

THE EXISTING FEATURES, UNDERLYING TOPOGRAPHY, SITE BOUNDARY AND EASEMENT DATA, ETC. SHOWN ON THIS PLAN SHEET ARE PROVIDED BY OTHERS. SUBURBAN DESIGN GROUP, LLC, MAKES NO REPRESENTATION TO THE ACCURACY OF THAT BASELINE DATA. THEREFORE, THE CONTRACTOR SHALL VERIFY THAT EXISTING FEATURES ARE AS SHOWN AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SUBURBAN DESIGN GROUP PRIOR TO STARTING CONSTRUCTION.

PROJECT DATA

EXISTING FORM DISTRICT / ZONING ----- N / R-4
 PROP. FORM DISTRICT / ZONING ----- N / C-1 & R-6
 EXISTING LAND USE ----- SINGLE FAMILY HOME / VACANT
 RETAIL (FIRST FLOOR) & OFFICE (SECOND FLOOR) / MULTI-FAMILY CONDO'S
 PROP. LAND USE -----
 GROSS TOTAL LAND AREA ----- 191,486.1 S.F. / 4.40 AC.
 FIRE PROTECTION DISTRICT ----- FERN CREEK
 METRO COUNCIL DISTRICT ----- 22

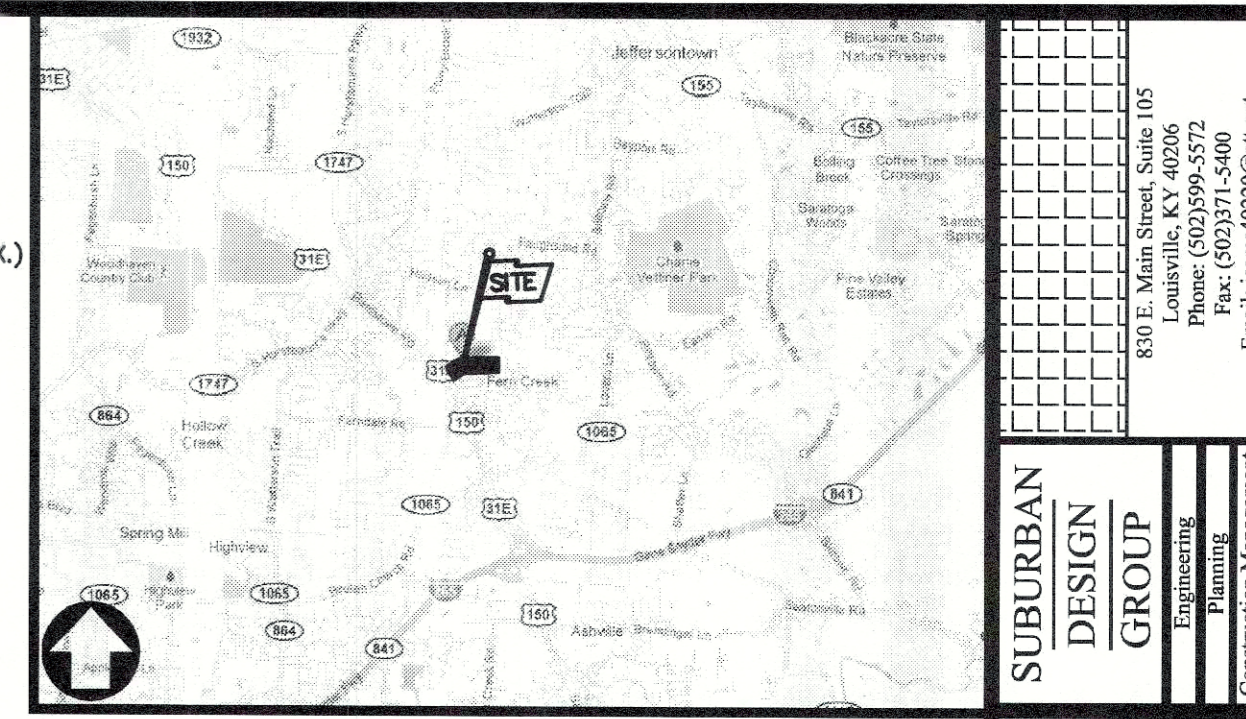
LANDSCAPE WAIVERS

TO WAIVE LAND DEVELOPMENT CODE CHAPT. 10, PART 2.4 'LANDSCAPE DESIGN' AND ALLOW A REDUCTION OF THE REQUIRED 25' LANDSCAPE BUFFER AREA (LBA) TO 10' LANDSCAPE BUFFER AREA (LBA) ALONG THE NORTH PROPERTY LINES AS NOTED ON THE PLAN ON TRACT "1".
 TO WAIVE LAND DEVELOPMENT CODE CHAPT. 10, PART 2.4 'LANDSCAPE DESIGN' AND ALLOW A REDUCTION OF A PORTION OF THE REQUIRED 15' LANDSCAPE BUFFER AREA (LBA) TO 9' LANDSCAPE BUFFER AREA (LBA) ALONG THE NORTH PROPERTY LINES AS NOTED ON THE PLAN ON TRACT "2".
 TO WAIVE LAND DEVELOPMENT CODE CHAPT. 10, PART 2.4.B 'LANDSCAPE DESIGN' AND ALLOW A SANITARY SEWER AND DRAINAGE EASEMENT TO ENCLOSE MORE THAN 50% IN THE LBA ALONG BARDSTOWN ROAD AND ALONG THE COMMON PROPERTY LINE OF THE R-6 AND C-1 PROPERTY.

TRACT "1"
 NET TOTAL LAND AREA ----- 39,926.2 S.F. / 0.92 AC.
 PROP. FORM DISTRICT / ZONING ----- N / C-1
 PROP. LAND USE ----- RETAIL (FIRST FLOOR) & OFFICE (SECOND FLOOR)
 TOTAL NUMBER OF CONDO'S ----- 4 DWELLING UNITS
 DENSITY ----- 7.27 D.U. / AC. (17.42 D.U. / AC. MAX.)
 BUILDING HEIGHT ----- 35' HT.
 FLOOR AREA RATIO ----- 0.25 (0.75 MAX.)
PARKING DATA
 MIN. PARKING REQUIRED ----- 6 SPACES (1.5 SP / D.U.)
 MAX. PARKING ALLOWED ----- 10 SPACES (2.5 SP / D.U.)
 TOTAL PARKING PROVIDED ----- 6 SPACES
LANDSCAPE DATA
 MIN. PARKING REQUIRED (RETAIL) ----- 28 SPACES (1 SP. / 250 S.F.)
 MAX. PARKING ALLOWED (RETAIL) ----- 47 SPACES (1 SP. / 150 S.F.)
 MIN. PARKING REQUIRED (OFFICE) ----- 20 SPACES (1 SP. / 350 S.F.)
 MAX. PARKING ALLOWED (OFFICE) ----- 35 SPACES (1 SP. / 200 S.F.)
 TOTAL MIN. PARKING REQUIRED ----- 43 SPACES (LESS TARC CREDIT)
 TARC CREDIT ----- 82 SPACES
 TARC CREDIT ----- 5 SPACES (10%)
 TOTAL PARKING PROVIDED ----- 43 SPACES (W/ 2 H.C. SPACES)
 BICYCLE PARKING PROVIDED ----- 6 SPACES (TOTAL)
 (INCLUDES 2 LONG TERM (INSIDE BUILDING) & 4 SHORT TERM SPACE (OUTSIDE) LANDSCAPE DATA
 VEHICLE USE AREA (VUA) ----- 17,376 S.F.±
 REQ. INTERIOR LANDSCAPE AREA (ILA) ----- 1,303 S.F. (7.5% MIN.)
 PROVIDED INTERIOR LANDSCAPE AREA (ILA) ----- 1,402 S.F.±

TRACT "2"
 TOTAL LAND AREA ----- 23,802.2 S.F. / 0.55 AC.
 PROP. FORM DISTRICT / ZONING ----- N / R-6
 PROP. LAND USE ----- MULTI-FAMILY CONDO'S
 TOTAL NUMBER OF CONDO'S ----- 24 DWELLING UNITS
 DENSITY ----- 14.82 D.U. / AC. (17.42 D.U. / AC. MAX.)
 BUILDING HEIGHT ----- 35' HT.
 FLOOR AREA RATIO ----- 0.51 (0.75 MAX.)
PARKING DATA
 MIN. PARKING REQUIRED ----- 36 SPACES (1.5 SP / D.U.)
 MAX. PARKING ALLOWED ----- 60 SPACES (2.5 SP / D.U.)
 TOTAL PARKING PROVIDED ----- 40 SPACES
LANDSCAPE DATA
 VEHICLE USE AREA (VUA) ----- 14,783 S.F.±
 REQ. INTERIOR LANDSCAPE AREA (ILA) ----- 0 S.F. (0% MIN.)
 PROVIDED INTERIOR LANDSCAPE AREA (ILA) ----- 0 S.F.
 OPEN SPACE REQUIRED ----- N/A
 OPEN SPACE PROVIDED ----- N/A

TRACT "3"
 TOTAL LAND AREA ----- 70,613.9 S.F. / 1.62 AC.
 PROP. FORM DISTRICT / ZONING ----- N / R-6
 PROP. LAND USE ----- MULTI-FAMILY CONDO'S
 TOTAL NUMBER OF CONDO'S ----- 24 DWELLING UNITS
 DENSITY ----- 14.82 D.U. / AC. (17.42 D.U. / AC. MAX.)
 BUILDING HEIGHT ----- 35' HT.
 FLOOR AREA RATIO ----- 0.51 (0.75 MAX.)
PARKING DATA
 MIN. PARKING REQUIRED ----- 36 SPACES (1.5 SP / D.U.)
 MAX. PARKING ALLOWED ----- 60 SPACES (2.5 SP / D.U.)
 TOTAL PARKING PROVIDED ----- 40 SPACES
LANDSCAPE DATA
 VEHICLE USE AREA (VUA) ----- 14,783 S.F.±
 REQ. INTERIOR LANDSCAPE AREA (ILA) ----- 1,109 S.F. (7.5% MIN.)
 PROVIDED INTERIOR LANDSCAPE AREA (ILA) ----- 1,539 S.F.
 OPEN SPACE REQUIRED ----- 0.33 AC (15% REQUIRED) TRACT 2 / 3
 OPEN SPACE PROVIDED ----- 0.33 AC (15%) TRACT 2 / 3



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 CORRIDOR HOLDINGS, LLC
 3400 WOODSIDE ROAD
 LOUISVILLE, KY 40204

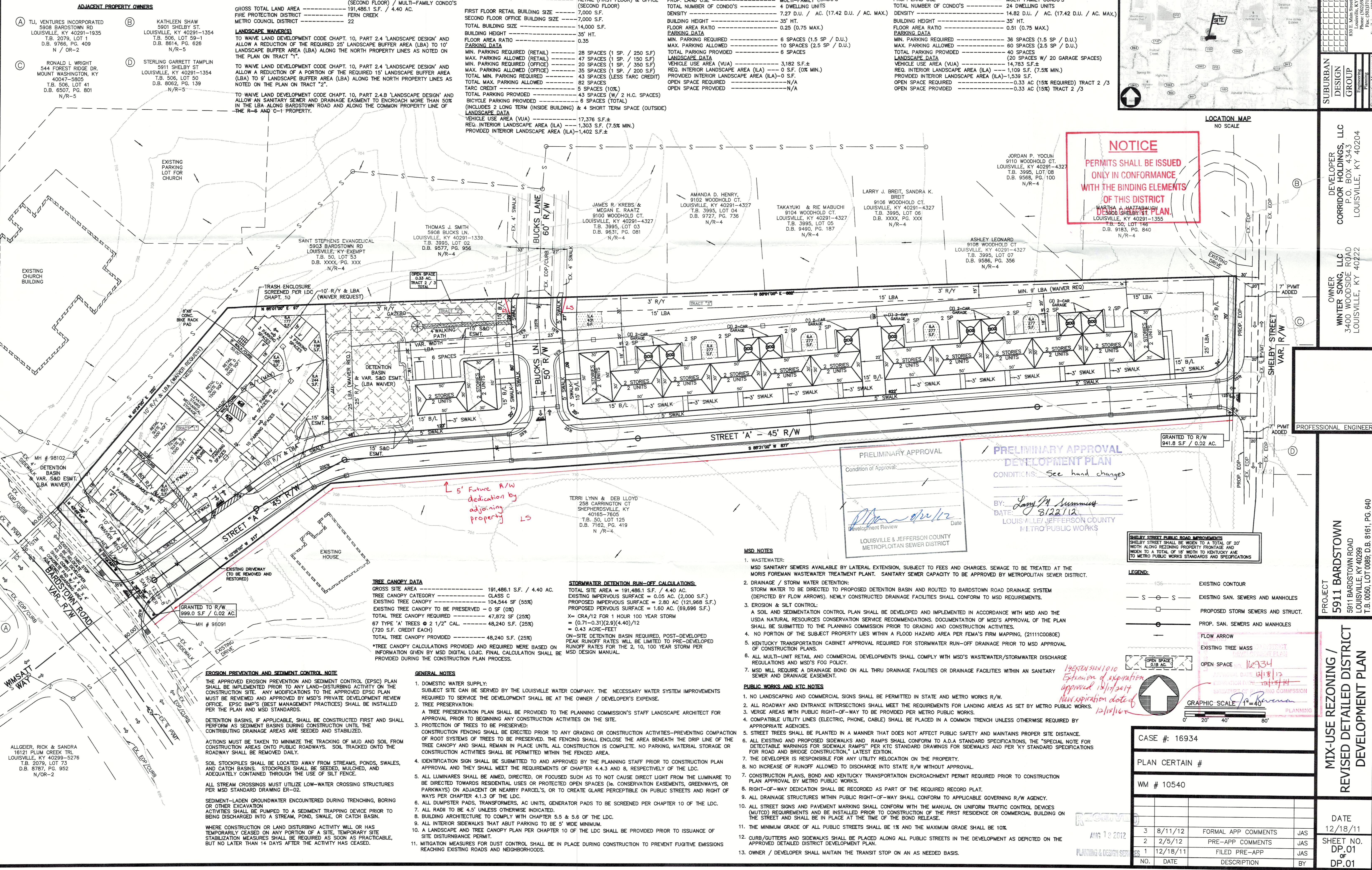
OWNER
 WINTER SONG, LLC
 3400 WOODSIDE ROAD
 LOUISVILLE, KY 40222

PROFESSIONAL ENGINEER

PROJECT
 5911 BARDSTOWN
 5911 BARDSTOWN ROAD
 LOUISVILLE, KY 40299
 T.B. 0050, LOT 0089; D.B. 8161, PG. 640

MIX-USE REZONING / REVISED DETAILED DISTRICT DEVELOPMENT PLAN

NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.
 MARTHA A. HATTABAWA
 123600 SHELBY ST. PLAN
 LOUISVILLE, KY 40291-1355
 T.B. 50, LOT 146
 D.B. 9183, PG. 840
 N/R-4



PRELIMINARY APPROVAL
 Condition of Approval:
 [Signature]
 Date: 8/12/12
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS: See hand changes
 BY: [Signature]
 DATE: 8/22/12
 LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

GRANTED TO R/W 941.8 S.F. / 0.02 AC.

MSD NOTES

- WASTEWATER: MSD SANITARY SEWERS AVAILABLE BY LATERAL EXTENSION, SUBJECT TO FEES AND CHARGES. SEWAGE TO BE TREATED AT THE MORIS FOREMAN WASTEWATER TREATMENT PLANT. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION: STORM WATER TO BE DIRECTED TO PROPOSED DETENTION BASIN AND ROUTED TO BARDSTOWN ROAD DRAINAGE SYSTEM (DEPICTED BY FLOW ARROWS). NEWLY CONSTRUCTED DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111C0080E)
- KENTUCKY TRANSPORTATION CABINET APPROVAL REQUIRED FOR STORMWATER RUN-OFF DRAINAGE PRIOR TO MSD APPROVAL OF CONSTRUCTION PLANS.
- ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENTS SHALL COMPLY WITH MSD'S WASTEWATER/STORMWATER DISCHARGE REGULATIONS AND MSD'S FOG POLICY.
- MSD WILL REQUIRE A DRAINAGE BOND ON ALL THRU DRAINAGE FACILITIES OR DRAINAGE FACILITIES WITHIN AN SANITARY SEWER AND DRAINAGE EASEMENT.

PUBLIC WORKS AND KTC NOTES

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREAS WITH 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 SITE DISTANCE.
- ALL EXISTING AND PROPOSED SIDEWALKS AND RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W WITHOUT APPROVAL.
- CONSTRUCTION PLANS, BOND AND KENTUCKY TRANSPORTATION ENCROACHMENT PERMIT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL BY METRO PUBLIC WORKS.
- RIGHT-OF-WAY DEDICATION SHALL BE RECORDED AS PART OF THE REQUIRED RECORD PLAT.
- CONSTRUCTION STRUCTURES WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO APPLICABLE GOVERNING R/W AGENCY.
- ALL STREET SIGNS AND PAVEMENT MARKING SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR COMMERCIAL BUILDING ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE.
- THE MINIMUM GRADE OF ALL PUBLIC STREETS SHALL BE 1% AND THE MAXIMUM GRADE SHALL BE 10%.
- CURB/GUTTERS AND SIDEWALKS SHALL BE PLACED ALONG ALL PUBLIC STREETS IN THE DEVELOPMENT AS DEPICTED ON THE APPROVED DETAILED DISTRICT DEVELOPMENT PLAN.
- OWNER / DEVELOPER SHALL MAINTAIN THE TRANSIT STOP ON AN AS NEEDED BASIS.

TREE CANOPY DATA

GROSS SITE AREA ----- 191,486.1 S.F. / 4.40 AC.
 TREE CANOPY CATEGORY ----- CLASS C
 EXISTING TREE CANOPY ----- 104,544 SF (55%)
 EXISTING TREE CANOPY TO BE PRESERVED ----- 0 SF (0%)
 TOTAL TREE CANOPY REQUIRED ----- 47,872 SF (25%)
 67 TYPE "A" TREES @ 2 1/2" CAL. ----- 48,240 S.F. (25%) (720 S.F. CREDIT EACH)
 TOTAL TREE CANOPY PROVIDED ----- 48,240 S.F. (25%)
 *TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOGS. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

STORMWATER DETENTION RUN-OFF CALCULATIONS

TOTAL SITE AREA = 191,486.1 S.F. / 4.40 AC.
 EXISTING IMPEROVISED SURFACE = 0.05 AC. (2,000 S.F.)
 PROPOSED IMPEROVISED SURFACE = 2.80 AC. (121,968 S.F.)
 PROPOSED PERVIOUS SURFACE = 1.60 AC. (69,696 S.F.)
 X = CRA/12 FOR 1 HOUR 100 YEAR STORM
 = (0.71-0.31)(2.0)/(4.40)/12
 = 0.43 ACRE-Feet
 ON-SITE DETENTION BASIN REQUIRED, POST-DEVELOPED PEAK RUNOFF RATES WILL BE LIMITED TO PRE-DEVELOPED RUNOFF RATES FOR THE 2, 10, 100 YEAR STORM PER MSD DESIGN MANUAL.

GENERAL NOTES

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 AND 8, RESPECTIVELY OF THE LDC.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- ALL RADI TO BE 4.5' UNLESS OTHERWISE INDICATED.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.5 & 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF SITE DISTURBANCE PERMIT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

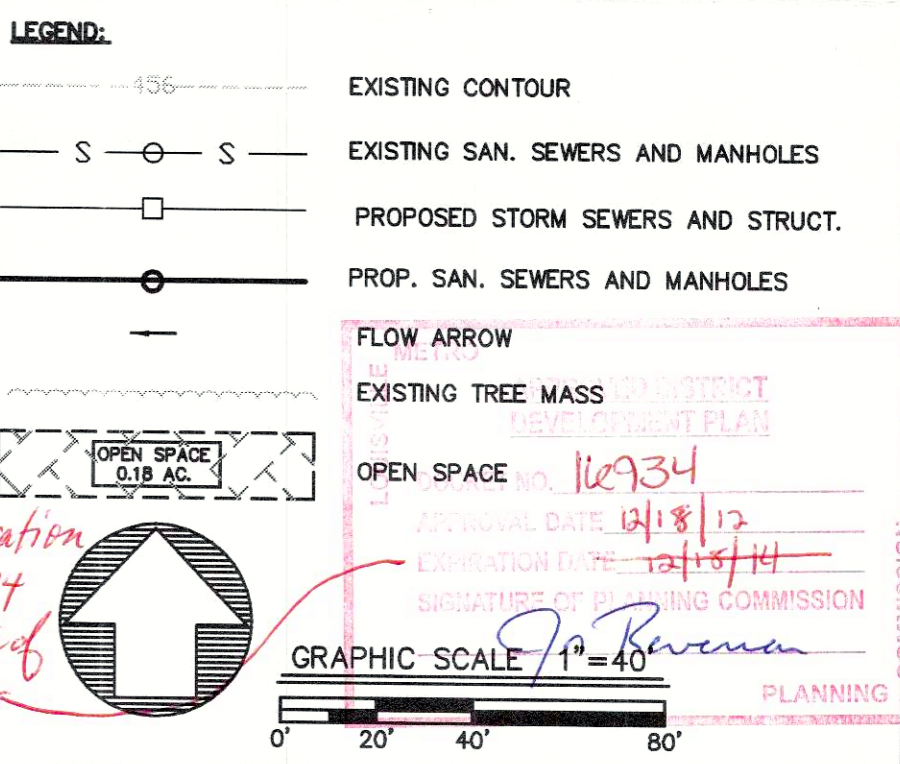
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ON PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
 SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.
 WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.



GRAPHIC SCALE 1" = 40'

CASE #	16934		
PLAN CERTAIN #			
WM #	10540		
NO.	DATE	DESCRIPTION	BY
3	8/11/12	FORMAL APP COMMENTS	JAS
2	2/5/12	PRE-APP COMMENTS	JAS
1	12/18/11	FILED PRE-APP	JAS

DATE 12/18/11
 SHEET NO. DP 01 OF DP 01

16934