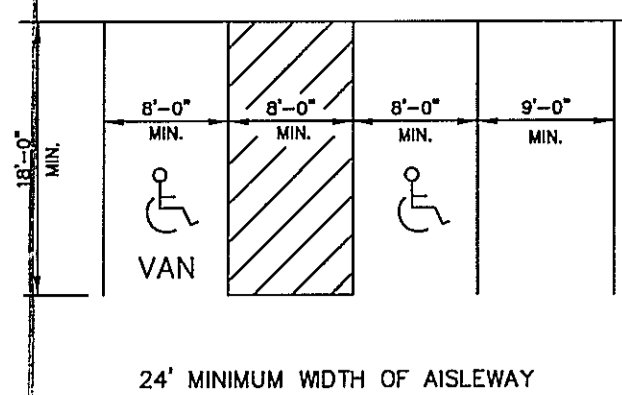


**NOTICE**

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



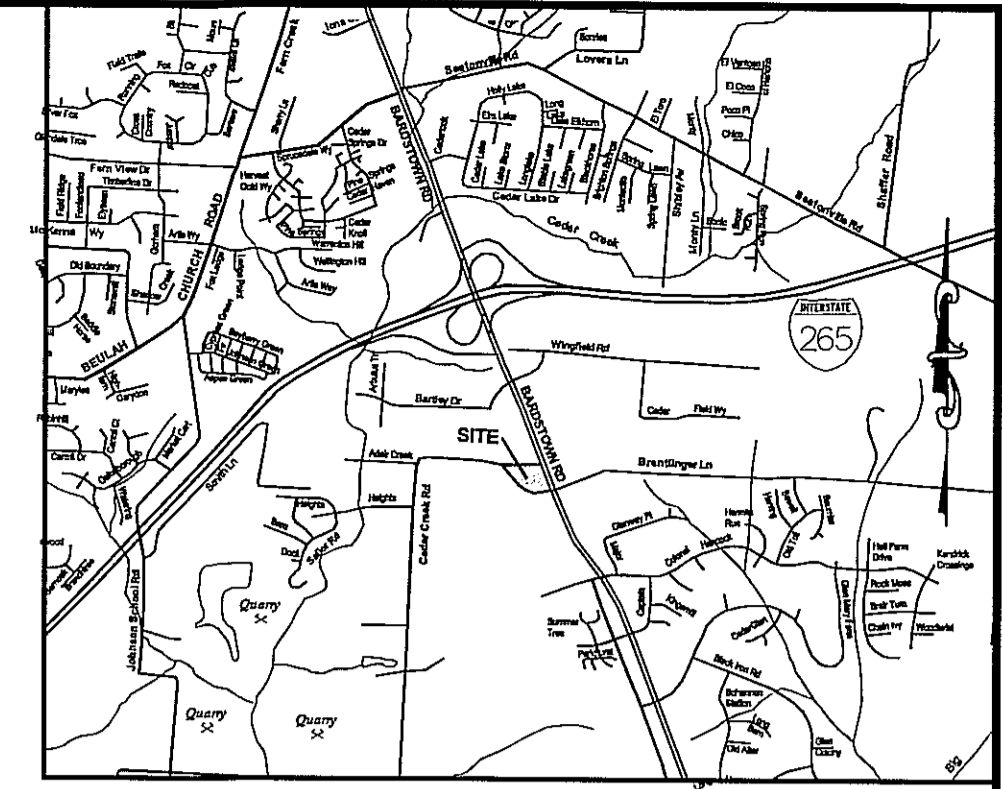
TYPICAL PARKING SPACE LAYOUT  
NO SCALE

**DETENTION BASIN CALCULATIONS**

X = Δ CRA/12  
 ΔC = 0.85 - 0.45 = 0.4  
 A = ACRES  
 R = INCHES  
 X = (0.4)(5.31)(2.8)/12 = .5 AC.-FT.  
 REQUIRED X = 21,780 CU.FT.  
 PROVIDED BASIN = 12,765 SQ.FT.  
 TOTAL = 12,765 SQ.FT. @ APPROX. 2.5 FT. DEPTH  
 = 31,913 CU.FT. > 21,780 CU.FT.

**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. 21111 C 0097 E 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.
- All lighting on the site shall be directed down and away from adjacent residential uses.
- Sanitary sewer service by septic. Approvals by MSD, Board of Health and KY DOW.
- An encroachment permit and bond will be required for all work done in the Metro and State Right-of-way.
- Site is subject to plan review fees.
- Site is subject to regional facility fees + 20%.
- Right-of-way dedication by deed or minor plat must be recorded prior to construction approval by public works.
- Bardstown Road and Cedar Creek Road shall be improved as shown on the schematic road improvement plan per KYTC and Public Works requirements. Developer shall be responsible for any utility relocation if required, final surface overlay, and striping associated with required road improvements. Construction plans, bond and permit, are required by KYTC and Metro Works prior to construction approval.
- Regional facilities fees will be paid for this site.
- Joint crossover access shall be provided as shown and recorded per binding elements to be approved by Planning Commission legal council.
- A cross over access agreement will be provided between tracts 1, 2, and 3 prior to construction approval.

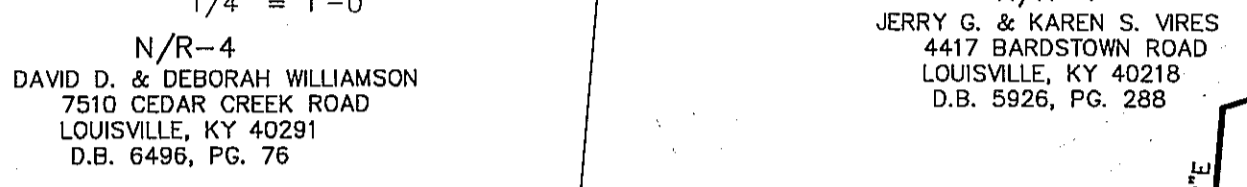


LOCATION MAP  
NOT TO SCALE

**PRELIMINARY APPROVAL**

Conditions of Approval:  
 Development Review  
 Date: 7/31/08  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**SIGN ELEVATION**  
1/4" = 1'-0"



**PROJECT DATA - TRACT 1**

TOTAL SITE AREA = 1.81± Ac.  
 SITE AREA MINUS DEDICATION = 1.74± Ac.  
 EXISTING ZONING = R-4  
 PROPOSED ZONING = C-1  
 EXISTING FORM DISTRICT = NEIGHBORHOOD  
 EXISTING USE = SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE = WALGREENS = 14,820 SF  
 BUILDING HEIGHT = 29'  
 PARKING = MIN MAX  
 PHARMACY (1,800 SF) (1/300 MIN - 1/200 MAX) = 6 SPACES 9 SPACES  
 RETAIL (13,020 SF) (1/250 MIN - 1/150 MAX) = 52 SPACES 87 SPACES  
 PARKING REQUIRED = 58 SPACES 96 SPACES  
 PARKING PROVIDED = 66 SPACES  
 HANDICAP PARKING = 4 SPACES  
 TOTAL PARKING PROVIDED = 70 SPACES  
 BICYCLE PARKING PROVIDED PER LDC  
**V.U.A. DATA**  
 TOTAL VUA = 36,560 SF  
 ILA REQUIRED (27.5) = 2,742 SF  
 ILA PROVIDED = 3,192 SF

**TREE CANOPY CALCULATIONS (TRACT 1)**

TOTAL SITE AREA = 78,843 S.F.  
 TOTAL TREE CANOPY AREA REQUIRED = 20% (15,769 S.F.)  
 EXISTING TREE CANOPY TO BE PRESERVED = 0% ( S.F.)  
 PROPOSED TREE CANOPY TO BE PLANTED = 20% (15,840 S.F.)  
 22 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH) = 15,840 S.F.  
 TOTAL TREE CANOPY PROVIDED = 20% (15,840 S.F.)

**PROJECT DATA - TRACT 2**

TOTAL SITE AREA = 1.8± Ac.  
 SITE AREA MINUS DEDICATION = 1.73± Ac.  
 EXISTING ZONING = R-4  
 PROPOSED ZONING = C-1  
 EXISTING FORM DISTRICT = NEIGHBORHOOD  
 EXISTING USE = SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE = BANK = 3,053 SF  
 RETAIL = 7,350 SF  
 BLDG. HGT. (BANK) = 25'  
 BLDG. HGT. (RETAIL) = 30'  
 PARKING = MIN MAX  
 PHARMACY (1,800 SF) (1/300 MIN - 1/200 MAX) = 6 SPACES 9 SPACES  
 RETAIL (13,020 SF) (1/250 MIN - 1/150 MAX) = 52 SPACES 87 SPACES  
 PARKING REQUIRED = 58 SPACES 96 SPACES  
 PARKING PROVIDED = 66 SPACES  
 HANDICAP PARKING = 4 SPACES  
 TOTAL PARKING PROVIDED = 70 SPACES  
 BICYCLE PARKING PROVIDED PER LDC  
**V.U.A. DATA**  
 TOTAL VUA = 33,051 SF  
 ILA REQUIRED (7.5%) = 2,479 SF  
 ILA PROVIDED = 2,521 SF

**TREE CANOPY CALCULATIONS (TRACT 2)**

TOTAL SITE AREA = 74,488 S.F.  
 TOTAL TREE CANOPY AREA REQUIRED = 20% (14,898 S.F.)  
 EXISTING TREE CANOPY TO BE PRESERVED = 0% ( S.F.)  
 PROPOSED TREE CANOPY TO BE PLANTED = 20% (15,120 S.F.)  
 21 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH) = 15,120 S.F.  
 TOTAL TREE CANOPY PROVIDED = 20% (15,120 S.F.)

**PROJECT DATA - TRACT 3**

TOTAL SITE AREA = 1.82± Ac.  
 SITE AREA MINUS DEDICATION = 1.8± Ac.  
 EXISTING ZONING = R-4  
 PROPOSED ZONING = C-1  
 EXISTING FORM DISTRICT = NEIGHBORHOOD  
 EXISTING USE = SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE = OFFICE A = 6,650 SF  
 OFFICE B = 6,650 SF  
 BLDG. HGT. = 30'  
 PARKING = MIN MAX  
 OFFICE A (1/250 MIN. 1/150 MAX.) = 27 SPACES 44 SPACES  
 OFFICE B (1/250 MIN. 1/150 MAX.) = 27 SPACES 44 SPACES  
 PARKING REQUIRED = 54 SPACES 88 SPACES  
 PARKING PROVIDED = 65 SPACES  
 HANDICAP PARKING = 3 SPACES  
 TOTAL PARKING PROVIDED = 68 SPACES (INCLUDES 4 CARPOOL SPACES)  
 (3 QUEUED SPACES FOR DRIVE-THRU) (BICYCLE PARKING PROVIDED PER LDC)  
**V.U.A. DATA**  
 TOTAL VUA = 25,285 SF  
 ILA REQUIRED (27.5) = 1,971 SF  
 ILA PROVIDED = 2,058 SF

**TREE CANOPY CALCULATIONS (TRACT 3)**

TOTAL SITE AREA = 83,200 S.F.  
 TOTAL TREE CANOPY AREA REQUIRED = 20% (16,640 S.F.)  
 EXISTING TREE CANOPY TO BE PRESERVED = 0% ( S.F.)  
 PROPOSED TREE CANOPY TO BE PLANTED = 21% (17,280 S.F.)  
 24 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH) = 17,280 S.F.  
 TOTAL TREE CANOPY PROVIDED = 21% (17,280 S.F.)

REVISIONS	
NO.	DESCRIPTION
1	REVISIONS PER METRO WORKS
2	REVISIONS PER LD&T
3	REVISIONS PER LD&T

DATE: 3-31-08  
 7-24-08  
 7-29-08

PROJECT DATA  
 FILE NAME: 04258-DDDP-08g  
 DATE: 1-10-08  
 SCALE: 1"=50'  
 CHECKED BY: ABR  
 DRAWN BY: TJC

PROJECT DATA  
 FILE NAME: 04258-DDDP-08g  
 DATE: 1-10-08  
 SCALE: 1"=50'  
 CHECKED BY: ABR  
 DRAWN BY: TJC

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
 507 WASHINGTON AVENUE, SUITE 101  
 LOUISVILLE, KENTUCKY 40202  
 TEL: 502.261.9974 FAX: 502.261.9974  
 WWW.LDAND.COM

**WALGREENS**  
 CEDAR CREEK ROAD  
 DEVELOPER  
**HOGAN REAL ESTATE**  
 420 W LIBERTY ST  
 LOUISVILLE, KY 40202  
 (502) 426-1050

JOB NO. 04258  
 SHEET 1 OF 1

**RECEIVED**  
 JUL 29 2008  
 PLANNING & DESIGN SERVICES  
 OWNER:  
 4801 BARDSTOWN LLC  
 P.O. BOX 91066  
 LOUISVILLE, KY 40291-0066

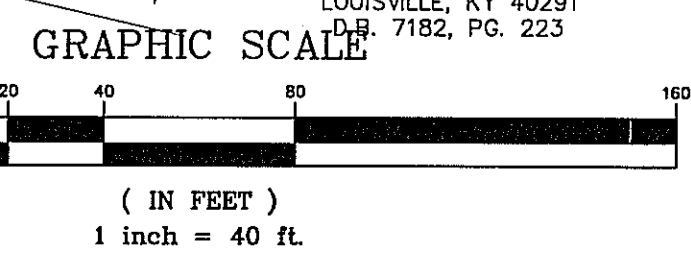
OWNER:  
 LONIE & IMOGENE LAWSON  
 7714 BARDSTOWN ROAD  
 LOUISVILLE, KENTUCKY 40291

OWNER:  
 JANICE R. & CLARENCE R. JONES  
 7107 OLD HEADY ROAD  
 LOUISVILLE, KENTUCKY 40299

OWNER:  
 MAURICE K. & MABEL R. WEATHERFORD  
 8414 CABIN HILL RD  
 LOUISVILLE, KY 40291  
 D.B. 7582, PG. 873

SITE ADDRESS:  
 7710, 7714, 7718 BARDSTOWN ROAD  
 TAX BLOCK 0647, LOTS 224, 274, 276, 032, 272  
 D.B. 3752, PG. 39  
 D.B. 8401, PG. 427  
 D.B. 7572, PG. 411  
 D.B. 9046, PG. 0462

WM# 9542



"Shared bike lanes required along both sides of Cedar Creek Rd. Outside lanes shall be 14 ft wide per approved roadway schematic plan"

APPROVED DISTRICT DEVELOPMENT PLAN  
 DOCKET NO. 9941  
 APPROVAL DATE Aug 21 08  
 EXPIRATION DATE Aug 21 2010  
 SIGNATURE OF PLANNING COMMISSION  
 PLANNING

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS: SHARED BIKE LANES ON CEDAR CREEK ROAD  
 BY: [Signature]  
 DATE: 7/31/08  
 LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

**LEGEND**

- = PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND CREEKSTONE HEADWALL
- = PROPOSED DRAINAGE SWALE
- CP = CARPOOL PARKING SPACE

N/R-4  
 LONIE & IMOGENE LAWSON  
 7714 BARDSTOWN RD  
 LOUISVILLE, KY 40291  
 D.B. 3752, PG. 39

N/R-4  
 LONIE & IMOGENE LAWSON  
 7714 BARDSTOWN RD  
 LOUISVILLE, KY 40291  
 D.B. 8432, PG. 915

N/R-4  
 LONIE & IMOGENE LAWSON  
 7714 BARDSTOWN RD  
 LOUISVILLE, KY 40291  
 D.B. 7395, PG. 855

N/R-4  
 JERRY G. & KAREN S. VILES  
 4417 BARDSTOWN ROAD  
 LOUISVILLE, KY 40218  
 D.B. 5926, PG. 288

N/R-4  
 KENNETH J. SIMS  
 4813 BARDSTOWN RD  
 LOUISVILLE, KY 40291  
 D.B. 7182, PG. 223

N/C-1  
 LANNERT STATION LLC & L W PROPERTIES LLC  
 523 COUNTRY LN  
 LOUISVILLE, KY 40207  
 D.B. 8776, PG. 853

N/C-1  
 MAURICE K. & MABEL R. WEATHERFORD  
 8414 CABIN HILL RD  
 LOUISVILLE, KY 40291  
 D.B. 7582, PG. 873

**Proposed Binding Elements - Case: 9941**

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.
2. The development shall not exceed ~~38,523~~ square feet of gross floor area. Tract 1 shall not exceed 14,820 square feet, Tract 2 shall not exceed 10,403 square feet, and Tract 3 shall not exceed 13,300 square feet.
3. Signs shall be in accordance with Chapter 8 or as presented at the public hearing (60 square feet in area and 6 feet tall) on Tract 1 and Tract 2 and (100 square feet in area and 12 feet tall) on Tract 3.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) ~~(NOTE: to be used for sites within a historic preservation district) is requested:~~
  - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. 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.
  - c. A minor subdivision plat shall be recorded (creating the lot lines as shown on the development plan) dedicating additional right-of-way to Bardstown Road to provide a total of 75 feet from the centerline and to Cedar Creek Road to provide a total of 40 feet from the centerline. 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.
  - d. ~~A reciprocal access and crossover easement agreement acceptable to the Planning Commission shall be created between the adjoining property owners and recorded. 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.~~
5. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. 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.
6. 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.
7. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the August 7, 2008 Planning Commission Hearing.

All binding elements and/or conditions of approval stated in this report are accepted in total without exception by the entity requesting approval of this (these) development item(s).

PLANNING COMMISSION  
CITY OF LOUISVILLE  
100 SOUTH SECOND STREET  
LOUISVILLE, KY 40202  
TEL: 502-574-3100  
WWW.LOUISVILLEKY.GOV

PRELIMINARY APPROVAL
Conditions of Approval
Development Review
Date
LOUISVILLE METROPOLITAN SEWER DISTRICT PLANNING & DESIGN SERVICES