

Outdoor Amenities 5.9.M

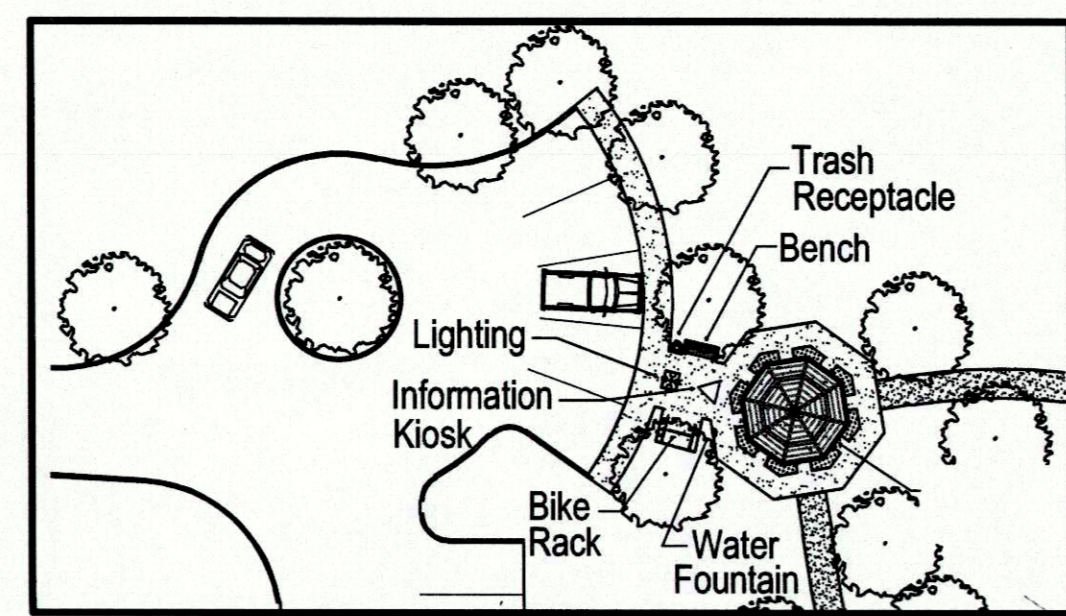
The total square footage for the Shadow Wood Development Detailed Plan is 240,000 square feet; the applicant is providing 28,750 square feet of outdoor amenities, exceeding the required 10 percent or 24,000 square feet. The proposed amenities include grass areas located between the proposed buildings and the pedestrian plaza/walkways. Along the plaza, the applicant is providing planting areas and landscape areas that provide safe pedestrian zones and planters. Street trees will be planted along the edge of the Plaza adjacent to the parking areas. Also along the plaza area there are proposed focal points, i.e., fountains and seating areas.

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

TRANSPORTATION APPROVAL  
PRELIMINARY DEVELOPMENT PLAN  
CATEGORY: 2 3 4  
CONDITIONS:

BY: [Signature]  
DATE: 7/17/07

EVANGEL TABERNALE OF THE ASSEMBLIES OF GOD  
D.B. 4620 PG. 580

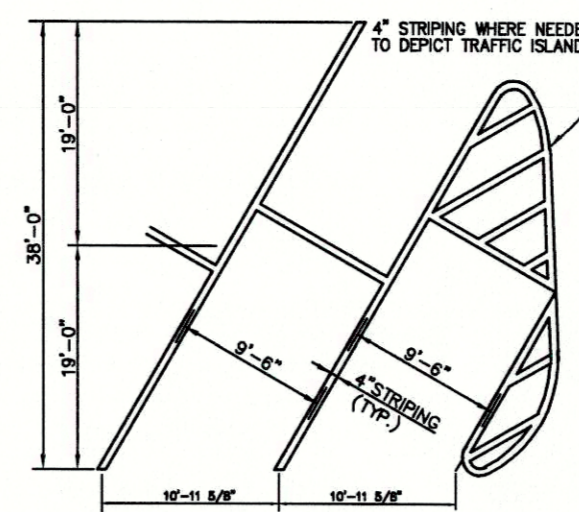


OKOLONA PRESERVATION PARK

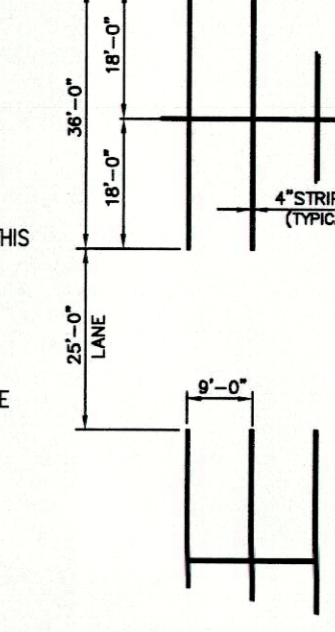
LAKE AND FLOOD PLAIN COMPENSATION/DETENTION AREA

LEGEND

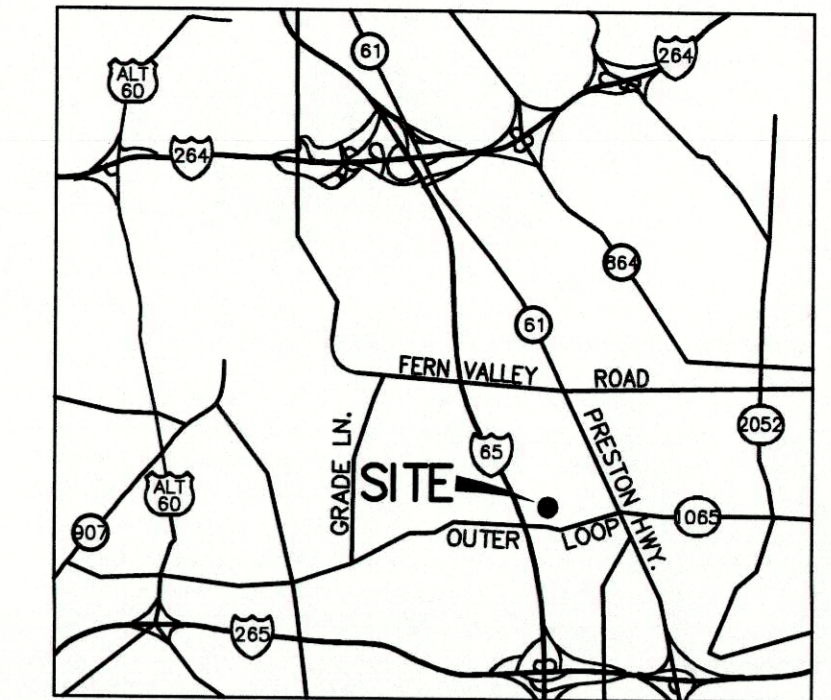
- TOCE STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED FORM DISTRICT BOUNDARY
- PROPOSED BICYCLE STORAGE LOCATION
- P-SAN PROPOSED SANITARY SEWERS
- P-STM PROPOSED STORM SEWER
- DRAINAGE ARROWS
- OA OUTDOOR AMENITY
- OS SEDIMENT BASIN
- OUTLET STABILIZATION
- SEE GENERAL NOTE #
- N/B NON-BUILDABLE LOT
- DUMPSTER W/ENCLOSURE



PARKING LAYOUT DETAIL TYPE 1 (60')



PARKING LAYOUT DETAIL



LOCATION MAP NO SCALE

\*CALCULATED ASSUMING MAJOR TENANTS WILL BE RETAIL BUSINESS.

LOT NUMBER	LOT AREA (AC.)	SIZE/UNITS	LOT USE	RETAIL PARKING SPACES REQUIRED MINIMUM	RETAIL PARKING SPACES REQUIRED MAXIMUM	RESTAURANT PARKING SPACES REQUIRED MINIMUM	RESTAURANT PARKING SPACES REQUIRED MAXIMUM	PARKING SPACES REQ'D.	PARKING SPACES PROVIDED	V.U.A. (SQ. FT.)	7.5% REQUIRED (SQ. FT.)	I.L.A. PROVIDED
<b>DETAILED PLAN</b>												
LOT 1	19.51	240,000 S.F.	WALMART	926	1172	-	-	-	942	460,785	34,559	35,159
LOT 2	9.81	120,862.5 S.F.	RETAIL	484	608	-	-	-	392	320,506	24,039	26,442
LOT 3	10.89	-	N/B WETLAND	-	-	-	-	-	-	-	-	-
LOT 4	2.87	42 UNITS	RESIDENTIAL CONDO.	-	-	-	-	-	87	34,359	2,577	4,738
<b>GENERAL PLAN</b>												
OUTLOT 1	1.47	84 ROOMS	MOTEL	-	-	-	-	84	85	33,132	2,485	3,197
OUTLOT 2	1.75	124 ROOMS	MOTEL	-	-	-	-	124	124	43,819	3,256	3,431
OUTLOT 3	0.73	4,796.50 S.F.	RETAIL/RESTAURANT	19	24	38	96	-	48	-	-	-
OUTLOT 4	0.70	5,000 S.F.	RETAIL/RESTAURANT	20	25	40	100	-	42	-	-	-
OUTLOT 5	0.94	7,125 S.F.	RETAIL/RESTAURANT	29	36	57	142	-	67	-	-	-
OUTLOT 6	1.39	9,375 S.F.	RETAIL/RESTAURANT	38	47	75	187	-	65	-	-	-
OUTLOT 7	1.50	8,000 S.F.	RETAIL/RESTAURANT	32	40	64	160	-	56	-	-	-
OUTLOT 8	1.49	6,000 S.F.	RETAIL/RESTAURANT	24	30	48	120	-	65	-	-	-
OUTLOT 9	1.03	4,620 S.F.	RETAIL/RESTAURANT	18	23	37	92	-	44	-	-	-
OUTLOT 10	1.32	4,500 S.F.	RETAIL/RESTAURANT	18	23	36	90	-	44	-	-	-
OA 1	0.31	-	N/B OPEN SPACE	-	-	-	-	-	0	-	-	-
OA 2	0.37	-	N/B OPEN SPACE	-	-	-	-	-	0	-	-	-

SITE SUMMARY:

AREA OF PROPOSED DEVELOPMENT 45.18 AC  
 AREA OF WETLAND MITIGATION 10.99 AC  
 EXISTING ZONING C-1  
 EXISTING FORM DISTRICT SM-F7  
 EXISTING USE VACANT  
 PROPOSED USE COMMERCIAL/RESIDENTIAL  
 TOTAL COMMERCIAL BUILDING 410,559 SQ. FT.  
 TOTAL RESIDENTIAL BUILDING 70,822 SQ. FT.  
 42 UNITS  
 PARKING REQUIRED COMMERCIAL 1608 MINIMUM SPACES  
 PARKING PROVIDED COMMERCIAL 1744 SPACES  
 PARKING REQUIRED RESIDENTIAL 63 MINIMUM SPACES  
 PARKING PROVIDED RESIDENTIAL 87 SPACES  
 42 GARAGE

LANDSCAPE REQUIREMENTS:

SITE AMENITY AREA REQUIRED (10% OF 240,000 SQ. FT.) 169,890 SQ. FT.  
 SITE AMENITY AREA PROVIDED 30,190 SQ. FT.  
 SITE AREA (EXCLUDES R.O.W.) 18.50 AC  
 DEDICATION FOR SHADOW WOOD DRIVE (1,942,340 SQ. FT.)  
 TREE CANOPY REQUIRED (20% OF 849,453 SQ. FT.) 169,891 SQ. FT.  
 236 TREES REQUIRED  
 TREE CANOPY PROVIDED 169,920 SQ. FT.  
 STREET TREES COMMERCIAL (75-TYPE A) 54,000 SQ. FT.  
 STREET TREE BONUS (25%) 13,880 SQ. FT.  
 142 TYPE A TREES (2" CAL.) 102,240 SQ. FT.

GENERAL NOTES

- ALL SIDEWALKS AND CROSSWALKS SHALL BE A MINIMUM OF 5' UNLESS OTHERWISE NOTED.
- AN 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'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- BEARINGS AND DISTANCES SHOWN HEREON DO NOT CONSTITUTE A BOUNDARY SURVEY.
- REFER TO TRAFFIC STUDY REPORT PREPARED BY BTM ON AUGUST, 2003.
- REFER TO FLOOD PLAN COMPENSATION STUDY PREPARED BY BTM ON JULY 14, 2003.
- REMOVE EXISTING ENTRANCES FROM MINORS LANE
- A 40' (FROM CENTERLINE) RIGHT-OF-WAY DEDICATION (MINORS LANE) BY METRO PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL
- ENCROACHMENT BOND AND PERMIT FROM METRO PUBLIC WORKS WILL BE REQUIRED PRIOR TO CONSTRUCTION
- MINORS LANE SHALL BE WIDENED TO 12' FROM CENTERLINE WITH 8' SHOULDERS.

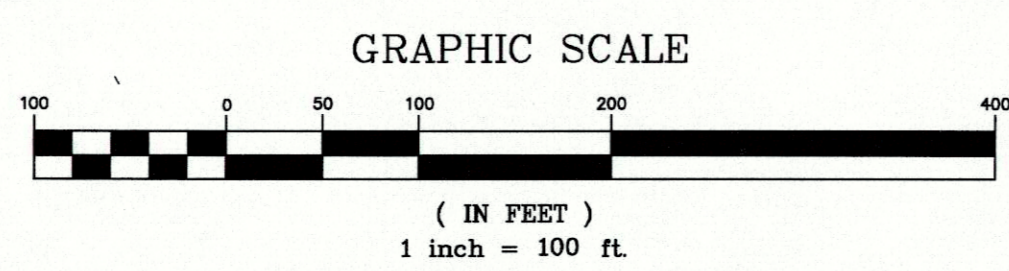
MSD NOTES:

- STORM WATER MANAGEMENT DATA:  
 STORM WATER MANAGEMENT VOLUMES  
 $Q = C \cdot A$   
 $\Delta = C \cdot 0.85 - 0.23 = 0.62$   
 $\Delta = 2.8 \text{ in.}$   
 $A = 50.5 \text{ AC.}$   
 $\Delta C = (0.62) \cdot [(0.29) / 12] \cdot (50.5 \text{ AC. FT.}) = 7.8 \text{ AC. FT.}$   
 OR 12,300 C.Y.  
 REQUIRED STORM WATER MANAGEMENT VOLUME (12,300 X 1.5 = 18,450)  
 FLOOD PLAN DISPLACEMENT BY SHADOW WOOD = 111,600 C.Y.  
 FLOOD PLAN MITIGATION REQUIREMENT (111,600 X 1.5 (POND CREEK RATIO) = 167,400)  
 REQUIRED STORM WATER MANAGEMENT AND FLOOD PLAN DISPLACEMENT VOLUMES 18,450 + 167,400 = 185,850  
 WATER STORAGE VOLUME CREATED BY LOWERING LAKE LEVELS AS SHOWN IN SECTIONS = 73,700 C.Y.  
 WATER STORAGE VOLUME CREATED BY EXPANDING LAKES AS SHOWN IN SECTIONS = 49,800 C.Y.  
 TOTAL 123,500 C.Y.  
 ADDITIONAL FLOOD PLAN STORAGE FROM CREATION OF WETLAND MITIGATION AS SHOWN IN SECTIONS = 142,800 C.Y.  
 TOTAL STORAGE VOLUME CREATED = 266,300 C.Y.  
 SURPLUS PROVIDED 266,300 (STORAGE CREATED) - 185,850 (STORAGE REQUIRED) = 80,450 C.Y. SURPLUS
- DIVISION OF WATER APPROVAL REQUIRED.
- CORP OF ENGINEERS MODIFIED REQUEST MAY BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- MSD FLOOD PLAN PERMIT REQUIRED.
- FLOOD PLAN DATA:  
 FEMA FLOOD PLAN: 461.0'  
 LOCAL REGULATORY FLOOD PLAN: 463.70'
- A REQUEST FOR SANITARY SEWER SHALL BE SUBMITTED PRIOR TO PRELIMINARY APPROVAL.

HOURS OF OPERATION

Store Hours 24 hours  
 Garden Center 7a.m. - 10p.m.  
 PHARMACY Mon-Sat 11a.m. - 9p.m.  
 Sun. 1p.m. - 9p.m.  
 Unloading hours 24 hours for all deliveries  
 6 a.m. - midnight for all deliveries  
 6 a.m. - noon for small and large trucks  
 and 4 p.m. - midnight for tractor trailers  
 (No idling of trucks shall take place within 200' of single family residences and no overnight idling of trucks shall be permitted on site).

METRO APPROVED DISTRICT DEVELOPMENT PLAN  
 DOCKET NO. 9205  
 APPROVAL DATE 7/15/07  
 EXPIRATION DATE 7/25/11  
 SIGNATURE OF PLANNING COMMISSION



RECEIVED  
 JUL 13 2007  
 PLANNING & DESIGN SERVICES

DOCKET # 9-5-99 & 10-4-99  
 WM #5296

REVISIONS

NO.	DATE	DESCRIPTION
1	10/14/06	PER AGENCY AND CLIENT REVIEW
2	10/18/06	PER AGENCY AND CLIENT REVIEW
3	10/22/07	REV. PER ADDITIONAL AGENCY COMMENTS & CLIENT REVISIONS
4	7/13/07	PER AGENCY AND CLIENT REVIEW

BTM ENGINEERING, INC.  
 3000 Harbor Springs Drive  
 Louisville, Kentucky 40220  
 (502) 469-8402 Phone  
 (502) 469-8427 Fax

DATE  
 SIGNATURE

PREPARED FOR:  
**SHADOW WOOD TOWN CENTER**  
 REVISED GENERAL AND DETAILED DISTRICT DEVELOPMENT PLAN  
 6500 & 6540 MINOR LANE (INDICE #41 LOT 896, 406, 405, 404) LOUISVILLE, KENTUCKY 40219 DB 6417 & 6418 & 6419 & 6420 & 6421 & 6422 & 6423 & 6424 & 6425 & 6426 & 6427 & 6428 & 6429 & 6430 & 6431 & 6432 & 6433 & 6434 & 6435 & 6436 & 6437 & 6438 & 6439 & 6440 & 6441 & 6442 & 6443 & 6444 & 6445 & 6446 & 6447 & 6448 & 6449 & 6450 & 6451 & 6452 & 6453 & 6454 & 6455 & 6456 & 6457 & 6458 & 6459 & 6460 & 6461 & 6462 & 6463 & 6464 & 6465 & 6466 & 6467 & 6468 & 6469 & 6470 & 6471 & 6472 & 6473 & 6474 & 6475 & 6476 & 6477 & 6478 & 6479 & 6480 & 6481 & 6482 & 6483 & 6484 & 6485 & 6486 & 6487 & 6488 & 6489 & 6490 & 6491 & 6492 & 6493 & 6494 & 6495 & 6496 & 6497 & 6498 & 6499 & 6500 & 6501 & 6502 & 6503 & 6504 & 6505 & 6506 & 6507 & 6508 & 6509 & 6510 & 6511 & 6512 & 6513 & 6514 & 6515 & 6516 & 6517 & 6518 & 6519 & 6520 & 6521 & 6522 & 6523 & 6524 & 6525 & 6526 & 6527 & 6528 & 6529 & 6530 & 6531 & 6532 & 6533 & 6534 & 6535 & 6536 & 6537 & 6538 & 6539 & 6540 & 6541 & 6542 & 6543 & 6544 & 6545 & 6546 & 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Standard Binding Elements - Docket #9-5-06V/Case No. 9205

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Prior to issuance of permits to build buildings on the outlots and residential condominium site, the applicant/developer/property owner shall obtain approval of a Detailed District Development Plan on each lot in accordance with Chapter 11 Part 6, each plan shall be in adequate detail and subject to additional binding elements. The facade elevations submitted at this time shall be in accordance with applicable form district standards and shall be approved by PDS staff prior to building permit approval. Clearing and grading may occur in roads and overall infrastructure may be installed and approval of a general plan for the outlots and residential condo lot and approval of the detailed plans for the balance of the site.
3. The residential density of the development shall not exceed 14.63 dwelling units per acre (42 units on 2.87 acres).
4. The development shall not exceed 240,000 square feet of gross floor area for a Super Wal-Mart type retailer, including the Garden Center as submitted at the DRC meeting on July 25, 2007, two hotels with a total of 208 rooms, and 170,380 square feet of gross floor area for the remainder of the commercial space.
5. Signs shall be in accordance with Chapter 8 and a unified sign plan that has been reviewed and approved by the Planning Commission.
6. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
7. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit is requested:
  - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
  - d. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
8. If a building permit is not issued within one year of the date of approval of the plan or rezoning, whichever is later, 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.
9. 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.

10. 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 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.
11. No overnight idling of delivery trucks shall be permitted on-site.
12. The applicant shall provide documentation showing that the development complies with all the regulations from Chapter 4, Part 1, Section 3, Lighting, prior to the issuance of a construction permit.
13. All street name signs shall be installed prior to requesting a certificate of occupancy for any structure. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
14. Multi-family development of the property shall be limited to development under a horizontal property regime.
15. The overall style and design of Shadow Wood Town Center shall be substantially in accordance with the rendered elevations produced at the April 8, 2004 and April 19, 2004 public hearings, including the design of the outer line of shops and restaurants, which shall be designed so that the street frontages of the buildings have similar facades.
16. The wetland mitigation area shown on the approved development plan, as approved by the Army Corps of Engineers, shall contain the amenities described by Richard McLean, PhD, and shown on plans produced at the April 8, 2004 and April 19, 2004 public hearings. The area shall be placed in a conservation easement and maintained in perpetuity by the shopping center owner.
17. Water quality safeguards shall be employed as described by Richard McLean, PhD, at the April 8, 2004 and April 19, 2004 public hearings.
18. Floodplain compensation shall be provided as described by James Mims, AICP, at the April 8, 2004 and April 19, 2004 public hearings.
19. Transportation system improvements to the Outer Loop, at Briarcliff and at Minors Lane shall be as described by James N. Birch, P.E., at the April 8, 2004 and April 19, 2004 public hearings and in the Traffic and Air Quality Analyses submitted to the Planning Commission by the engineering firm of Birch, Trauwein & Mims.
20. The only permitted C-2 uses shall be those listed in the C-1 Zoning District Regulation plus building materials/home improvement, automobile and tire repair with at least 2 bays and restaurants with outdoor seating where alcoholic beverages are served. Specifically prohibited are adult entertainment establishments as defined in the Land Development Code and stores that sell adult items and apparel that have many of the attributes of adult entertainment businesses yet may not require an adult entertainment license.

21. No more than three of the outlying businesses may have drive-throughs. The balance shall be sit-down restaurants and retail businesses without drive-throughs.
22. There shall be no outdoor storage or storage units of any kind on site.
23. No deliveries shall be permitted by any commercial use between 10:00 pm and 7:00 am.
24. The property owner or developer shall provide for private security patrols of the development not less than 20 hours per week. A specific schedule shall be developed in consultation and cooperation with the adjoining neighborhood association (Okolona Area Keepers). This binding element may be removed five years after the completion of the project if approved by the Planning Commission after a public hearing.
25. The property owner or developer shall provide a mosquito control program as recommended by the Jefferson County Health Department to include any necessary spraying in the wetlands area.
26. The property owner or developer, if required to do so by the Director of Public Works, shall fund up to \$50,000 for cut-through traffic abatement procedures.
27. If the Jefferson County Health Department makes a determination that the proposed method of controlling the runoff of automotive fluids fails to do so, the property owner or developer shall take additional measures as directed by the Health Department.
28. The re-seed disturbed areas will be in accordance with EPSC, however outlots will be re-seeded within 5 days after grading occurs.

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

TRANSFORMATION APPROVAL  
PRELIMINARY DEVELOPMENT PLAN  
CATEGORY:  1  2  3  4  
CONDITIONS: \_\_\_\_\_  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_