

GENERAL NOTES:

- 1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the right-of-way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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 drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
10. A reciprocal access and crossover easement agreement in a form acceptable to Planning Commission legal counsel shall be created between the adjoining property owners and recorded.
11. Building elevations to be approved by Planning Commission or its designee prior to construction plan approval.
12. Sidewalk fee-in-lieu requested for the Cedar Creek Connector.
13. Bardstown Road sidewalk locations to be approved by KYTC.

MSD NOTES:

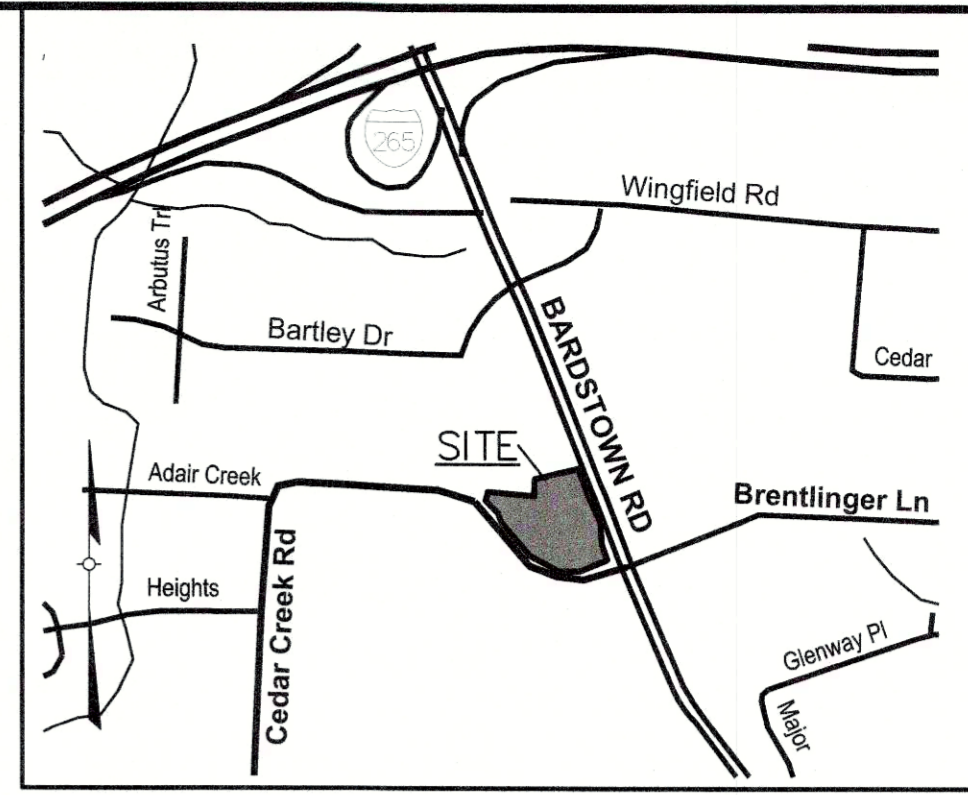
- 1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. Sanitary sewer service provided by lateral extension, subject to Fee's and any applicable charges.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0037 E dated December 5, 2006.
4. Drainage pattern depicted by arrows (==>) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
7. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
8. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.
9. All retail shops must have individual connections per MSD's fats, oil and grease policy.

WAIVERS REQUESTED

1. A Waiver is requested from Section 9.1.3B of the Louisville Metro Land Development Code to exceed the maximum parking allowed.

VARIANCE APPROVED:

1. A Variance was approved on June 7, 2021 from Section 5.3.1, Table 5.3.2 of the Louisville Metro Land Development Code to exceed the max. setback for Tract 6.



LOCATION MAP NOT TO SCALE

PROJECT DATA

Table with 2 columns: Description and Value. Includes TOTAL SITE AREA (6.86± Ac.), R/W DEDICATION AREA (0.02± Ac.), NET SITE AREA (6.84± Ac.), and various tract areas.

OVERALL MINIMUM PARKING REQUIRED = 96 SPACES
OVERALL MAXIMUM PARKING ALLOWED = 186 SPACES
OVERALL PARKING PROVIDED = 229 SPACES

TOTAL VEHICULAR USE AREA = 129,169 SF
INTERIOR LANDSCAPE AREA REQUIRED = 9,687 SF
INTERIOR LANDSCAPE AREA PROVIDED = 12,698 SF

EXISTING IMPERVIOUS = 63,027 SF
PROPOSED IMPERVIOUS = 181,667 SF

TRACT 1

TRACT 1 AREA = 0.54± Ac. (23,584 SF)
EXISTING ZONING = C-1/C-2
FORM DISTRICT = NEIGHBORHOOD
EXISTING USE = UNDEVELOPED
PROPOSED USE = MEDICAL OFFICE
BUILDING HEIGHT = 1 STORY (35 FT MAX. ALLOWED)
BUILDING AREA = 3,500 SF
F.A.R. = 0.15 (1.0 MAX. ALLOWED)

PARKING REQUIRED

1 SP/400 S.F. MIN. = 9 SP
1 SP/200 S.F. MAX. = 18 SP

TOTAL PARKING PROVIDED = 30 SPACES (2 HC SP INCLUDED)

TRACT 2

TRACT 2 AREA = 0.71± Ac. (31,136 SF)
EXISTING ZONING = C-1/C-2
FORM DISTRICT = NEIGHBORHOOD
EXISTING USE = UNDEVELOPED
PROPOSED USE = RESTAURANT/RETAIL
BUILDING HEIGHT = 1 STORY (40 FT MAX. ALLOWED)
BUILDING AREA = 2,400 SF
RETAIL = 3,015 SF
TOTAL BUILDING AREA = 5,415 SF
F.A.R. = 0.17 (5.0 MAX. ALLOWED)

PARKING REQUIRED

Table with 3 columns: Description, MIN., MAX. Includes 1 SP/500 S.F. MIN. (6 SP), 1 SP/250 S.F. MAX. (12 SP), RESTAURANT (5 SP), 1 SP/500 S.F. MIN. (5 SP), 1 SP/250 S.F. MAX. (10 SP), PATIO (354 SF) (1 SP), 1 SP/500 S.F. MIN. (1 SP), 1 SP/250 S.F. MAX. (1 SP)

TOTAL PARKING REQUIRED = 12 SP 23 SP

TOTAL PARKING PROVIDED = 26 SPACES (2 HC SP INCLUDED)

TRACT 3

TRACT 3 AREA = 0.80± Ac. (34,880 SF)
EXISTING ZONING = C-1/C-2
FORM DISTRICT = NEIGHBORHOOD
EXISTING USE = RESIDENTIAL
PROPOSED USE = COFFEE SHOP/BANK
BUILDING HEIGHT = 1 STORY (40 FT MAX. ALLOWED)
BUILDING AREA = 2,320 SF
COFFEE SHOP = 3,250 SF
RETAIL = 5,570 SF
TOTAL BUILDING AREA = 11,140 SF
F.A.R. = 0.16 (5.0 MAX. ALLOWED)

PARKING REQUIRED

Table with 3 columns: Description, MIN., MAX. Includes 1 SP/500 S.F. MIN. (5 SP), 1 SP/250 S.F. MAX. (8 SP), RESTAURANT (5 SP), 1 SP/500 S.F. MIN. (7 SP), 1 SP/250 S.F. MAX. (13 SP), PATIO (290 SF) (1 SP), 1 SP/500 S.F. MIN. (1 SP), 1 SP/250 S.F. MAX. (1 SP)

TOTAL PARKING REQUIRED = 13 SP 22 SP

TOTAL PARKING PROVIDED = 38 SPACES (2 HC SP INCLUDED)

TRACT 4

TRACT 4 AREA = 1.3± Ac. (56,723 SF)
EXISTING ZONING = C-1
FORM DISTRICT = NEIGHBORHOOD
EXISTING USE = RESIDENTIAL
PROPOSED USE = RESTAURANT
BUILDING HEIGHT = 1 STORY (35 FT MAX. ALLOWED)
BUILDING AREA = 4,600 SF
F.A.R. = 0.08 (1.0 MAX. ALLOWED)

PARKING REQUIRED

Table with 3 columns: Description, MIN., MAX. Includes 1 SP/500 S.F. MIN. (9 SP), 1 SP/250 S.F. MAX. (18 SP)

TOTAL PARKING PROVIDED = 37 SPACES (2 HC SP INCLUDED)

TRACT 5

TRACT 5 AREA = 1.07± Ac. (46,635 SF)
EXISTING ZONING = C-1/C-2
FORM DISTRICT = NEIGHBORHOOD
EXISTING USE = RESIDENTIAL
PROPOSED USE = RETAIL
BUILDING HEIGHT = 1 STORY (40 FT MAX. ALLOWED)
BUILDING AREA = 8,775 SF
F.A.R. = 0.19 (5.0 MAX. ALLOWED)

PARKING REQUIRED

Table with 3 columns: Description, MIN., MAX. Includes 1 SP/500 S.F. MIN. (18 SP), 1 SP/250 S.F. MAX. (35 SP)

TOTAL PARKING PROVIDED = 53 SPACES (2 HC SP INCLUDED)

TRACT 6

TRACT 6 AREA = 2.41± Ac. (104,965 SF)
EXISTING ZONING = C-1/C-2
FORM DISTRICT = NEIGHBORHOOD
EXISTING USE = RESIDENTIAL
PROPOSED USE = RETAIL
BUILDING HEIGHT = 1 STORY (40 FT MAX. ALLOWED)
BUILDING AREA = 16,000 SF
F.A.R. = 0.16 (5.0 MAX. ALLOWED)

PARKING REQUIRED

Table with 3 columns: Description, MIN., MAX. Includes 1 SP/500 S.F. MIN. (32 SP), 1 SP/250 S.F. MAX. (64 SP), PATIO (1,810 SF) (3 SP), 1 SP/500 S.F. MIN. (1 SP), 1 SP/250 S.F. MAX. (6 SP)

TOTAL PARKING REQUIRED = 35 SP 70 SP

TOTAL PARKING PROVIDED = 52 SPACES (2 HC SP INCLUDED)

PRELIMINARY APPROVAL stamp with signature 'Med. for Trk. 8.16.21' and date '8/16/21'. Includes text 'LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'.

APPROVED DISTRICT DEVELOPMENT PLAN stamp with 'DOCKET NO 20-ddp-0054', 'APPROVAL DATE 7/15/21', and 'EXPIRATION DATE 7/15/23'. Includes 'PLANNING COMMISSION' signature.

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

REVISIONS table with columns: NO., DATE, DESCRIPTION. Includes revisions 8 and 9.

SURVEYOR'S SEAL and ENGINEER'S SEAL areas.

PROJECT DATA table with fields: FILE NAME, DATE, CHECKED BY, DRAWN BY.

LD&D LAND DESIGN & DEVELOPMENT, INC. logo and contact information.

OWNER/DEVELOPER: HOGAN REAL ESTATE, 9300 SHELBYVILLE ROAD, LOUISVILLE, KY 40222

RECEIVED stamp: AUG 11 2021, PLANNING & DESIGN SERVICES, RELATED CASES: 9941, 18ZONE1020, CASE #20-DDP-0054, WM #10948

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

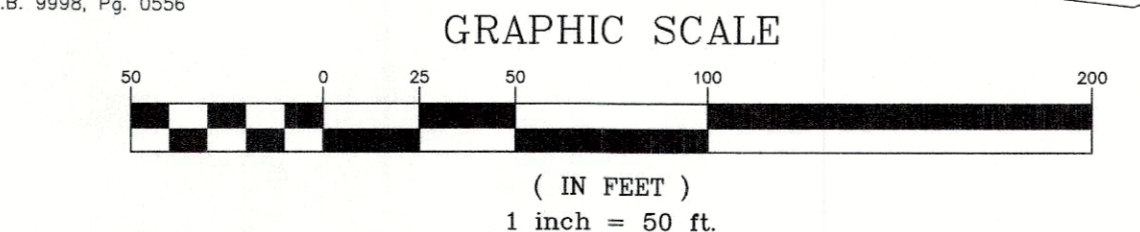
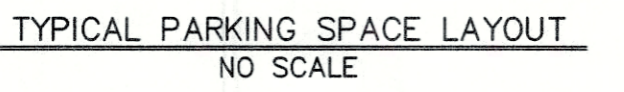
BY: [Signature] DATE: [Date] LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.75 - 0.30 = 0.45
A = ACRES = 6.84
R = 2.3 INCHES
X = (0.45)(6.84)(2.3)/12 = 0.59 AC.-FT.
REQUIRED X = 0.59 AC.-FT = 25,698 CF
PROVIDED BASIN = 19,000 S.F.
TOTAL = 19000 S.F. @ APPROX. 1.5' AVG DEPTH = 28,500 CU.FT. > 25,698 CU.FT.

LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
PROPOSED SEWER AND MANHOLE
BOUNDARY
ADJACENT PROPERTY
EASEMENT
STORM SEWER
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
OVERHEAD UTILITIES
SANITARY SEWER
PROPOSED DRAINAGE SWALE
PROPOSED WHEEL STOP
UTILITY POLE
GUY ANCHOR
LIGHT POLE
CATCH BASIN
WATER METER
TELEPHONE PEDESTAL
ELECTRIC TRANSFORMER
WATER VALVE
FIRE HYDRANT
GAS VALVE



TREE CANOPY CALCULATIONS table: TOTAL SITE AREA = 299,348 S.F., TOTAL TREE CANOPY AREA REQUIRED = 35% (104,772 S.F.), EXISTING TREE CANOPY ON SITE = 14% (41,631 S.F.), EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 S.F.), PROPOSED TREE CANOPY TO BE PLANTED = 35% (104,772 S.F.)

OWNER: REAL PROPERTIES PLUS II LLC, 908 RUGBY PLACE, LOUISVILLE, KY 40222
SITE ADDRESS: 7714, 7718 BARDSTOWN ROAD, CEDAR CREEK ROAD, CEDAR CREEK ROAD, TAX BLOCK 0647, LOT 0224, 0274, 0276, D.B. 10185, PG. 0780, D.B. 10002, PG. 0161, D.B. 10438, PG. 0055
OWNER: CINDY SUE DAILEY, 4417 BARDSTOWN ROAD, LOUISVILLE, KY 40218
SITE ADDRESS: 7704 BARDSTOWN ROAD, TAX BLOCK 0647, LOT 0030, D.B. 9707, PG. 0366
OWNER: PARK COMMUNITY CREDIT UNION, P.O. BOX 18630, LOUISVILLE, KY 40261
SITE ADDRESS: 7509 CEDAR CREEK ROAD & 7706 & 7710 BARDSTOWN ROAD, TAX BLOCK 0647, LOT 0032, 0272, D.B. 10395, PG. 0918
COUNCIL DISTRICT -- 22
FIRE PROTECTION DISTRICT -- FERN CREEK
MUNICIPALITY -- LOUISVILLE

BINDING ELEMENTS
CASE NO. 20-DDP-0054

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. 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.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, or alteration permit) 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. 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. Landscaping shall be provided as shown on the concept plan presented at the July 15, 2021 Planning Commission hearing.
 - d. A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services.
 - e. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between all lots shown on the approved development plan and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services.
 - f. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the July 15, 2021 public meeting. Final renderings for each site or phase of development shall be reviewed and approved by Planning and Design Services staff.
 - g. Sidewalk easements shall be submitted to Planning and Design Services prior to the issuance of a Certificate of Occupancy.
4. 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.
5. Reciprocal and crossover access shall be provided at the time of non-residential development (prior to issuance of building permit) for the properties to the north. A copy of the signed easement agreement shall be provided to Planning Commission staff upon request.
6. 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.
7. Bike parking shall be provided for each tract within the development or at a centralized location that is visible from parking areas, businesses or public ways. Long-term parking shall be provided indoors as required for each use.
8. Dumpsters located in front of structures on Tracts 2 & 3 of the approved development plan shall be recessed into the earth a minimum of 3.5' below the grade of Bardstown Road and landscaped consistently with the dumpster cross section of record and landscape exhibit presented at the July 15, 2021 Planning Commission public hearing.
9. Landscaping shall be in full compliance with the Land Development Code and substantially similar to the Landscape exhibit presented at the Planning Commission public hearing July 15, 2021. A brick wall that is no less than 7' in height shall be provided on Tracts 2 & 3 as shown on the exhibit.

