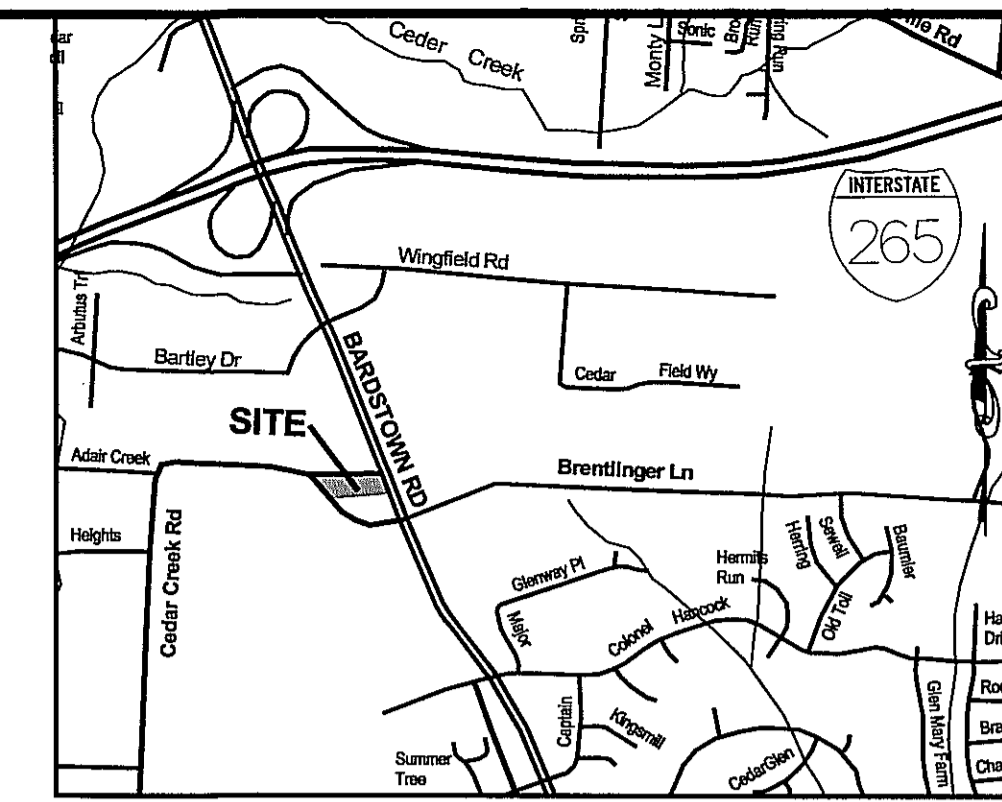


PRELIMINARY APPROVAL  
 Condition of Approval: \_\_\_\_\_  
 \_\_\_\_\_  
 Development Review Date  
 5/17/14  
 LOUISVILLE & JEFFERSON COUNTY  
 METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL  
 DEVELOPMENT PLAN  
 CONDITIONS: *Adding the sidewalk fee  
 in lieu for the Cedar Creek Connector.*  
 BY: *Sonny Ault*  
 DATE: *5-8-14*  
 LOUISVILLE/JEFFERSON COUNTY  
 METRO PUBLIC WORKS



TRACT 1 DATA

TOTAL SITE AREA	= 1.8± Ac.
BARDSTOWN RD. R/W DEDICATION AREA	= 0.1± Ac.
NET SITE AREA	= 1.7± Ac.
EXISTING ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= VACANT CHURCH
PROPOSED USE	= CREDIT UNION
PROPOSED BUILDING AREA	= 4,132 SF
PROPOSED BUILDING HEIGHT	= 25' (25' MAX. ALLOWED)
F.A.R.	= 0.05 (1.0 MAX.)
PARKING REQUIRED	MIN. MAX.
4,132/300 S.F. MIN.	= 14 SP 21 SP
4,132/200 S.F. MAX.	= 14 SP 21 SP

- 10% TARC CREDIT	= 13 SP 21 SP
TOTAL PARKING REQUIRED	= 20 SPACES
TOTAL PARKING PROVIDED	= (2 HC SP INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT, 2 LONG TERM
	(LONG TERM PROVIDED INDOORS)
TOTAL VEHICULAR USE AREA	= 46,571 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 3,492 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 6,609 SF

TRACT 2 DATA

TOTAL SITE AREA	= 0.76 ± Ac.
EXISTING ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= VACANT
PROPOSED USE	= RETAIL/OFFICE
PROPOSED BUILDING AREA	= 5,500 S.F.
PARKING REQUIRED	MIN. MAX.
1/350 S.F. MIN.	= 16 SP 28 SP
1/200 S.F. MAX.	= 25 SP 28 SP
PARKING PROVIDED	= 25 SP
TOTAL VEHICULAR USE AREA	= 12,664 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,950 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 1,116 SF

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the Bardstown Road & Cedar Creek Connector right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no landscaping in the State Right of Way.
- There shall be no landscaping in the State Right of Way without an encroachment permit.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Right-of-way dedication by deed or minor plat must be recorded prior to construction approval by Public Works.
- Cedar Creek Connector right-of-way closed on the subject site by D.B. 941, Pg. 42
- The two existing Bardstown Road curb cuts noted on plan are to be closed & verge restored per KYDOT standard specifications.
- Topography and boundary taken from the ALTA survey prepared by BTM and dated July 26, 2013.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- A karst survey was completed by Kevin Young on April 9, 2014. No karst features were found.
- The maximum building setback alternative Section 5.1.9.A.B. will be applied.
- Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
- The Tract 2 future building elevations will be provided when the Revised Detailed District Development Plan for Tract 2 is submitted. Tract 2 is conceptual only.
- The sidewalk fee-in-lieu option is being applied for the sidewalk requirement along Cedar Creek Connector right-of-way. The fee-in-lieu amount will be calculated per the approved construction plans and must be paid prior to construction approval by Metro Public Works.

MSD NOTES:

- 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. MSD drainage bond will be required.
- On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
- Stormwater quality units will be installed in accordance with MSD design standards to provide post construction controls per the MSD WDR requirements.
- Sanitary sewer service by holding tank. Approvals by Board of Health and KY DOW.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- All roof drains must be directed to detention basin.
- 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 Management Practices.
- Silt Checks installed in proposed drainage swales as required by MSD.
- An easement plan for the detention basin and the through drainage system will be required prior to construction approval.
- A Downstream Facilities Capacity Request will be submitted to MSD

RECEIVED  
 MAY 05 2014  
 PLANNING & DESIGN SERVICES  
 CASE: 14DEVPLAN1033  
 WM# 10948  
 SITE ADDRESS: 7710 BARDSTOWN ROAD LOUISVILLE, KY 40291 T.B. 0647, LOT 0032 D.B. 10188, PG. 0458  
 SITE ADDRESS: 7509 CEDAR CREEK RD. LOUISVILLE, KY 40291 T.B. 647 LOT 272 D.B. 10188, PG. 0458  
 COUNCIL DISTRICT - 22  
 FIRE PROTECTION DISTRICT - FERN CREEK

NO.	DATE	BY	DESCRIPTION
1	4-14-14	DT	PER AGENCY COMMENTS
2	4-28-14	DT	PER AGENCY COMMENTS

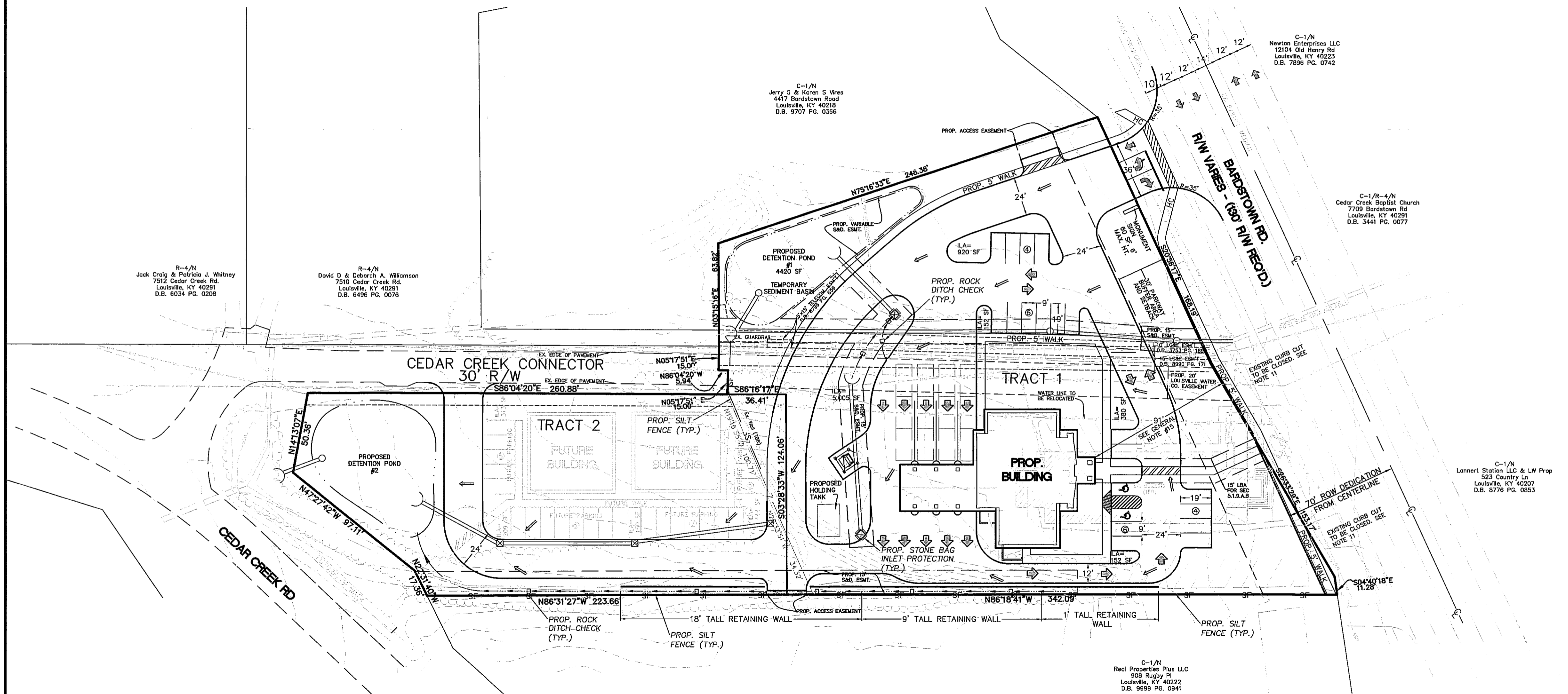
PROJECT DATA  
 FILE NAME: 13104-DDDP.dwg  
 DATE: 3-17-14  
 SCALE: AS SHOWN  
 CHECKED BY: RMY  
 DRAWN BY: DT

REVISIONS  
 SURVEYOR'S SEAL  
 ENGINEER'S SEAL

LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERING - LAND SERVICES - LANDSCAPE ARCHITECTURE  
 605 WASHINGTON AVENUE, SUITE 101  
 LOUISVILLE, KENTUCKY 40202  
 PHONE: 502.442.9275  
 FAX: 502.442.9274  
 WEB SITE: WWW.LDD-INC.COM

REVISED GENERAL AND DETAILED DISTRICT DEVELOPMENT PLAN  
 OWNER  
**PARK FEDERAL BARDSTOWN ROAD**  
 OWNER  
**PARK COMMUNITY FEDERAL CREDIT UNION**  
 6101 FERN VALLEY RD  
 LOUISVILLE, KY 40228

RELATED LDD CASE: 04285  
 JOB NO. 13104  
 SHEET 1 OF 1



DETENTION BASIN #1 CALCULATIONS

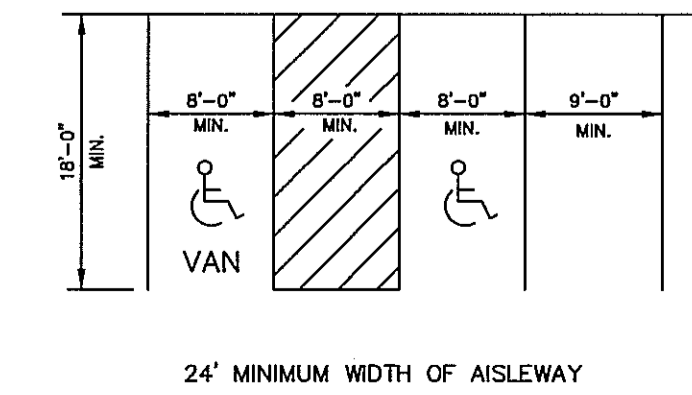
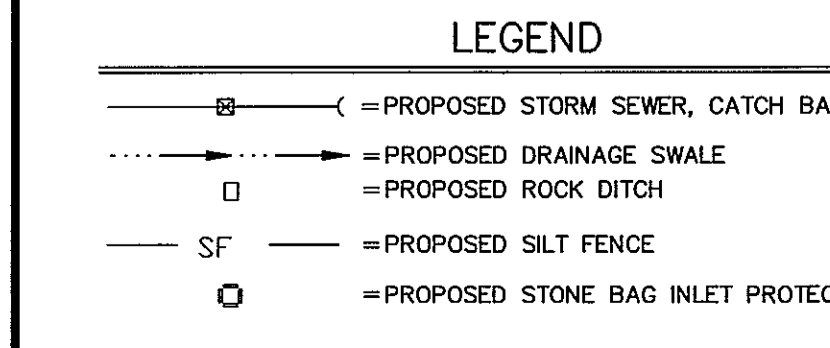
X = Δ CRA/12  
 ΔC = 0.75 - 0.25 = 0.08  
 A = 1.6 Ac.  
 R = 2.7 inches  
 REQUIRED X = 1,500 CU.FT.  
 PROVIDED BASIN = 4,420 SQ.FT.

TOTAL = 4,420 SQ.FT. @ APPROX. 1 FT. DEPTH  
 = 4,420 CU.FT. > 1,500 CU.FT.

DETENTION BASIN #2 CALCULATIONS

X = Δ CRA/12  
 ΔC = 0.75 - 0.25 = 0.5  
 A = 0.76 Ac.  
 R = 2.7 inches  
 REQUIRED X = 3,750 CU.FT.  
 PROVIDED BASIN = 4,860 SQ.FT.

TOTAL = 4,860 SQ.FT. @ APPROX. 1 FT. DEPTH  
 = 4,860 CU.FT. > 3,750 CU.FT.



TREE CANOPY CALCULATIONS (CLASS C - 0-40%)

TOTAL SITE AREA	= 110,662 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (22,132 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% ( S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (22,320 S.F.)

