

**SUBDIVISION NOTES**

- All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
- Verge areas within public right-of-way to be provided per Metro Public Works.
- Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- Street trees shall be planted in a manner that does not affect public safety and maintains proper sight distance. Final location will be determined during construction approval process.
- An encroachment permit and bond are required by Metro Public Works for roadway repairs on all surrounding access roads to the subdivision site due to damages caused by construction traffic activities.
- All street name signs and pavement markings shall conform with the manual on uniform traffic control devices (MUTCD) requirements and be installed prior to construction of the first residence or building on the street and shall be in place at the time of the bond release.
- The minimum grade of all streets shall be 1% and maximum grade shall be 10%.
- The developer will be responsible for any utility relocation on the property.
- All cut-and-fill areas and bubble pavement widths, radiuses, sidewalk locations and offsets shall be in accordance with Metro Public Works standards and approved at the time of construction.

- Curbs and gutter shall be provided along all streets in the development. Sidewalks shall be provided along all streets where required by the development code.

**PRELIMINARY APPROVAL**

Conditions of Approval:

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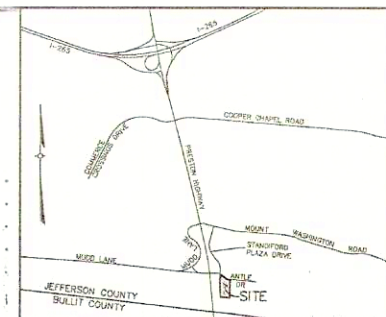
**GENERAL NOTES**

- Paving 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. 21111C0260 D dated February 2, 1994.
- 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.
- The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
- All lighting on the site shall be directed down and away from adjacent residential uses.
- Construction plans, bond and permit are required by Metro Public Works prior to construction approval.
- IWD approval required.
- Detention provided as shown.
- Sanitary sewer shall service this site by lateral extension and be treated at West County WTP, subject to capacity request approval and all applicable fees.
- Sidewalk shall be added along east side of Standford Plaza Drive when road location has been determined by agencies.
- Standford Plaza Drive is an existing private access easement. It is to be dedicated in the future by others with approval by Metro Public Works.
- The connection between Standford Plaza Drive and Crandon Road and any access to it shall not be built until Standford Plaza Drive is dedicated to be a public road by agreement with adjacent property owners prior to the dedication and approval by Metro Public Works.
- Final right-of-way limits for the Standford Plaza Drive and Crandon Road extension is to be determined by Metro Public Works prior to construction approval.
- A cross-over, shared parking agreement is to be provided between tract 1 and tract 2.

**TRANSPORTATION APPROVAL**  
**PRELIMINARY DEVELOPMENT PLAN**  
**CATEGORY: 2 3 4**  
**CONDITIONS:**  
 RESTAURANT  
 BY: *[Signature]*  
 DATE: 7/26/07

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

**METRO**  
 APPROVED DISTRICT  
 DEVELOPMENT PLAN  
 DOCKET NO. 9207  
 APPROVAL DATE 8/21/07  
 EXPIRATION DATE 8/21/09  
 SIGNATURE OF PLANNING COMMISSION  
*[Signature]*



**REVISIONS**

NO.	DATE	DESCRIPTION	BY	AW
1.	1/8/07	RDDDD	AW	AW
2.	7/13/07	AGENCY COMMENTS RDDDD	AW	AW

**SITE DATA**

TOTAL SITE AREA	= 6.8± Ac.
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING ZONING	= C-1 (4.3± Ac.) C-2 (2.2± Ac.)
EXISTING USE	= VACANT
GROSS AREA	= 5.8± Ac.
NET AREA	= 6.4± Ac.
ROW AREA	= .4± Ac.
GROSS DENSITY	= .44±
NET DENSITY	= .47±
F.A.R.	= .13

**TRACT 1**

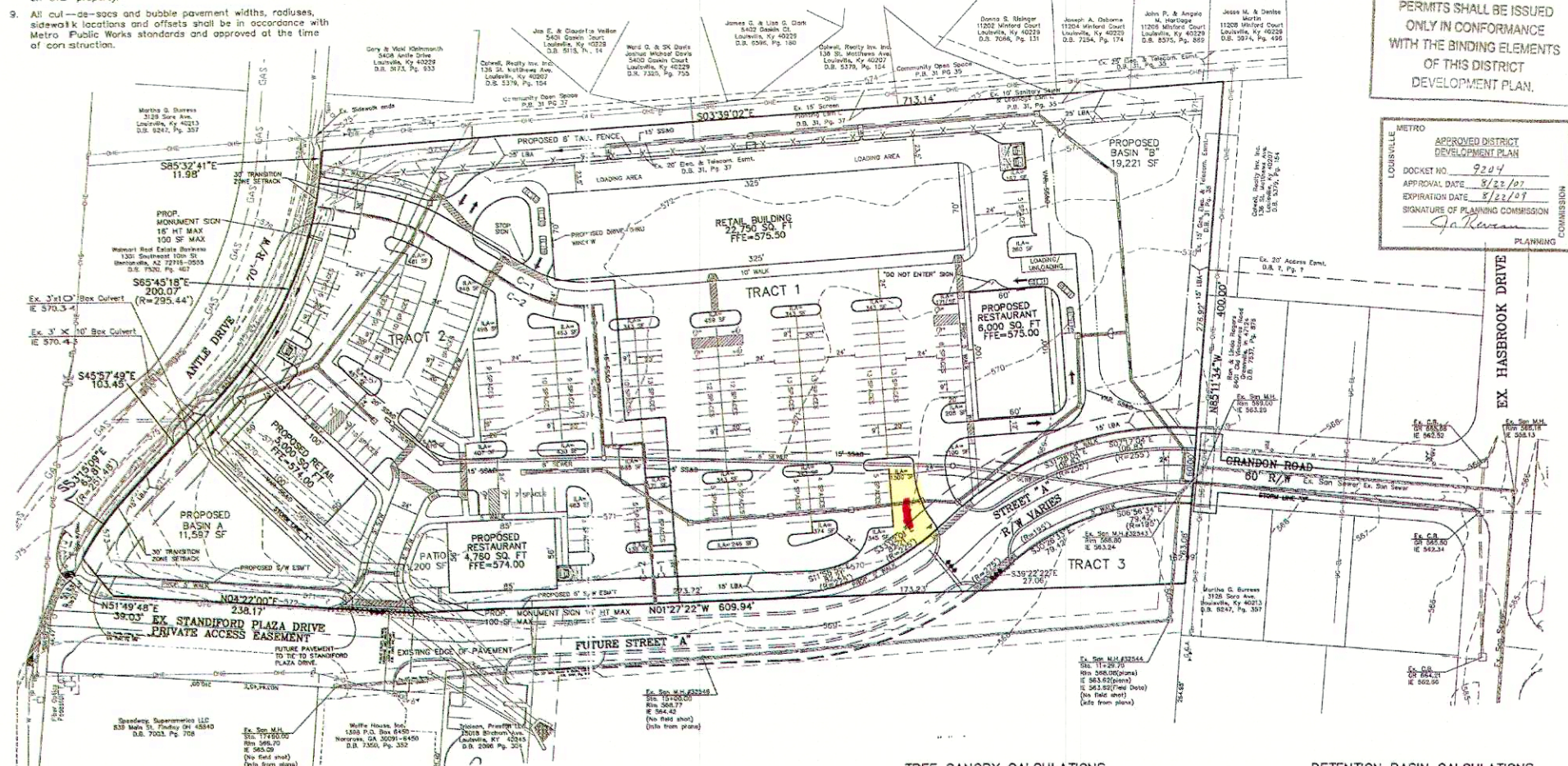
TOTAL SITE AREA	= 4.1± Ac.
EXISTING ZONING	= C-1
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= VACANT
PROPOSED USE	RETAIL = 22,750 SF RESTAURANT = 6,000 SF
BUILDING HEIGHT	= 32'-11"
PARKING REQUIRED	MIN. MAX. RETAIL - 1/250 - 1/150 = 91 152 RESTAURANT - 1/125 - 1/50 = 48 120
TOTAL PARKING PROVIDED	= 139 272
PARKING PROVIDED	= 135
HANDICAP PARKING	= 6
TOTAL PARKING PROVIDED	= 141

**TRACT 2**

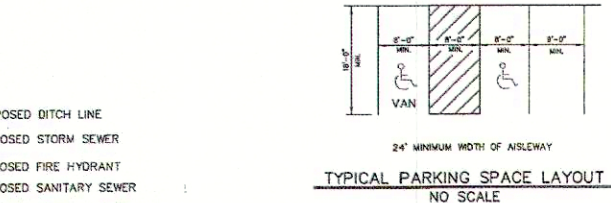
TOTAL SITE AREA	= 2.2± Ac.
EXISTING ZONING	= C-2
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= VACANT
PROPOSED USE	RESTAURANT = 4,760 SF PATIO = 1,200 SF RETAIL = 5,000 SF
PARKING REQUIRED	MIN. MAX. RESTAURANT - 1/125 - 1/50 = 38 95 PATIO - 1/125 - 1/50 = 10 24 RETAIL - 1/250 - 1/150 = 20 33
TOTAL PARKING PROVIDED	= 68 152
PARKING PROVIDED	= 89
HANDICAP PARKING	= 4
TOTAL PARKING PROVIDED	= 93

**TRACT 3**

TOTAL SITE AREA	= .2± Ac.
EXISTING ZONING	= C-1
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= VACANT



- LEGEND**
- |  |                            |  |                                       |
|--|----------------------------|--|---------------------------------------|
|  | BENCHMARK                  |  | PROPOSED DITCH LINE                   |
|  | EXISTING WATER METER       |  | PROPOSED STORM SEWER                  |
|  | EXISTING POWER POLE        |  | PROPOSED FIRE HYDRANT                 |
|  | EXISTING WATER LINE        |  | PROPOSED SANITARY SEWER               |
|  | EXISTING OVERHEAD ELECTRIC |  | PROPOSED HANDICAP RAMPS               |
|  | EXISTING GUY WIRE          |  | GAS, ELECTRIC & TELECOMM. EASEMENT    |
|  | EXISTING LIGHT POLE        |  | 15' GET                               |
|  | EXISTING GAS VALVE         |  | 15' SS & D                            |
|  | EXISTING FIRE HYDRANT      |  | SANITARY SEWER & DRAINAGE EASEMENT    |
|  | EXISTING WATER VALVE       |  | (T.B.R.) TO BE REMOVED                |
|  | EXISTING SEWER LINE        |  | UCE 3 PHASE UNDERGROUND ELECTRIC LINE |
|  | EXISTING STORM SEWER       |  | PROPOSED WATER LINE                   |
|  |                            |  | PROPOSED GAS LINE                     |

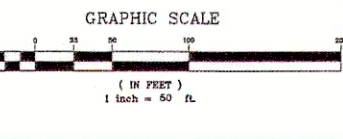


**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 298,208 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (59,242 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
PROPOSED TREE CANOPY TO BE PLANTED	= TO BE DETERMINED
TYPE "A" STREET TREES @ 1 3/4 CAL. (900 SF CREDIT EACH)	= TO BE DETERMINED
TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH)	= TO BE DETERMINED
TOTAL TREE CANOPY TO BE PLANTED	= TO BE DETERMINED
TOTAL TREE CANOPY PROVIDED	= TO BE DETERMINED

**DETENTION BASIN CALCULATIONS**

X = ΔCRA/12  
 ΔC = 0.70 - 0.23 = 0.47  
 A = 19.03 ACRES  
 R = 2.8 INCHES  
 X = (0.47)(19.03)(2.8)/12 = 2.09 AC.-FT.  
 REQUIRED X = 91,040 CU.FT.  
 PROVIDED BASIN = 30,818 SQ.FT.  
 TOTAL = 30,818 SQ.FT. @ APPROX. 3 FT. DEPTH = 92,454 CU.FT. > 91,040 CU.FT.



**RECEIVED**  
 FEB 18 2010  
 PLANNING & DESIGN SERVICES

1 = Sign

SITE ADDRESS:  
 5404 ANTLER DRIVE  
 LOUISVILLE, KY 40229  
 TAX BLOCK 2096, LOT 302  
 D.B. 7861, PG. 896

JUL 18 2007  
 RECEIVED  
 PLANNING & DESIGN SERVICES  
 W.M. # 9211

JOB NO. 05126

SHEET 1 OF 1

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 LAND DESIGNER - LANDSCAPE ARCHITECTURE  
 LICENSE # 22513  
 PHONE (502) 486-9744

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**PRESTON/ANTLER**  
 OWNER/DEVELOPER  
**ICON PRESTON CENTER, LLC**  
 3220 OFFICE POINTE  
 LOUISVILLE, KY 40220  
 PHONE NO. (502) 3326-1000

78 VARIANCE 1000