

VARIANCES REQUESTED:

1. A Variance is requested from Table 5.3.2 of the Louisville Land Development Code to reduce the required street side setback from 10' to 4'.
2. A Variance is requested from Table 8.3.3 of the Louisville Land Development Code to allow a 10', 100 SF. monument sign on Tract 3.

WAIVER (GRANTED CASE: 18490)

1. A Waiver is requested from Section 10.2.4.B of the Louisville Metro Land Development Code to allow the encroachment of the existing 40 Ft. Louisville Water Company Easement into the Bardstown Road 30 Ft. Parkway Buffer Area for Tracts 2 & 3 (Tr 1 is not affected).

CONDITIONAL USE PERMIT (GRANTED CASE: 10787)

1. APPROVED: A Conditional Use Permit to allow outdoor alcohol sales for on-site patio areas totaling 2,195 S.F. was granted.

WAIVER (GRANTED CASE: 13661)

1. A Waiver was granted from Section 5.6.1.B1 and 5.5.2.A.1 of the Louisville Metro Land Development Code for the Chick-Fil-A Bardstown Road building facade.

WAIVERS (GRANTED CASE: 12435)

1. A Waiver was granted to exceed 10.2.11 Vehicular Use Area Interior Landscape Area. Alternative storm water drainage design is being incorporated to address water quality and rate of runoff. Interior Landscape Islands are being combined to provide for larger green areas that can be better utilized for green infrastructure.
2. A waiver was granted to exceed the maximum building footprint within the neighborhood form district per Table 5.3.2 of the L.D.C.
3. A waiver of the building facade treatment for buildings within the Neighborhood Form District was granted from Section 5.6.1. B.1 of the L.D.C.

VARIANCE (GRANTED CASE: 12450)

1. A Variance was granted to reduce the required yard from 75' to 54' per Table 5.3.2 of the Land Development Code.

MAXIMUM SETBACK ALTERNATIVE (CASE# 12435)

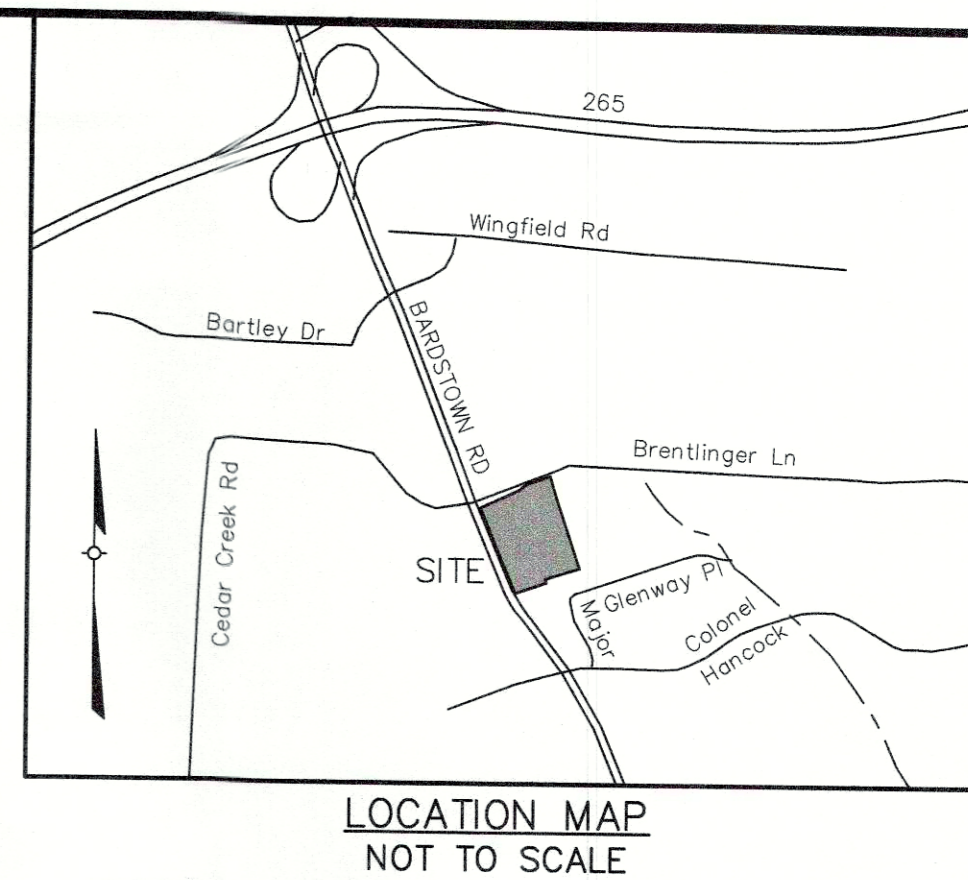
1. The maximum setback alternative is being applied per section 5.1.9 of the Land Development Code.

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 FIRW Map No. 2111 C 0097 E dated December 5, 2006.
3. 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.
4. Erosion & Silt Control: 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 drips of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
6. All dumpsters and service structures are to be screened per Chapter 10.
7. All lighting on the site shall be directed down and away from adjacent residential uses.
8. Tract 3 structures served by existing sanitary sewer connections, fees and charges may apply. Sewage to be treated at the Cedar Creek W.T.C.
9. Construction plans, bond, and permit are required prior to construction approval by Metro Public Works.
10. "No idling" signs shall be installed outside of loading/unloading docks as required by the Air Pollution Control Board.
11. Mitigation measures for dust control shall be in place during operating and non-operating hours to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
12. There shall be no increase in drainage runoff to the State R/W. Calculations will be required for any runoff to the State R/W.
13. There shall be no commercial signs in the R/W.
14. There shall be no landscaping in the R/W without an encroachment permit.
15. Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
16. A Crossover Access and Shared Parking Agreement has been recorded per D.B. 9471, Page 369.
17. The Maximum Setback Alternative has been met for the entire development, refer to the Landscape Plan approved 8-10-09 L-12767.
18. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
19. 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.
20. A Karst survey was performed on 12-2-2019 by Mike Hill, AICP and no Karst features were observed.

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 will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request has been submitted to MSD.
3. If the site has thru drainage an assessment plot will be required prior to MSD granting construction plan approval.
4. On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,102.5, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
5. This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 27,000 S.F.
6. All retail shops must have individual connections per MSD's fats, oils and grease policy.
7. Sanitary sewer service provided by new PSC, subject to Fee's and any applicable charges.



RDDDP FOR REVIEW OF TRACT 3 ONLY

PROJECT DATA

TOTAL SITE AREA	= 12.5± Ac. (544,500 SF)
EXISTING ZONING	= C-1
EXISTING FORM DISTRICT	= NEIGHBORHOOD

TRACT 3 DATA

TRACT 3 AREA	= 1.97± Ac. (85,613 SF)
EXISTING ZONING	= C-1
EXISTING FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= COMMERCIAL
PROPOSED USE:	
COFFEE SHOP	= 2,000 SF
RETAIL	= 7,947 SF
RESTAURANT	= 3,600 SF
MEDICAL OFFICE	= 4,000 SF
TOTAL BUILDING AREA	= 17,547 SF
F.A.R.	= 0.20 (1.0 ALLOWED)
BUILDING HEIGHT	= 28± FT.

PARKING DATA FOR TRACTS 1, 2 & 3

A CROSSOVER ACCESS & SHARED PARKING AGREEMENT HAS BEEN RECORDED BETWEEN TRACTS 1, 2 & 3 DB 9471, PG 369

	MIN.	MAX.
EX. CHICK-FIL-A 4,195 S.F. 1/125(MIN) 1/50(MAX)	34 SP	84 SP
EX. KOHL'S 93,673 S.F. 1/300(MIN) 1/200(MAX)	312 SP	468 SP
SUB-TOTAL TR 1 & 2	= 346 SP	
LESS 10% TARG CREDIT ALLOWED FOR TR 1 & 2	= 311 SP	
TRACT 3 PARKING	= 82 SP	158 SP
TOTAL PARKING REQUIRED	= 393 SP	710 SP
TOTAL PARKING PROVIDED	= 486 SPACES	
		(INCLUDES 24 HC SP)

TREE CANOPY CALCULATIONS Tract 3 only

EX. TREE CANOPY COVERAGE (CLASS C)	= 0-40%
TOTAL SITE AREA	= 85,613 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 17% (14,588 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 9% (7,920 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 8% (6,668 S.F.)
TOTAL TREE CANOPY PROVIDED	= 17% (14,588 S.F.)

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12-9-19		ARR

PROJECT DATA

FILE NAME: 06229-RDDDP-TRACT-3.dwg
DATE: 11-4-19
CHECKED BY: MH

SCALE: AS SHOWN
DRAWN BY: ARR

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	S19°26'28"E	10.00'
L2	N70°33'32"E	7.90'
L3	S19°51'15"E	3.40'
L4	N75°21'51"W	21.79'

LEGEND

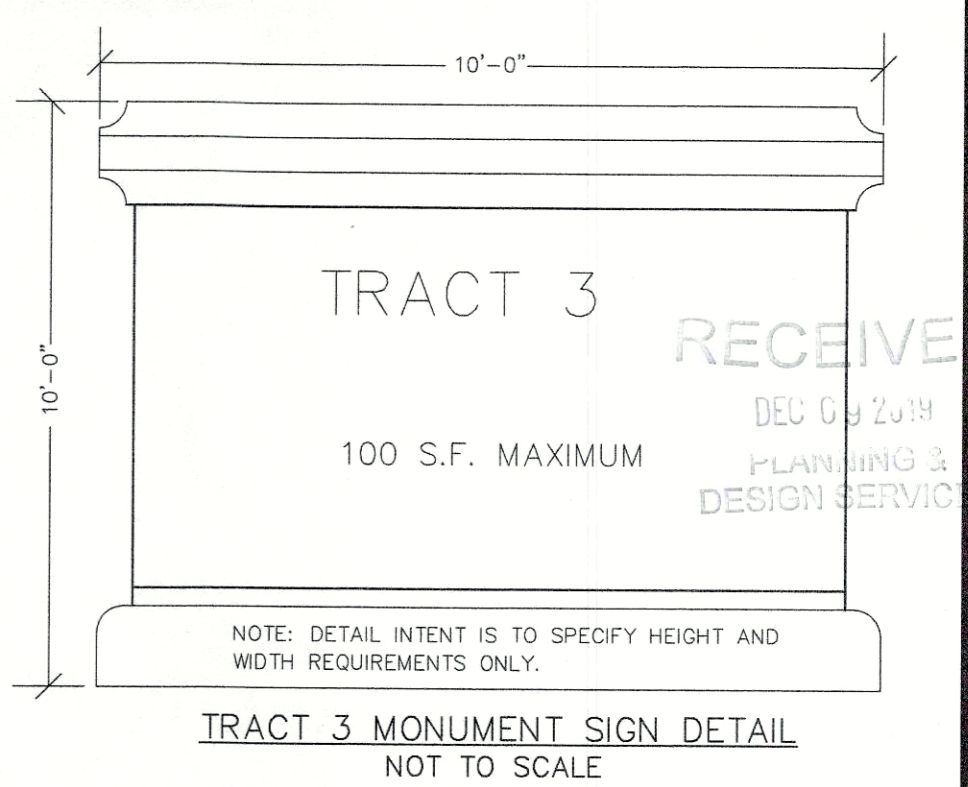
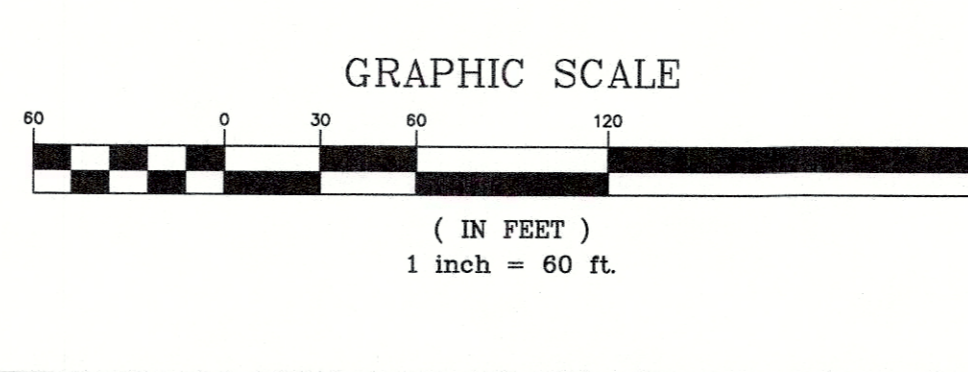
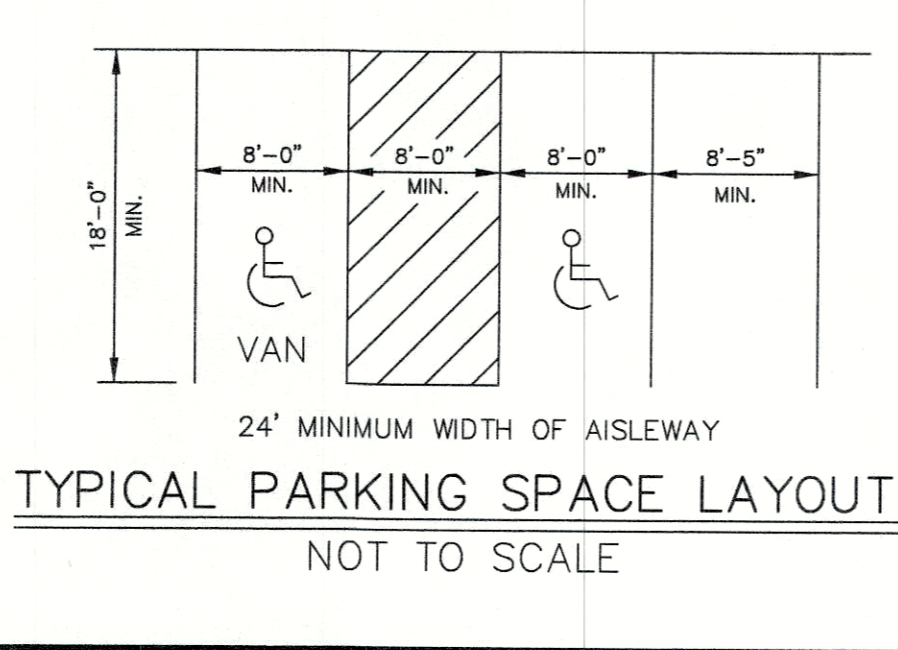
○	EX. UTILITY POLE
▲	EX. GUY ANCHOR
☆	EX. LIGHT POLE
■	EX. CATCH BASIN
▽	EX. FIRE HYDRANT
○	EX. WATER METER
○	EX. WATER VALVE
○	EX. GAS METER
○	EX. GAS VALVE
○	EX. SANITARY SEWER CLEAN-OUT
○	EX. UNDERGROUND GAS LINES
○	EX. UNDERGROUND WATER LINES
○	EX. OVERHEAD ELECTRIC LINES
○	EX. FENCE
○	EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
○	EXISTING SEWER AND MANHOLE
○	DRAINAGE FLOW DIRECTION
○	EX. CONTOUR
○	EX. DITCH/SWALE
○	EX. ZONING LINE
○	LIMITS OF DISTURBANCE
○	EX. TREE

DETENTION BASIN CALCULATIONS #1

X = Δ CRA/2
AC = 0.85-0.23=0.62
A = 8.3 Ac.
R = 2.8 INCHES
X = (8.3)(.62)(2.8)/12 = 1.20 Ac.-FT.
REQUIRED X = 52,272 CU.FT.
PROVIDED BASIN = 32,328 SQ.FT.
TOTAL = 32,328 SQ.FT. @ APPROX. 2.0 FT. DEPTH = 64,656 CU.FT. > 52,272 CU.FT.

DETENTION BASIN CALCULATIONS #2

X = Δ CRA/2
AC = 0.85-0.23=0.62
A = 4.2 Ac.
R = 2.8 INCHES
X = (4.2)(.62)(2.8)/12 = 0.65 Ac.-FT.
REQUIRED X = 28,314 CU.FT.
PROVIDED BASIN = 7,776 SQ.FT.
TOTAL = 7,776 SQ.FT. @ APPROX. 5.0 FT. DEPTH = 38,880 CU.FT. > 28,314 CU.FT.



SITE ADDRESS:
7901, 7915, 7931 BARDSTOWN ROAD
TAX BLOCK 58, LOTS 0126, 0127, 0128, 0129
D.B. 9471, PG. 0360
LOUISVILLE, KY 40291

COUNCIL DISTRICT - 22
FIRE PROTECTION DISTRICT - FERN CREEK

CURRENT TRACT 3 RDDDP CASE: 19-DDP-0065
RELATED CASE: 18490 RDDDP
RELATED CASE: 16620 TR 3 RDDDP DEFERRED
RELATED CASE: 13661 CHICK-FIL-A RDDDP
RELATED CASE: B-12450-09 VARIANCE
RELATED CASE: 12632 BE AMENDMENT
RELATED CASE: 12435 RDDDP & WAIVERS
RELATED CASE: 10787 REZONING

WM# 6716

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REVISED DETAILED DISTRICT DEVELOPMENT PLAN
TRACT 3 7931 BARDSTOWN ROAD
OWNER/DEVELOPER
BARDSTOWN ROAD DEVELOPMENT, LLC
P.O. BOX 12128
LEXINGTON, KY 40580

JOB NO. **06229**
SHEET **1** OF **1**