIDGE PLAZA SUITE 200
RYE BROOK, NY 10573
(914) 488-7319

JOB NO. 04259

SHEET 1 OF 1