

GENERAL NOTES

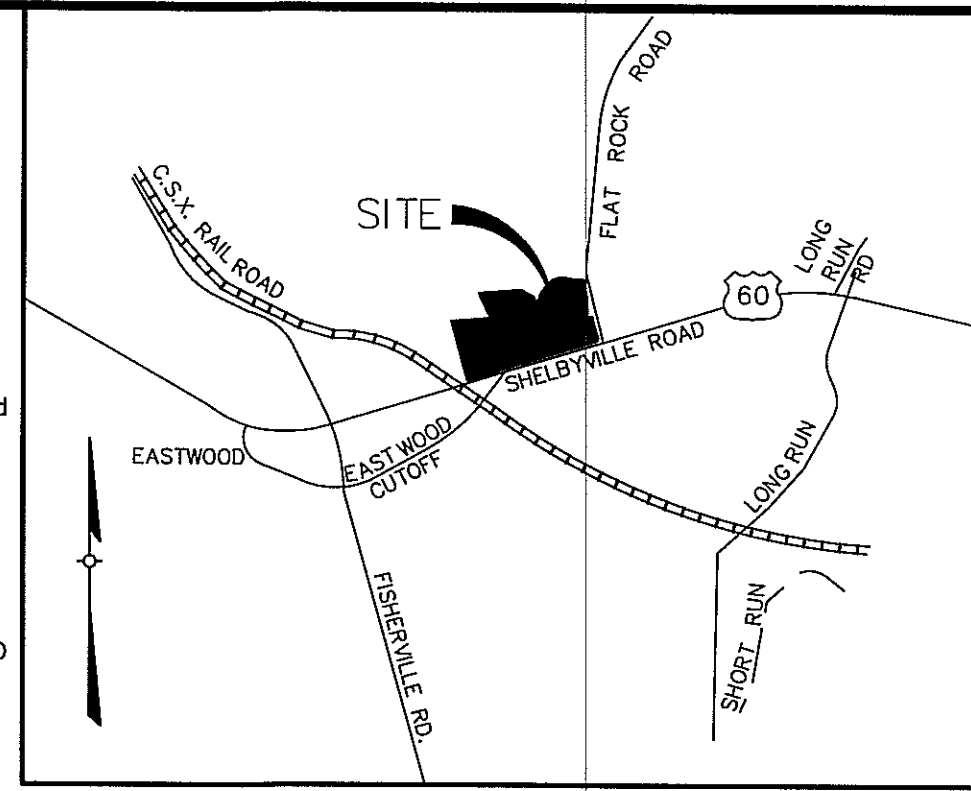
- Parking areas and drive lanes to be a hard durable surface.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Construction fencing shall be erected prior to any construction or grading activities preventing 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 to the Planning Commission for approval prior to beginning construction.
- 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.
- There shall be no increase in drainage runoff to the right of way.
- Right-of-way dedication by minor plat must be recorded prior to construction approval.
- All existing structures and curb cuts on subject site are to be removed.
- There shall be no commercial signs in the right-of-way.
- An encroachment permit will be required for all work in the state of Metro Louisville right-of-ways.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- Lane striping geometry needs to be shown when construction plans are submitted.
- The nose of the Flat Rock Road median shall be evaluated for improvement and if necessary shall be reconstructed as determined by Metro Works.
- A Plat of Consolidation will be required prior to the issuance of a building permit.
- Trash enclosures shall be screened with solid walls constructed of materials similar to those used in construction of adjacent buildings.

- Upon development or redevelopment of adjacent properties a unified access and circulation system shall be developed to eliminate pre-existing 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Public access shall be provided and permanently maintained to an existing cemetery with a minimum 15 foot recorded ingress-egress access easement.
- For cemeteries with defined boundaries (such as wall or fence), all buildings and structures other than fences and walls shall be set back at least 30 feet from the perimeter. Land disturbance within 30 feet of the perimeter except as described shall not be allowed. Prior to initiating and site disturbing activities and for the duration of the site preparation and construction processes, the 30 foot buffer area shall be delineated by installation of temporary fencing so as to be readily identifiable.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

- Security: Existing cemetery fences and walls shall be maintained and repaired. The property owner or developer is required to erect a new permanent enclosure (if one does not exist) surrounding the cemetery. For cemeteries with undefined boundaries, the location of the fence shall be established in accordance with procedures acceptable to the Jefferson County Historic Landmarks Commission. The new permanent fence shall be made of a material (e.g. stone, brick, cast iron, wooden picket) the permanent fence or wall shall be properly repaired using the same material. If the existing fence is an inappropriate material (e.g. barbed wire or farm fence), it shall be replaced with a new fence of an appropriate material. Although the permanent fence must be erected as soon as practical, a temporary fence must be erected and maintained at all times during site development and construction. The Jefferson County Historic Landmarks Commission shall be responsible for determining the appropriateness of materials.
- Design of right in right out to provide ADA compliant from sidewalk to sidewalk.

MSD NOTES

- No portion of the site is within the 100 year flood plain per FIRM Map No. 2111C0051 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.
- Sanitary sewer service will be provided by Lateral Extension and subject to applicable fees. And will be treated at Floyds Fork Water Treatment Plant.
- MSD downstream capacities request was approved Oct. 3, 2013.
- Detention for this development will be provided in the existing pond in the Gardiner Park subdivision. Post-developed peak flows will be limited to pre-developed peak flows or the capacity of the off-site system, whichever is more restrictive.
- An MSD drainage bond will be required.
- Verification of the adequacy of the existing drainage system in Cottswold Green Lane will be required.
- Stormwater quality units will be installed in accordance with MSD design standards to provide post construction controls per the MSD WDR requirements.



REVISIONS	
NO.	DESCRIPTION
7	UPDATE SITE PLANS
8	UPDATE SIDEWALK LAYOUT
9	REVISED SITE PLAN
10	REVISED ENTRANCE AND SITE
11	AWAYERS UPDATED PER STAFF
12	

PRELIMINARY APPROVAL
 Condition of Approval:
 Date: 4/23/14
 Development Review: [Signature]
 R-4/NC
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: [Signature]
 DATE: 4-23-14
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

VARIANCE REQUESTED
 1. A Variance is requested from Table 5.2.2 of the Louisville Metro Land Development Code to allow the proposed building locations to exceed the 25 ft. Maximum Front Setback.

WAIVERS REQUESTED:
 1. A Waiver is requested from Section 5.5.1.A.3.a to waive the parking in front of the buildings.
 2. A Waiver is requested from Section 5.5.1.A.5 to allow the gas canopy to be located between the road and principal structures.
 3. A Waiver is requested from Section 5.5.1.A.1.b to not provide a customer entrance facing a primary street.

VARIANCE GRANTED
 1. A Variance was Granted to allow the 8,448 of retail building to exceed the maximum 25' setback from Flat Rock Road.

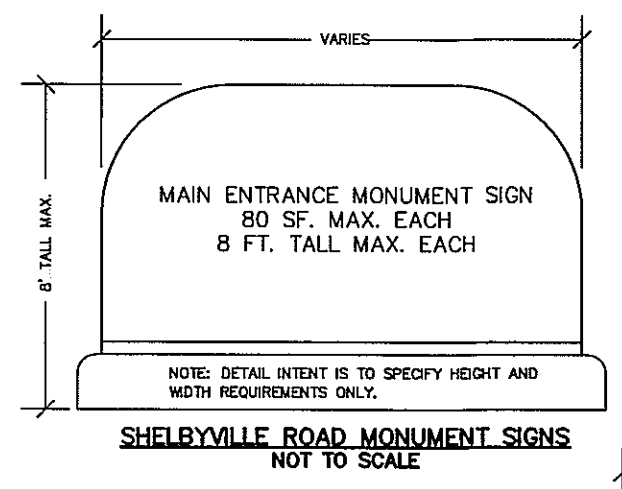
WAIVERS GRANTED:
 1. A Waiver was Granted (Docket #8769) to allow the bank drive thru canopy to be located between the building and the public street.
 2. A Waiver was Granted to allow parking between the 8,448 of retail building and the adjacent public streets.

PROJECT DATA

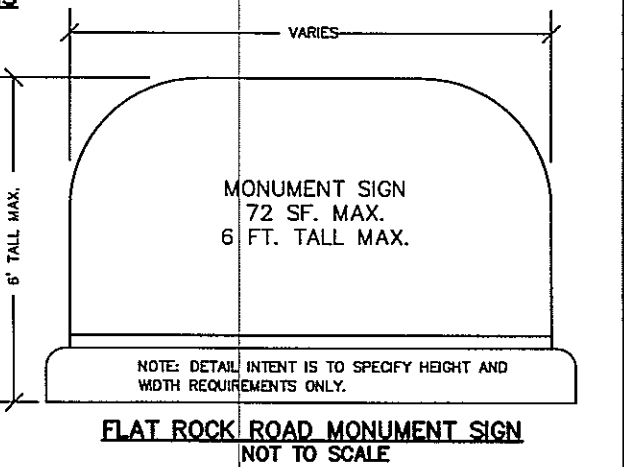
TOTAL SITE AREA	= 11.2± Ac.
FORM DISTRICT	= VILLAGE CENTER (TRADITIONAL FORM DISTRICT)
EXISTING ZONING	= C-1
MAXIMUM BUILDING HEIGHT	= 45'
EXISTING USE	= COMMERCIAL
PROPOSED USE	= COMMERCIAL/OFFICE
RETAIL	= 36,395 SF
BANK	= 4,160 SF
OFFICE	= 10,509 SF
GAS/CONVENIENCE STORE	= 4,000 SF
GROCERY	= 20,837 SF
TOTAL BUILDING AREA	= 75,901 SF
F.A.R.	= 0.16 (1.0 MAX.)
PARKING REQUIRED	MIN. MAX.
RETAIL-1/500 MIN., 1/150 MAX.	73 243
BANK - 1/500 MIN., 1/200 MAX.	9 21
OFFICE-1/500 MIN., 1/200 MAX.	22 53
GAS/CONVENIENCE-1/500 MIN., 1/100 MAX.	8 40
GROCERY-1/500 MIN., 1/200 MAX.	42 105
TOTAL PARKING REQUIRED	154 462
TOTAL PARKING PROVIDED	307 SPACES (INCLUDES 21 HC SPACES)
BIKE PARKING	
RETAIL REQUIRED/PROVIDED	2 SHORT TERM/2 LONG TERM
OFFICE REQUIRED/PROVIDED	2 SHORT TERM/2 LONG TERM
TOTAL VEHICULAR USE AREA	208,893 SF
INTERIOR LANDSCAPE AREA REQUIRED	15,666 SF
INTERIOR LANDSCAPE AREA PROVIDED	19,188 SF

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	489,158 S.F.
TOTAL TREE CANOPY AREA REQUIRED	20% (97,832 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	20% (97,820 S.F.)



RECEIVED
 APR 17 2014
 PLANNING & DESIGN SERVICES



DETENTION BASIN CALCULATIONS

$$X = \Delta C R A / 12$$

$$\Delta C = 0.85 - 0.23 = 0.62$$

$$A = 11.2 \text{ ACRES}$$

$$R = 2.8 \text{ INCHES}$$

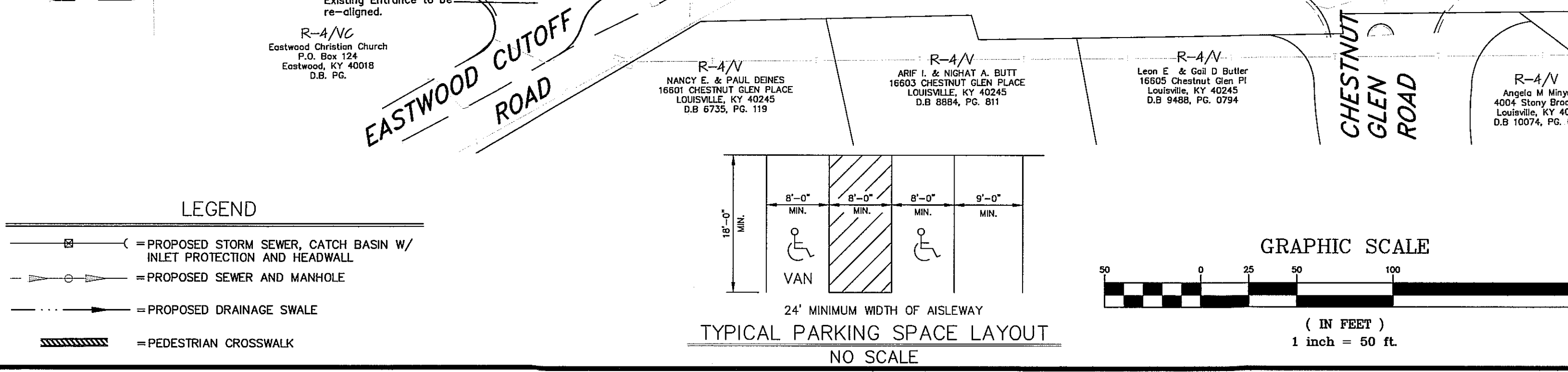
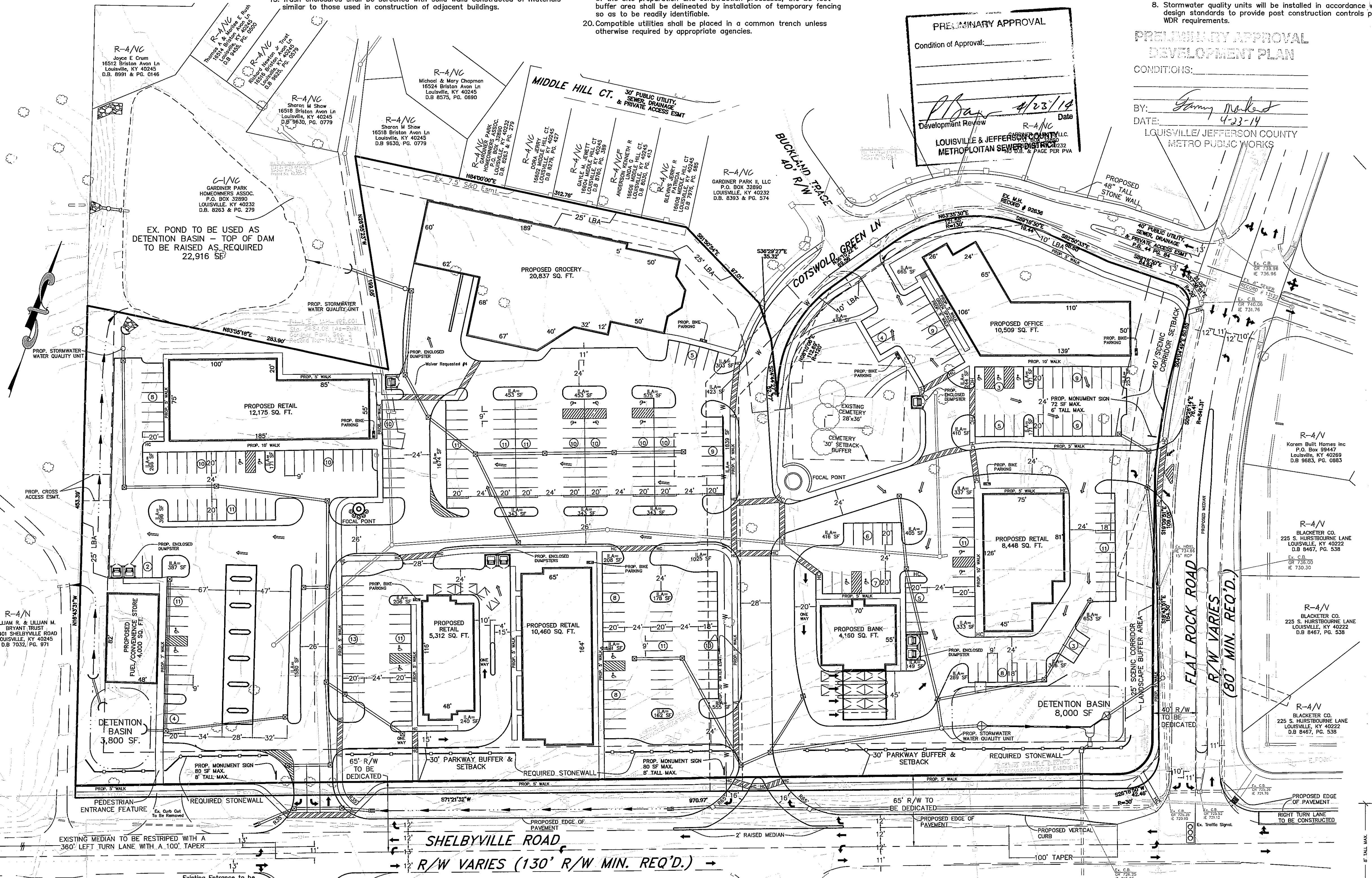
$$X = (0.62)(11.2)(2.8) / 12 = 1.62 \text{ AC.-FT.}$$

REQUIRED X = 70,567 CU.FT.
 PROVIDED BASIN = 34,716 SQ.FT.
 TOTAL = 34,716 SQ.FT. @ APPROX. 2.5 FT. DEPTH = 86,790 CU.FT. > 70,567 CU.FT.

SITE ADDRESS:
 100 FLAT ROCK ROAD
 LOUISVILLE, KY 40245
 TAX BLOCK: 3122, LOT: 3
 D.B. 8890, PG. 677

SITE ADDRESS:
 16411 SHELBYVILLE ROAD
 LOUISVILLE, KY 40245
 TAX BLOCK: 25, LOT: 288
 D.B. 6923, PG. 30

13DEVPLAN1066
 W.M. # 8250



BY: [Signature]
 DATE: 4-23-14
 SURVEYOR'S SEAL

BY: [Signature]
 DATE: 4-23-14
 ENGINEER'S SEAL

PROJECT DATA
 FILE NAME: 01206-00000.dwg
 DATE: 06/28/07
 CHECKED BY: KMY

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SERVICES • LANDSCAPE ARCHITECTURE
 609 WASHINGTON AVE. SUITE 100 LOUISVILLE, KY 40202
 TEL: 502-261-1111 FAX: 502-261-1112
 WEB SITE: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
THE SHoppes AT GARDNER PARK
 OWNER/DEVELOPER
 SHoppes AT GARDNER PARK LLC
 225 S. HURSTBOURNE PKWY
 SUITE 103
 LOUISVILLE, KY 40222

JOB NO. 01206
 SHEET 1 OF 1