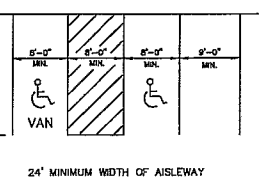


**NOTICE**  
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.



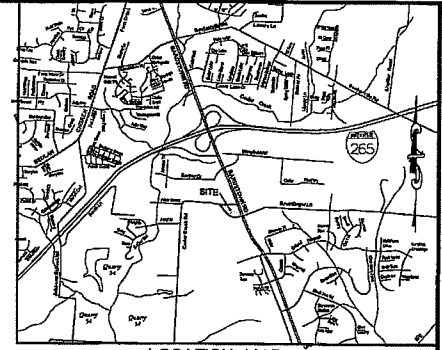
TYPICAL PARKING SPACE LAYOUT  
 NO SCALE

**DETENTION BASIN CALCULATIONS**

$X = \Delta CRA/12$   
 $\Delta C = 0.85 - 0.45 = 0.4$   
 $A = \text{ACRES}$   
 $R = \text{INCHES}$   
 $X = (0.4)(5.31)(2.8)/12 = .5 \text{ AC.}-\text{FT.}$   
 REQUIRED  $X = 21,780 \text{ CU.FT.}$   
 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 an 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  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**SIGN ELEVATION**  
 1/4" = 1'-0"  
 N/R-4  
 DAVID D. & DEBORAH WILLIAMSON  
 7510 CEDAR CREEK ROAD  
 LOUISVILLE, KY 40291  
 D.B. 6486, PG. 76

N/R-4  
 JERRY G. & KAREN S. VINES  
 4417 BARDSTOWN ROAD  
 LOUISVILLE, KY 40218  
 D.B. 5926, PG. 286

**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	= 70 SPACES
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 PROVIDED	= 58 SPACES 98 SPACES
PARKING REQUIRED	= 66 SPACES
HANDICAP PARKING	= 4 SPACES
TOTAL PARKING PROVIDED	= 70 SPACES
BICYCLE PARKING PROVIDED PER LOC	
V.U.A. DATA	
TOTAL VUA	= 36,560 SF
ILA REQUIRED (47.5)	= 2,742 SF
ILA PROVIDED	= 3,192 SF

**PROJECT DATA - TRACT 2**

TOTAL SITE AREA	= 1.82± 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	= 87 SPACES
BANK	(1/300 MIN - 1/200 MAX) = 10 SPACES 15 SPACES
RETAIL	(1/300 MIN - 1/200 MAX) = 25 SPACES 37 SPACES
PARKING PROVIDED	= 35 SPACES 52 SPACES
PARKING REQUIRED	= 48 SPACES
HANDICAP PARKING	= 4 SPACES
TOTAL PARKING PROVIDED	= 52 SPACES
(3 QUEUED SPACES PER LANE @ BANK)	
(BICYCLE PARKING PROVIDED PER LOC)	
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 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% ( 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.)

**TREE CANOPY CALCULATIONS (TRACT 2)**

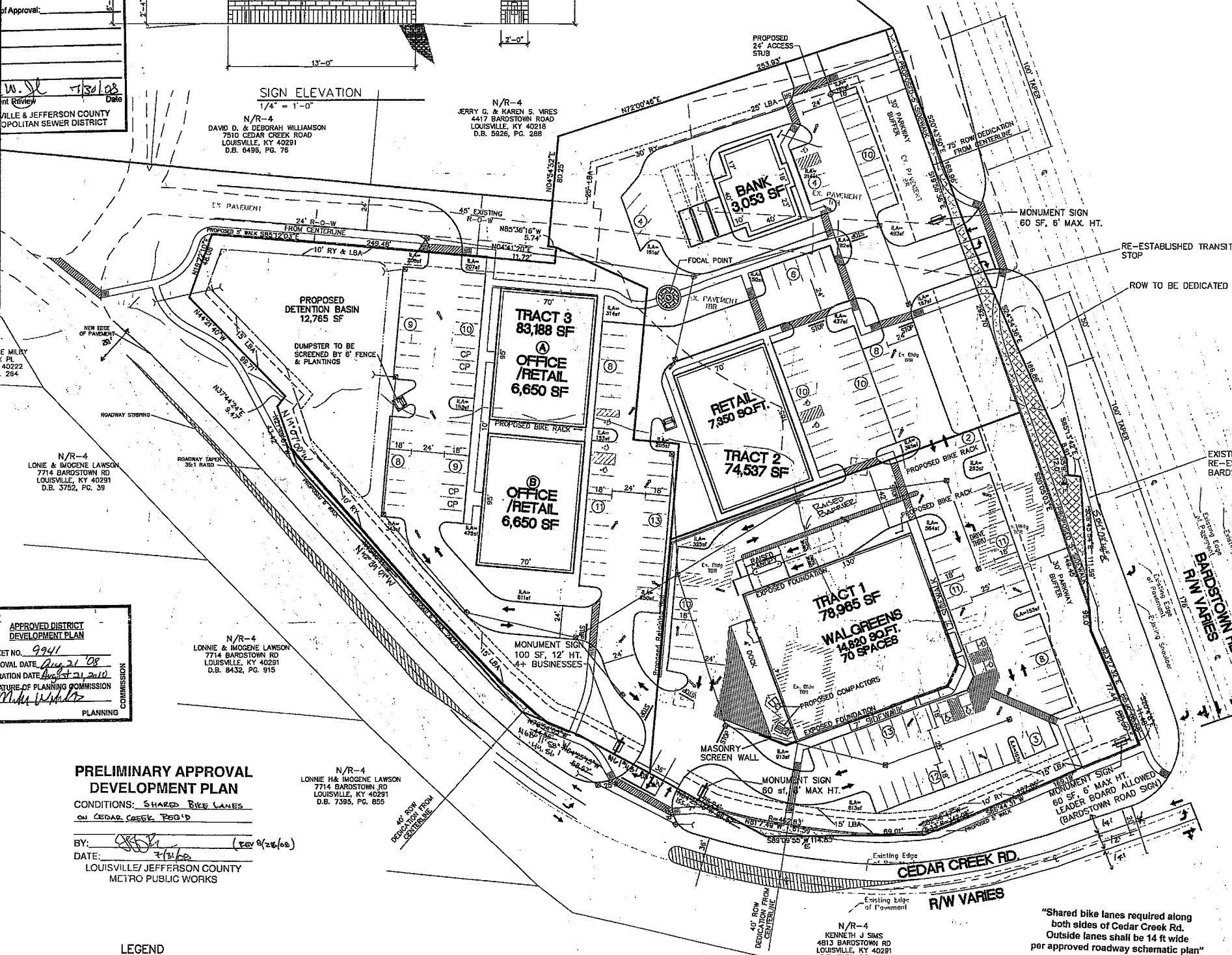
TOTAL SITE AREA	= 74,488 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (14,898 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% ( 0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (15,120 S.F.)
21 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH)	= 15,120 S.F.
TOTAL TREE CANOPY PROVIDED	= 20% (15,120 S.F.)

**PROJECT DATA - TRACT 3**

TOTAL SITE AREA	= 1.82± Ac.
SITE AREA MINUS DEDICATION	= 1.82± 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	= 88 SPACES
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	= 69 SPACES
HANDICAP PARKING	= 3 SPACES
TOTAL PARKING PROVIDED	= 88 SPACES
(3 QUEUED SPACES FOR DRIVE-THRU)	
(BICYCLE PARKING PROVIDED PER LOC)	
V.U.A. DATA	
TOTAL VUA	= 26,285 SF
ILA REQUIRED (47.5)	= 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% ( 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.)

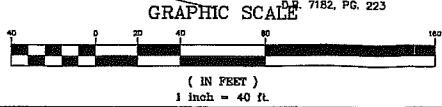


**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 9941  
 APPROVAL DATE: 7/21/08  
 EXPIRATION DATE: 7/21/2010  
 SIGNATURE OF PLANNING COMMISSION: [Signature]  
 PLANNING COMMISSION

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
 CONDITIONS: SHARED BIKE LANES ON CEDAR CREEK RD.  
 BY: [Signature] (FOR 9/26/08)  
 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



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

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. 7592, PG. 873

N/C-1  
 MAURICE K & MABEL R WEATHERFORD  
 8414 CABIN HILL RD  
 LOUISVILLE, KY 40291  
 D.B. 7592, PG. 873

OWNER:  
 LONIE & IMOGENE LAWSON JANICE R. & CLARENCE R. JONES  
 7714 BARDSTOWN ROAD 7107 OLD HEADY ROAD  
 LOUISVILLE, KENTUCKY 40291 LOUISVILLE, KENTUCKY 40289

SITE ADDRESS:  
 7710, 7714, 7718 BARDSTOWN ROAD  
 TAX BLOCK 0647, LOTS 224, 274, 278, 082, 272  
 D.B. 3762, PG. 39  
 D.B. 8401, PG. 427  
 D.B. 7672, PG. 411  
 D.B. 9046, PG. 0462

**RECEIVED**  
 JUL 26 2008  
 PLANNING & DESIGN SERVICES

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3-31-08	REVISIONS PER METRO WORKS	AW
2	7-24-08	REVISIONS PER LDBT	AW
3	7-29-08	REVISIONS PER LDBT	AW

PROJECT DATA  
 FILE NAME: 04258-000P.dwg  
 DATE: 11-10-08  
 CHECKED BY: KRP  
 DRAWN BY: TLD

PROJECT DATA  
 FILE NAME: 04258-000P.dwg  
 DATE: 11-10-08  
 CHECKED BY: KRP  
 DRAWN BY: TLD

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 420 W LIBERTY ST  
 LOUISVILLE, KY 40202  
 (502) 426-1050

**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  
 WM# 9542

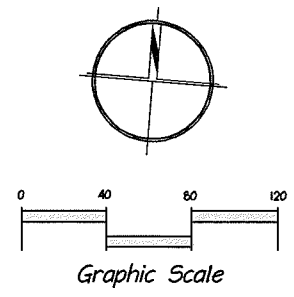
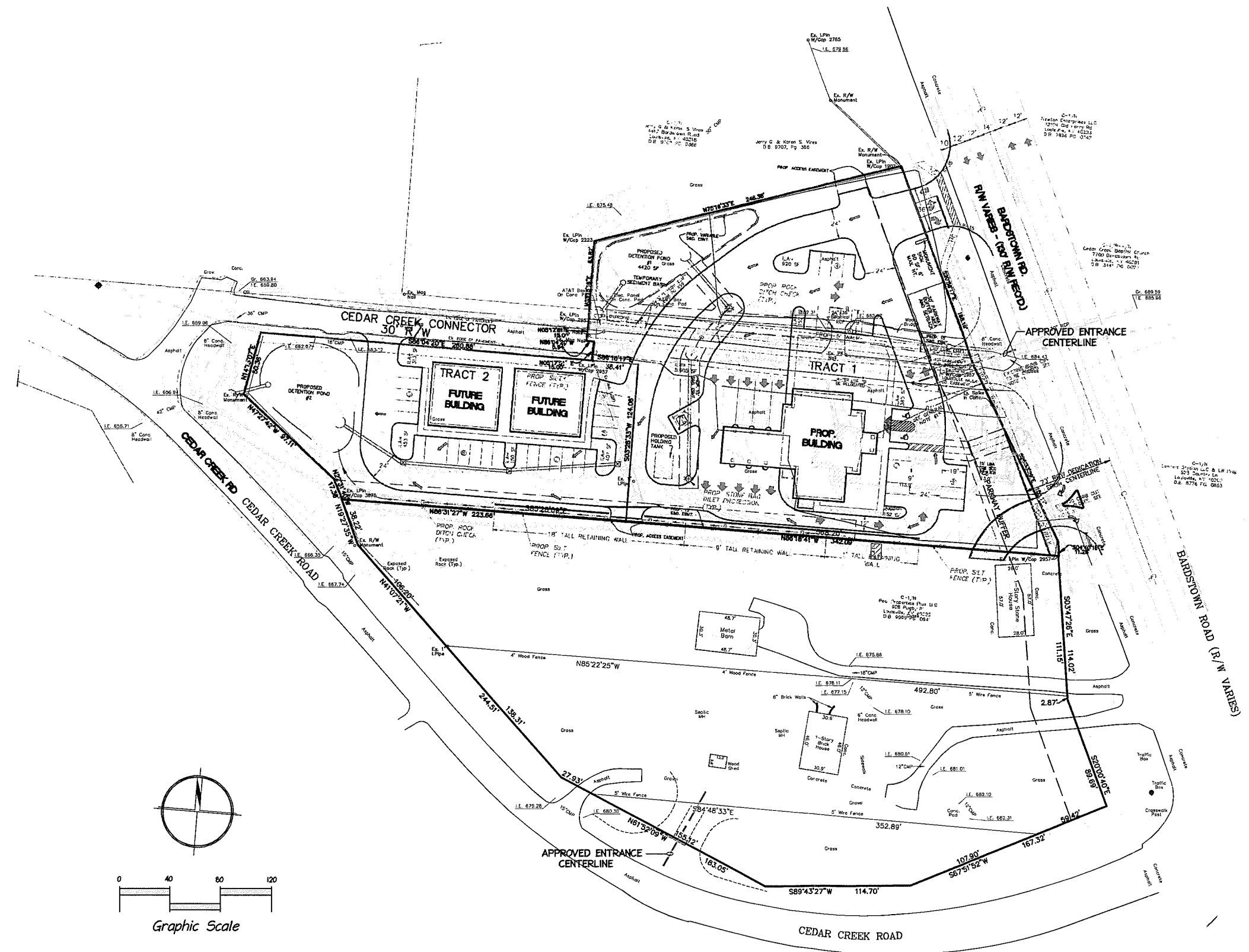
9941

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**Real Properties Plus, LLC**  
 BARDSTOWN & CEDAR CREEK  
 LOUISVILLE, KY

**BARRY + Associated Architects P.S.C.**  
 Stephen J. Barry ARCHITECT C.I.D.  
  
 2174 Baringer Ave  
 Louisville, Kentucky  
 40204  
 502 583 0096

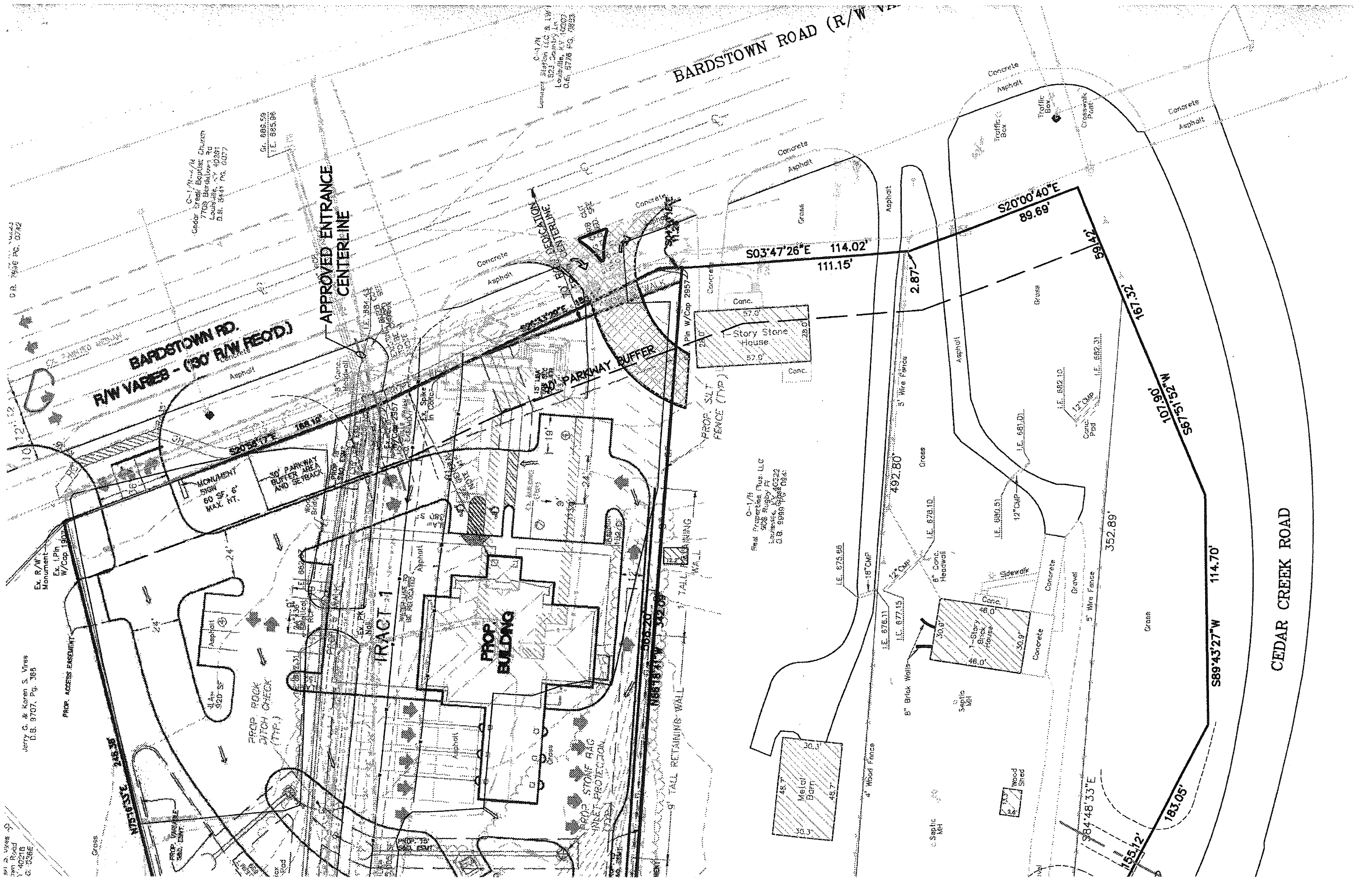
**X.2**  
 JUL 2, 2011  
 35  
 11



Jerry G. & Karen S. Vines  
D.B. 9707, Pg. 365

D.B. 8616 PG. 0782

Set 2 Vines  
Town Road  
7/4/2018  
G-3316



Credit: Great Baptist Church  
7708 Bardstown Rd  
Louisville, KY 40264  
D.B. 8447 PG. 6077

Gr. 685.59  
I.E. 865.96

C-1/W  
Lonsdale Station LLC & LP  
523 Country Ln  
Louisville, KY 40003  
D.B. 8778 PG. 0823

C-1/W  
Prest Property, Inc. LLC  
368 Rugby Pl  
Louisville, KY 40222  
D.B. 8998 PG. 0942

CEDAR CREEK ROAD