

JEFFERSON COUNTY
APPROVED DISTRICT
DEVELOPMENT PLAN
DOCKET NO. 9-41-88
APPROVAL DATE 9/27/01
EXPIRATION DATE 9/27/09
SIGNATURE OF PLANNING COMMISSION
Stephen R. Funder

COXCO REALTY LLC
900 AUDUBON PKWY #16
LOUISVILLE, KENTUCKY 40213
D.B. 6817 PG 268
NOTICE
PERMITS SHALL BE ISSUED
ONLY IN CONFORMANCE
WITH THE BINDING ELEMENTS
OF THIS DISTRICT
DEVELOPMENT PLAN.

ADDITIONAL MSD NOTES

1. KYDOW approval is required prior to construction approval.
2. MSD floodplain permit required.
3. All fill in the Full Developed Floodplain shall be compensated at a 1.5 : 1 ratio.
4. Increase in runoff volume shall be compensated at 1.5 : 1 ratio.
5. Parking lots must contain signs indicating flood prone areas.
6. A revised model must be developed to establish a new FEMA and Fully Developed Floodplain. A map amendment must be submitted to FEMA.
7. Elevation certification will be required for all buildings.

EPSC Narrative

Area will be constructed in phases to insure the protection of the Wetlands, Conveyance Zone, and Floodplain. Silt fence and one stabilized construction entrance (ER-01-01) will be installed prior to any earthwork. Multipurpose Basin will be constructed next and shall perform as a Sediment Basin (with installation of riser at outlet - MSD EX 12-8) during construction until the contributing areas are seeded and stabilized. Topsoil will be stored on-site with use of temporary seeding, mulching, and silt fence to control erosion. Following excavation of basin to depth of usable fill material, topsoil will be placed in basin to a depth of 463.00. Velocity reducer will be used on all storm drains entering basin to minimize turbulent conditions. Storm drain inlets protected as needed. Final stabilization of site within 14 days of construction completion.

PRELIMINARY APPROVAL
COMMISSIONER OF DEVELOPMENT
DATE: 9/17/01
By: [Signature]
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

JEFFERSON COUNTY
PLANNING COMMISSION
P.O. BOX 8601
LOUISVILLE, KY 40201
L.C. COMPLY WITH ORDINANCE #23
ADDITIONS:
By: [Signature]
Date: 9/17/01

ABUTTING PROPERTY OWNER DIRECTORY

- | | | |
|---|---|---|
| 1 DONALD H. & C.A. STARLING
4612 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 6847 PG 505 | 11 WRAY, BARBARA O.
4800 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 5108 PG 358 | 21 STINSON, BEVERLY M.
4800 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 4658 PG 546 |
| 2 PRESTIGACIO, MICHAEL A.
4614 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 6613 PG 550 | 12 KARCHER, THEODORE & ESTELLA
4802 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 4105 PG 328 | 22 LAMON, CHARLES A. & ERMA
4902 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 5881 PG 537 |
| 3 HETE, GARY L.
4616 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 7245 PG 650 | 13 HARDIN, HAZEL B.
4804 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 6044 PG 324 | 23 JESSE, TABITHA & GIBBS, JOANN
4904 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 7450 PG 022 |
| 4 BECK, LUIS J.
4700 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 5579 PG 316 | 14 SMALLWOOD, CAROLYN
7008 DOUGLASS WAY
LOUISVILLE, KENTUCKY 40219
D.B. 5326 PG 324 | 24 EDDIS, JOSEPH E. & CAROLYN
4906 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 6973 PG 578 |
| 5 RHIN, JAMES S. & ALICE J.
% LOAN OPER H HOWARD
OWENSBORO, KENTUCKY 42302
D.B. 6076 PG 382 | 15 MILBY, DONNIE C. & MARY R.
8403 ACME WAY
LOUISVILLE, KENTUCKY 40219
D.B. 6010 PG 402 | 25 BARNES, ROBERT A. & ERNEST MELISSA A.
4908 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 7307 PG 150 |
| 6 DREES, RANDY D. & ANDREA R.
4704 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 7602 PG 0484 | 16 RUSSELL, GERALD A.
4810 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 7674 PG 0206 | 26 HODGE, RONALD W.
4910 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 6422 PG 050 |
| 7 ALLOD, SUSANNE B.
4706 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 5986 PG 598 | 17 CORNETT, WILLIAM & JOYCE
4812 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 4211 PG 110 | 27 SHAK, GAIL
4912 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 7623 PG 0398 |
| 8 RAYBURN, STACY & HEFLIN, CARL
4708 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 7434 PG 0154 | 18 EVANS, WILLIAM C.
4814 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 6228 PG 923 | 28 BAUER, FRANK & THELMA
4914 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 4782 PG 866 |
| 9 SWAGERT, DENNIS & PAMELA
4710 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 5604 PG 614 | 19 SATTERLY, WESLEY & JOYCE
4816 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 4009 PG 082 | 29 SULLIVAN, DARRELL L. & LINDA S.
4916 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 6266 PG 472 |
| 10 TERRELL, RALPH & MARGIE A.
4712 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 4037 PG 298 | 20 HECK, LAVERNE & GEORGE
4818 ROSSMOOR DR.
LOUISVILLE, KENTUCKY 40219
D.B. 7073 PG 599 | |

TYPICAL 90° PARKING DETAIL

NO SCALE

STORAGE REPLACEMENT

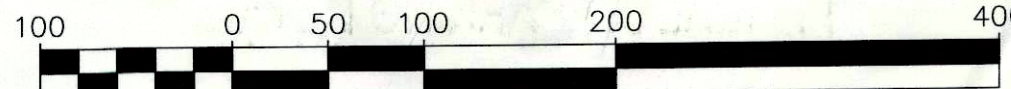
EXISTING Floodplain storage on site	58.22 AcFt
PROPOSED Storage removed For Buildings	
Retail A,B,C & D	FFE 475.0 8.40 AcFt
Retail E,F,G,H	FFE 475.5 2.79 AcFt
Retail I,J,K,L	FFE 477.0 0.92 AcFt
Restaurant A	FFE 476.0 0.03 AcFt
Restaurant B	FFE 477.0 0.00 AcFt
	*472.00 1.42 12.14 AcFt
For Roads, Walkways & Parking Areas (Max depth below Floodplain=1 Ft)	12.51 AcFt
Total Storage Removed	24.65 AcFt
Replacement Volume needed per MSD	36.98 AcFt
Storage Gained	
Parking & Roadway	4.89 AcFt
Natural Other	1.00 AcFt
Storm Management Pond*	29.62 AcFt
Storm Pipes	0.48 AcFt
Total Storage Gained	35.96 AcFt
Storage On Site	
Remaining (58.22-24.65)	33.57 AcFt
Gained	35.96 AcFt
	69.53 AcFt
This exceeds the existing 58.22 AcFt but doesn't exceed the volume needed for replacement 36.98-35.96= 1.02 AcFt	
Storage Off Site Needed:	1.02 AcFt

Elev. (Ft)	Vol. (AcFt)	Sum (AcFt)	Remarks
464.75	0.00	0.00	
465.00	1.02	1.02	Outlet Elevation
466.00	4.20	5.22	
467.00	4.42	9.64	
468.00	4.65	14.29	
469.00	4.87	19.16	
470.00	5.10	24.26	
*471.00	3.74	28.00	
*472.00	1.42	29.42	
** FP**	0.20	29.62	

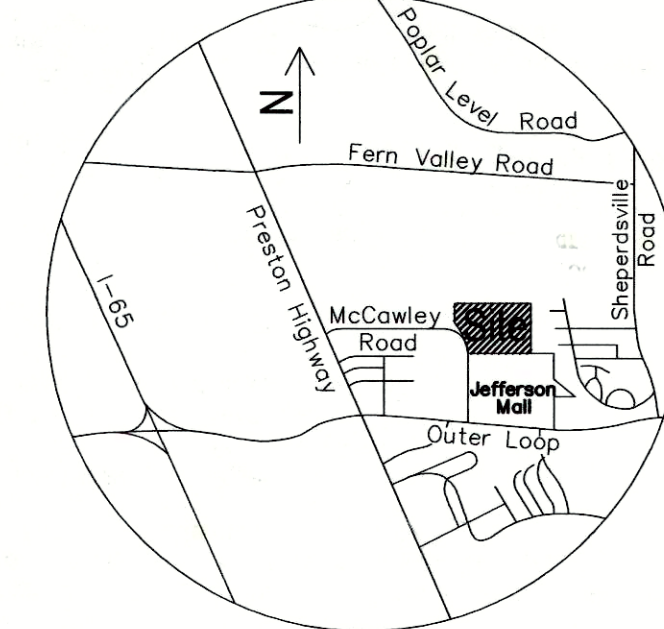
** Only portion of floodplain within the pond boundary that is gained.

Possible Water Depth within Storage Pond
The approximate depth of water when storage pond is acting as the Detention Basin equals standing water plus depth added for detention. Water could be standing between 463.75 and 464.75 (depth within pond below outlet from site). The pond area from 463.00 to 463.75 is designated for sediment storage. The volume of the area set aside for sediment storage is 2.79 AcFt. The volume needed for detention (see Detention Analysis) equals 6.25 AcFt. 6.25 AcFt occurs at approximate elevation of 466.24. Therefore depth of water in detention phase would be approximately 2.5 feet. Depth when water backs up from subdivision north of site during a hundred year floodplain storm could reach the maximum depth of pond - approximately 10 feet.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



Vicinity Map

PROJECT DATA

TOTAL SITE AREA	51,606 acres
EXISTING ZONING	C-2
TOTAL PROPOSED BLDGS.	8
TOTAL BUILDING AREA	386,381 sf
PROPOSED FLOOR AREA RATIO	0.1719
PARKING REQUIRED	2,002
PARKING PROPOSED	2,002 sf
V.U.A.	848,615 sf
ILLA REQUIRED	42,431 sf
ILLA PROPOSED	58,433 sf

GENERAL NOTES

DRAINAGE/STORM - Water Management
An analysis of the existing offsite system will be required prior to construction approval. On-site detention, off-site easement or downstream improvements, or a combination of all three may be required. Detention will be designed limiting predeveloped peak flow to post developed peak flows for the 2, 5, 10, and 25 year storms. Storage will not be provided for the 100 year storm, when flows from off-site will be allowed to back up into the site. (This meets MSD constraints).

- Subject to KDOH approval.
- Subject to IWD approval.
- Sanitary sewers by lateral extension.
- Subject to MSD regional fees.
- COE Wetlands determination (Acquired ID#199901209)

Storm water mitigation and/or downstream improvements must be constructed and fully functional prior to other construction. Floodplain mitigation shall be provided on-site at 1.5 : 1. Additional floodplain volume shall be provided to compensate for runoff.

DOMESTIC WATER SUPPLY
Subject site can be served by the Louisville Water Company. The necessary water system improvements required to service the development, shall be at the developers expense.

EROSION PREVENTION AND SEDIMENT CONTROL (EPSC)
Erosion Prevention and sediment 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 constructed activities.

TREE PRESERVATION PLAN
A tree preservation plan shall be submitted to the Planning Commission staff's landscape architect for approval prior to beginning any construction activities on the site.

PROTECTION OF TREES TO BE PRESERVED
Construction fencing to be erected 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 completed. No parking, material storage, or construction activities shall be permitted within the fenced area.

SANITARY SEWER
Sewers available by connection and are subject to fees. Wastewater to be treated at West County Treatment Center.

The subject property does lie within a flood hazard area per FEMA's FIRM mapping. (FEMA Restudy of Northern Ditch at Sunshine Acres Subdivision, dated January 25, 2000 by Ogden)

All signage shall meet the requirements of Article 9.1.2.1.1. respectively. The freestanding sign for the Jefferson Mall Expansion shall be a monument style, a maximum of 25' in height.

All site lighting shall be directed down and away from all abutting residential areas.

All dumpster pads, transformers, and AC units are to be screened in compliance with Article 12.

KDOH approval required for access to Jefferson Blvd.

DETENTION ANALYSIS

Total Area = 51,606 Acres	
Existing	
Preservation.....A = 6.70 Ac C = 0.25 CA = 1.68	
Wooded.....A = 34.71 Ac C = 0.25 CA = 8.53	
Pasture/Ditch.....A = 10.20 Ac C = 0.35 CA = 3.57	
	13.78 Avg C = 0.27
Proposed	
Preservation.....A = 6.70 Ac C = 0.25 CA = 1.68	
Natural.....A = 6.63 Ac C = 0.35 CA = 2.32	
Median Areas.....A = 1.36 Ac C = 0.35 CA = 0.48	
Storm Mgmt Pond.....A = 5.52 Ac C = 0.95 CA = 5.24	
Buildings.....A = 8.87 Ac C = 0.95 CA = 8.43	
Sidewalks/Curbs.....A = 3.05 Ac C = 0.95 CA = 2.90	
Parking/Roadway.....A = 19.48 Ac C = 0.95 CA = 18.51	
	39.66 Avg C = 0.77

$$X_{ex} = \text{CRA}/12 = (13.79)/(2.9) = 3.33 \text{ AcFt}$$

$$X_{pro} = \text{CRA}/12 = (39.66)/(2.9) = 9.58 \text{ AcFt}$$

Detention Area Needed = 9.58 AcFt - 3.33 AcFt = 6.25 AcFt

*Used to 571 contour less portion in 15' buffer area.



JWA / HMB Indiana, LLC
624 West Main Street, Suite 300
Louisville, Kentucky 40202
(502) 568.1980 (F) 502.568.1978
jwa@tdn.com

Jefferson Pointe

Revised Detailed
District Development
Plan

1
1

WM-74-67

9-41-98

All binding elements from the approved General Development Plan with the exception of Binding Elements No. 4, 11, 12, 13, and 14 shall be applicable to this site, in addition to the following:

2. The development shall not exceed 386,381 square feet of gross total floor area.

3. The only permitted freestanding sign shall be a monument style sign, located as shown on the approved development plan/sign plan. No portion of the sign, including the leading edge of the sign frame, shall be closer than 15 feet to front property line. The sign shall not exceed 372 square feet in area per side and 40 feet in height. No sign shall have more than two sides.

4. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
5. There shall be no outdoor storage on the site.

6. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light standard shall be set so that no light source is visible off-site. Light levels due to lighting on the subject site shall not exceed .5 foot candles measured at the residential property line. The applicant shall obtain certification by a qualified expert in measurement of lighting levels prior to requesting a certificate of occupancy. Such certification shall be maintained on site at all times thereafter. Light levels will be reduced to security levels after the business hours.

7. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.

8. A Tree Preservation Plan (TPP) shall be approved by Planning Commission staff prior to transmittal to the office responsible for permit issuance. No clearing and/or grading activities may take place until a Tree Preservation Plan has been approved. The Tree Preservation Plan shall identify and submit for approval by designated DPDS staff, a plan showing the location of Tree Preservation Areas on site (exclusive of areas dedicated as public right-of-way) prior to beginning any construction procedure (i.e., clearing, grading, demolition). All construction shall be conducted in accordance with the approved Tree Preservation Plan. A partial plan may be submitted to delineate clearing necessary for preliminary site investigation. All Tree Preservation Plans must be prepared in accordance with the standards set forth by DPDS.

9. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:

a. The development plan must receive full construction approval from the Jefferson county Department of Public Works and Transportation (400 Fiscal Court Building) and the Metropolitan Sewer District (700 West Liberty).

c. A minor subdivision plan shall be recorded creating the lot lines as shown on the development plan and include a shared parking and cross and access agreement. A copy of the recorded instrument shall be submitted to the Division of Planning and Development Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.

10. If a building permit is not issued within two years of the date of approval of the plan, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.

11. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.

12. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and the occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

13. If work is required within the easements causing removal or damage of landscape materials, the property owner shall be responsible for replacement of materials according to the approved landscape plan.

14. The site shall be developed in accordance with the woodland protection areas delineated on the site plan and related notes. Any modification of the woodland protection area requires notification of adjoining property owners and LD&T action. Trees may be cleared in the area that the C.O.E. requires for wetland mitigation and to provide access to the wetland mitigation site.

15. The applicant shall provide deeds of restriction ensuring that WPAS will be permanently protected in a manner consistent with these binding elements and the approved plan. The form of such restrictions shall be approved by Planning Commission counsel.

16. APCD requires an air quality and traffic study to be completed prior to issuance of a building permit for the intersection of Outer Loop and Jefferson Blvd., if APCD does not approve the study the case shall return to LD&T for further review.

17. The dumpsters and/or compactors shall not be emptied between the hours of 10 pm and 7 am.

18. There shall be no idling of trucks or deliveries between the hours of 10 pm and 7 am nor shall there be any mechanical cleaning of the parking lot between 10 pm and 7 am.

19. Ronwood Lane, Woodhill Lane, Barnes Drive and Dougy Lane shall have no vehicular connections to the development.

20. The developer will construct a 7-foot high continuous solid wood fence (finished side facing the subject property) along the entire east property line as shown on the development plan and along the north property line from the northeast corner of the WPA to the east property line.

21. The applicant will submit to staff for approval, design guidelines substantially in conformance with the photos and ideas presented in the Architectural Design Intent Packet as found in the file.

22. The landscaping along the residential property lines shall be in conformance with the landscaping cross sections as submitted to the file.

23. The developer will contribute to public improvements for McCawley Road at Preston Highway and will apply for the appropriate governmental authority has begun the right-of-way acquisition phase of the project. The cost to the developer for these improvements shall be \$75,000.00 and will be guaranteed by an approved cash instrument. The developer will fund the design of the intersection improvement to the standards required by the Jefferson County Department of Public Works and Transportation. If project right-of-way has not been initiated within seven (7) years after the date of approval of the Revised Detailed District Development Plan, this binding element will be void and the cash instrument cancelled.

24. The site shall be developed in accordance with the woodland protection areas delineated on the site plan, tree preservation plan and related notes. Any modification of the woodland protection area requires notification of adjoining property owners and LD&T action.

25. The applicant shall provide deeds of restriction ensuring that WPAs will be permanently protected in a manner consistent with these binding elements and the approved plan. The form of the deed restrictions shall be approved by Planning Commission counsel. Deed Restrictions must be recorded prior to tree preservation approval. All plans setting out woodland protection areas must contain the following notes:

A. Woodland Protection Areas (WPAs) identified by the C.O.E. shall remain permanently preserved all existing vegetation. All clearing, grading and fill activities shall require a permit from the C.O.E. No further clearing, grading or construction shall take place within designated WPAs beyond pruning to improve the general health of the tree or to remove dead or declining trees that may pose a public health or safety threat. Trees may be cleared in the area that the C.O.E. requires for wetland mitigation and to provide access to the wetland mitigation site.

B. The City shall establish the general location of WPAs and represent the boundaries of the areas established in the future.

B. Dimension lines have been used on this plan to establish the minimum boundary of the designated WPA's. The final boundary for each WPA shall be established by the applicant, developer, or property owner to include canopy area of all trees at or within the dimension line.

C. Tree protection fencing shall be erected around all WPAs prior to the start of construction. The fencing shall be located at least 3 feet beyond the edge of existing tree stands and their root systems. The fencing shall be located at least 3 feet beyond the edge of the tree canopy and shall remain in place until all construction is completed.

D. No parking, material storage or construction activities are permitted.

[illegible]