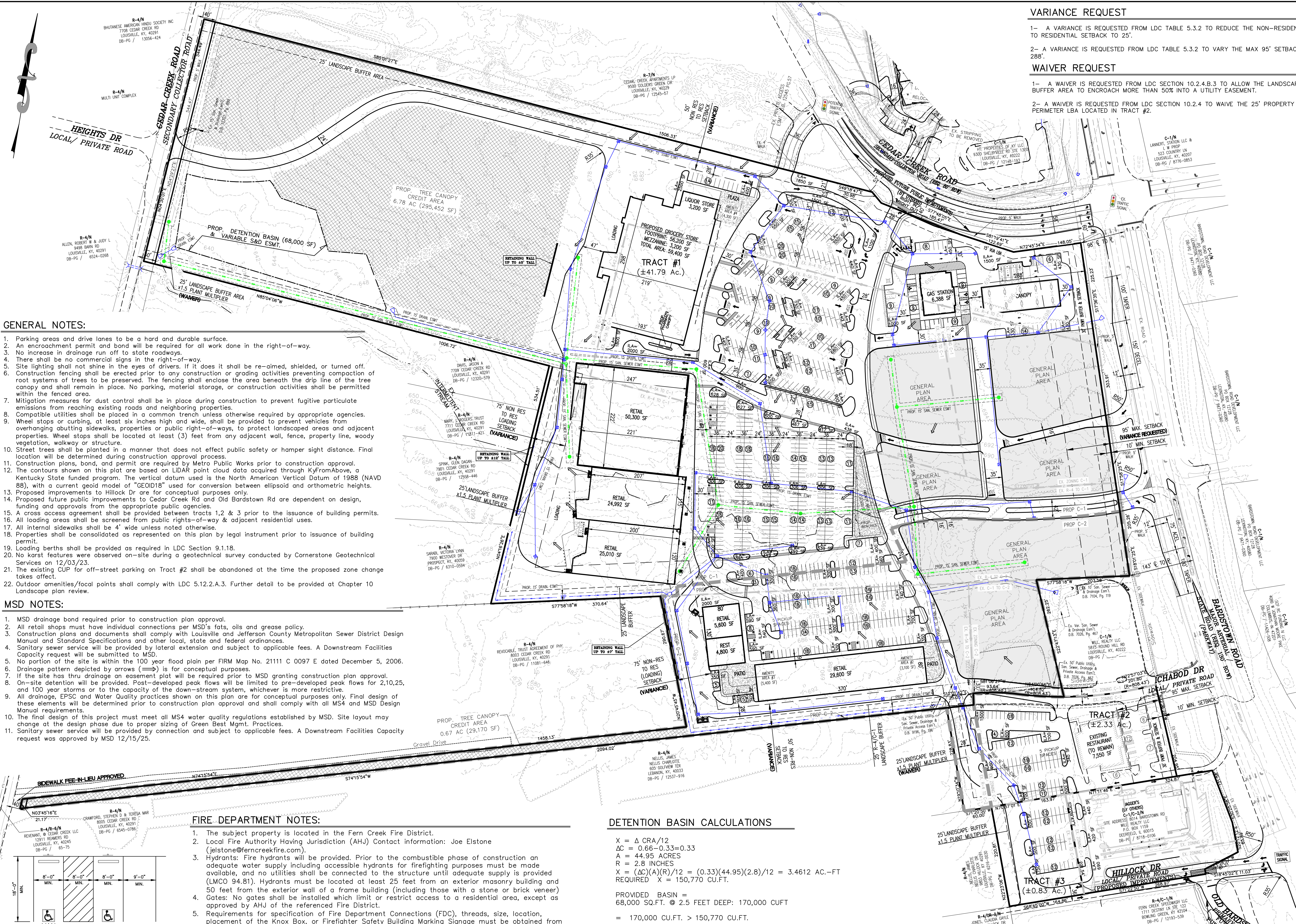




GENERAL NOTES:

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. Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
11. Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
12. The contours shown on this plot are based on LIDAR point cloud data acquired through KyFromAbove, a Kentucky State funded program. The vertical datum used is the North American Vertical Datum of 1988 (NAVD 88), with a current geoid model of "GEOID18" used for conversion between ellipsoid and orthometric heights.
13. Proposed improvements to Hillock Dr are for conceptual purposes only.
14. Proposed future public improvements to Cedar Creek Rd and Old Bardstown Rd are dependent on design, funding and approvals from the appropriate public agencies.
15. A cross access agreement shall be provided between tracts 1,2 & 3 prior to the issuance of building permits.
16. All loading areas shall be screened from public rights-of-way & adjacent residential uses.
17. All internal sidewalks shall be 4' wide unless noted otherwise.
18. Properties shall be consolidated as represented on this plan by legal instrument prior to issuance of building permit.
19. Loading berths shall be provided as required in LDC Section 9.1.18.
20. No karst features were observed on-site during a geotechnical survey conducted by Cornerstone Geotechnical Services on 12/03/23.
21. The existing CUP for off-street parking on Tract #2 shall be abandoned at the time the proposed zone change takes affect.
22. Outdoor amenities/focal points shall comply with LDC 5.12.2.A.3. Further detail to be provided at Chapter 10 Landscape plan review.

MSD NOTES:

1. MSD drainage bond required prior to construction plan approval.
2. All retail shops must have individual connections per MSD's fats, oils and grease policy.
3. 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.
4. Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
5. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0097 E dated December 5, 2006.
6. Drainage pattern depicted by arrows (==>) is for conceptual purposes.
7. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
8. 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.
9. 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.
10. 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.
11. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request was approved by MSD 12/15/25.

FIRE DEPARTMENT NOTES:

1. The subject property is located in the Fern Creek Fire District.
2. Local Fire Authority Having Jurisdiction (AHJ) Contact information: Joe Elstone (jstone@ferncreekfire.com).
3. Hydrants: Fire hydrants will be provided. Prior to the combustible phase of construction an adequate water supply including accessible hydrants for firefighting purposes must be made available, and no utilities shall be connected to the structure until adequate supply is provided (LMCO 94.81). Hydrants must be located at least 25 feet from an exterior masonry building and 50 feet from the exterior wall of a frame building (including those with a stone or brick veneer)
4. Gates: No gates shall be installed which limit or restrict access to a residential area, except as approved by AHJ of the referenced Fire District.
5. Requirements for specification of Fire Department Connections (FDC), threads, size, location, placement of the Knox Box, or Firefighter Safety Building Marking Signage must be obtained from the AHJ of the referenced Fire District.
6. Permitted projects shall comply with national Fire Protection Association (NFPA) 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations.
7. Buildings that are to be sprinkled will have a 5-inch Storz as its fire dept. connection (FDC). The FDC(s) will be on the building(s), easily accessible by the fire apparatus. If there is a desire to have a remote FDC, then accommodations must be made for future inspections of its underground piping and connections.
8. Knox Boxes will be required on any building that has a fire-alarm and/or sprinkler system.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04/17/26	ADDRESSED AGENCY COMMENTS	ZS

DETENTION BASIN CALCULATIONS

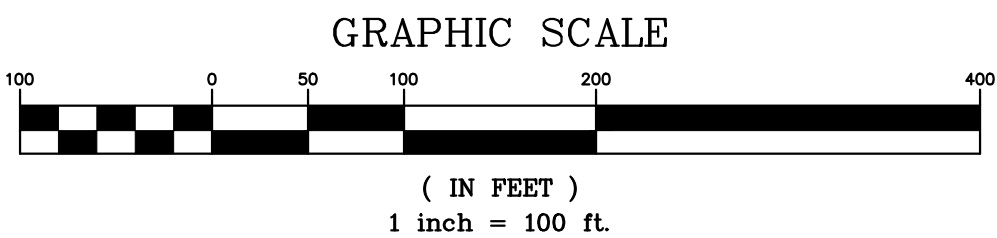
$X = \Delta CRA / 12$
 $\Delta C = 0.66 - 0.33 = 0.33$
 $A = 44.95 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (\Delta C)(A)(R) / 12 = (0.33)(44.95)(2.8) / 12 = 3.4612 \text{ AC.} - \text{FT}$
REQUIRED $X = 150,770 \text{ CU.FT.}$

PROVIDED BASIN =
68,000 SQ.FT. @ 2.5 FEET DEEP: 170,000 CUFT

= 170,000 CU.FT. > 150,770 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 44.95 Ac. (1,958,107 SF)
EXISTING TREE CANOPY AREA	= 83% (1,621,303 S.F.)
EXISTING TREE CANOPY PRESERVATION REQUIRED TO BE PRESERVED	= 20% EXISTING (324,261 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 20% EXISTING (324,622 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% SITE (685,337 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (685,337 S.F.)



VARIANCE REQUEST

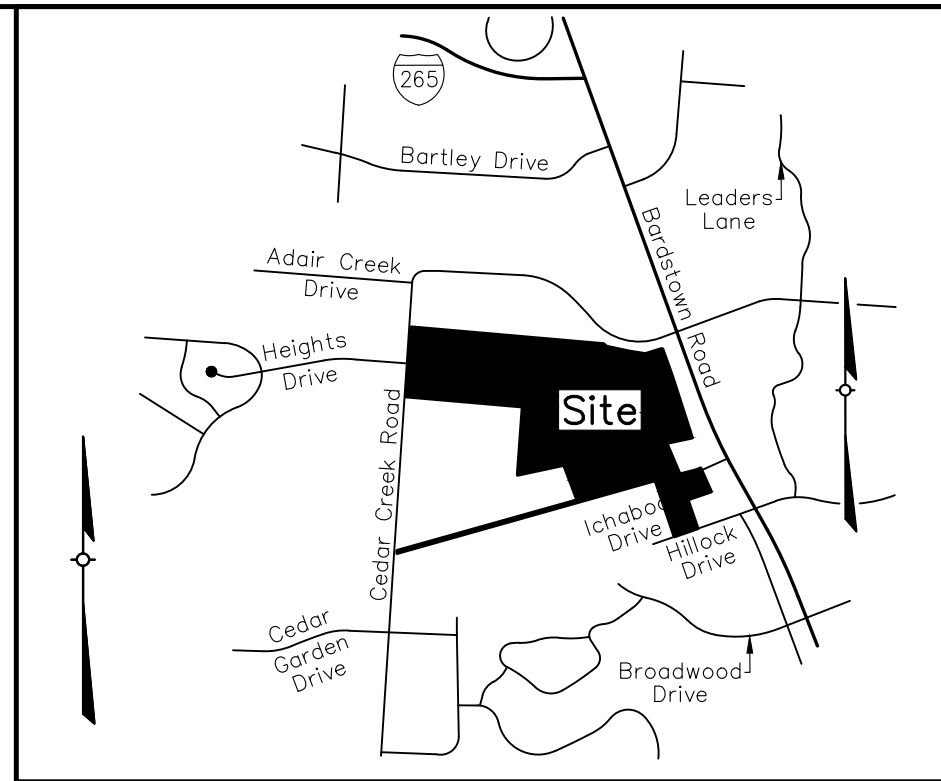
1- A VARIANCE IS REQUESTED FROM LDC TABLE 5.3.2 TO REDUCE THE NON-RESIDENTIAL TO RESIDENTIAL SETBACK TO 25'.

2- A VARIANCE IS REQUESTED FROM LDC TABLE 5.3.2 TO VARY THE MAX 95' SETBACK TO 288'.

WAIVER REQUEST

1- A WAIVER IS REQUESTED FROM LDC SECTION 10.2.4.B.3 TO ALLOW THE LANDSCAPE BUFFER AREA TO ENROACH MORE THAN 50% INTO A UTILITY EASEMENT.

2- A WAIVER IS REQUESTED FROM LDC SECTION 10.2.4 TO WAIVE THE 25' PROPERTY PERIMETER LBA LOCATED IN TRACT #2.



LOCATION MAP

NOT TO SCALE

OVERALL PROJECT DATA

TOTAL SITE AREA	= ±44.95 Ac. (1,958,107 SF)
R/W DEDICATION AREA	= ±0.31 Ac. (13,700 SF)
NET SITE AREA	= ±44.64 (1,944,407 SF)
TRACT #1	= ±41.47 Ac. (1,806,530 SF)
TRACT #2	= ±2.33 Ac. (101,520 SF)
TRACT #3	= ±0.83 Ac. (36,357 SF)
EXISTING FORM DISTRICT	= NEIGHBORHOOD
TOTAL BUILDING FOOTPRINT	= 209,138 SF

OUTDOOR AMENITY AREA REQ'D. (10% FOOTP.)	= 20,914 SF
OUTDOOR AMENITY AREA PROVIDED	= 22,740 SF

PARKING REQUIRED	MIN.	MAX.
SHOPPING/RETAIL (135,502 SF)		
1 SP/500 SF MIN.	= 271 SP	
1 SP/200 SF MAX.		= 678 SP
RESTAURANT (12,350 SF)		
1 SP/500 SF	= 25 SP	
1 SP/100 SF		= 124 SP
GROCERY & LIQUOR (62,600 SF)		
1 SP/500 SF	= 125 SP	
1 SP/200 SF		= 313 SP
FUEL STATION (6,388 SF)		
1 SP/500 SF	= 13 SP	
1 SP/250 SF		= 26 SP
TOTAL PARKING REQUIRED	= 434 SP	1141 SP

PROPOSED PARKING SPACES	= 1,098 SPACES
EXISTING PARKING SPACES	= 31 SPACES
- PROPOSED ADA PARKING SPACES	= 26 SPACES
- EXISTING ADA PARKING SPACES	= 5 SPACES
- PROPOSED PICKUP SPACES	= 10 SPACES
PARKING PROVIDED	= 1,170 SPACES

BIKE PARKING REQ'D.	= 47 SP (10% OF REQ'D PARKING)
BIKE PARKING PROV'D.	= 47 SP

TRACT #1 DATA (DETAILED PLAN ONLY)

TRACT #1	= ±35.55 Ac. (1,548,539 SF)
EXISTING ZONING	= R-4/R-5A/C-1
PROPOSED ZONING	= C-4/C-2
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= COMMERCIAL
BUILDING HEIGHT	= 35' MAX. ALLOWED
TOTAL BUILDING FOOTPRINT	= 202,902 SF
TOTAL BUILDING AREA	= 206,102 SF
F.A.R.	= 0.13 (1.0 MAX. ALLOWED)

TOTAL VEHICULAR USE AREA	= 551,748 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 41,381 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 46,178 SF

EXISTING IMPERVIOUS	= 5,013 SF
PROPOSED IMPERVIOUS	= 805,277 SF

TRACT #2 DATA

TRACT #2	= ±2.33 Ac. (101,520 SF)
EXISTING ZONING	= C-4/C-2
PROPOSED ZONING	= C-4/C-2
EXISTING USE	= RESTAURANT
BUILDING HEIGHT	= 1 STORY (35' MAX. ALLOWED)
TOTAL BUILDING FOOTPRINT	= 7,550 SF
F.A.R.	= 0.07 (5.0 MAX. ALLOWED)

TOTAL VEHICULAR USE AREA	= 61,283 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 4,596 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 5,140 SF

EXISTING IMPERVIOUS	= 62,407 SF
PROPOSED IMPERVIOUS	= 68,833 SF

TRACT #3 DATA

TRACT #3	= ±0.83 Ac. (36,357 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-4
EXISTING USE	= RESIDENTIAL
PROPOSED USE	= PARKING LOT

TOTAL VEHICULAR USE AREA	= 27,214 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 2,041 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 3,300 SF

EXISTING IMPERVIOUS	= 1,969 SF
PROPOSED IMPERVIOUS	= 27,214 SF

FERN CREEK COMMONS
REVISED DETAILED DISTRICT DEVELOPMENT PLAN
AND GENERAL PLAN

DEVELOPER: PRIME PROPERTY DEVELOPMENT CO., LLC 9300 SHELBYVILLE RD STE 1300 LOUISVILLE, KY 40222	PREPARED BY: LAND DESIGN & DEVELOPMENT, INC. 503 WASHBURN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40222 PHONE: (502) 426-9374
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WM#5780

JOB: 23085
DATE: 3/23/2026

Received June 29, 2026

Planning and Design

26-ZONE-0001