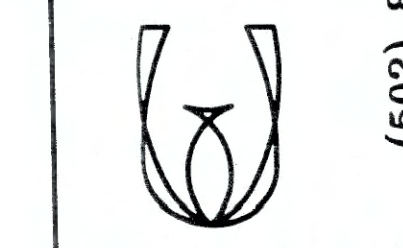


EVANS/GRIFFIN, INC.  
Engineers & Land Surveyors  
4010 Dupont Circle  
SUITE 476  
Louisville, Kentucky 40207  
Fax: (502) 899-9612



(502) 899-9611

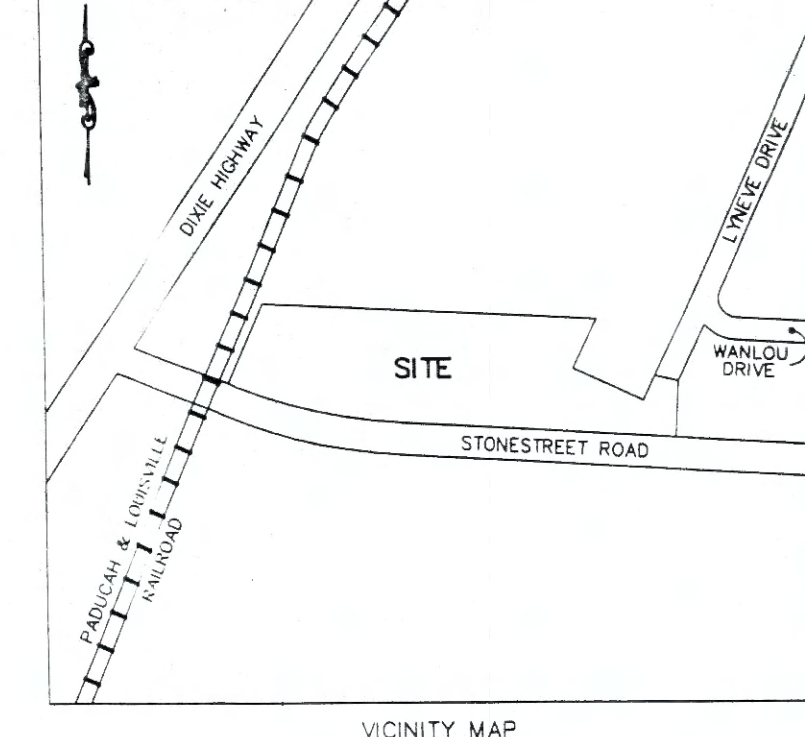
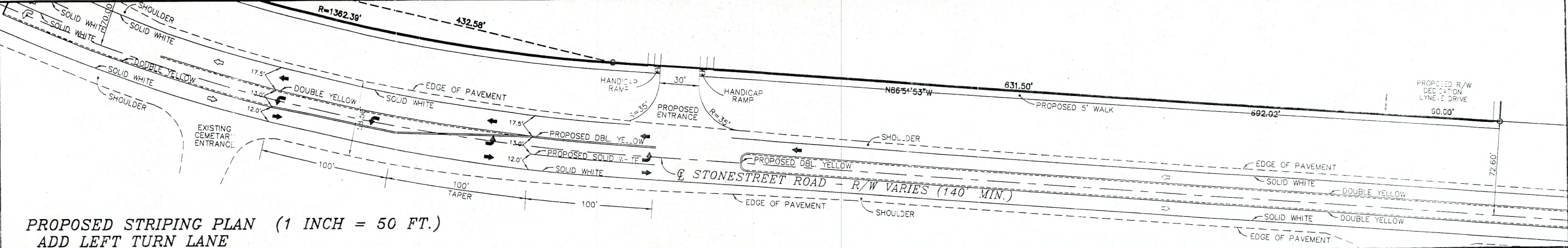
STONESTREET CENTER  
9202R LYNEVE DRIVE 40258  
DETAILED DISTRICT DEVELOPMENT PLAN

DATE: 5/17/05

PROJECT NO.:  
2005-22

Sheet 1 of 1

PROPOSED STRIPING PLAN (1 INCH = 50 FT.)  
ADD LEFT TURN LANE



UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE KENTUCKY UNDERGROUND UTILITY PROTECTION, INC. (PHONE: 1-800-752-6007) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDED ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. cables, electrical wires, gas, and water lines). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

SAFETY NOTE

The Contractor shall comply with the U.S. Dept of Labor Safety and Health Regulations for construction promulgated under the Occupational Safety and Health Act of 1970 (P.L. 91-596) and under Section 107 of the Contract Work Hours and Safety Standards Act (P.L. 91-54). During all phases of this project (including excavations or trenching) the Contractor shall be responsible for safety at all times.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

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'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S 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 SEED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02. WHERE CONSTRUCTION OR LAND DISTURBANCE 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 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

Table with 3 columns: EXISTING IMPERVIOUS, PROPOSED INCREASE, TOTAL IMPERVIOUS. Values: 0 SQ.FT., 122,973 SQ.FT., 122,973 SQ.FT.

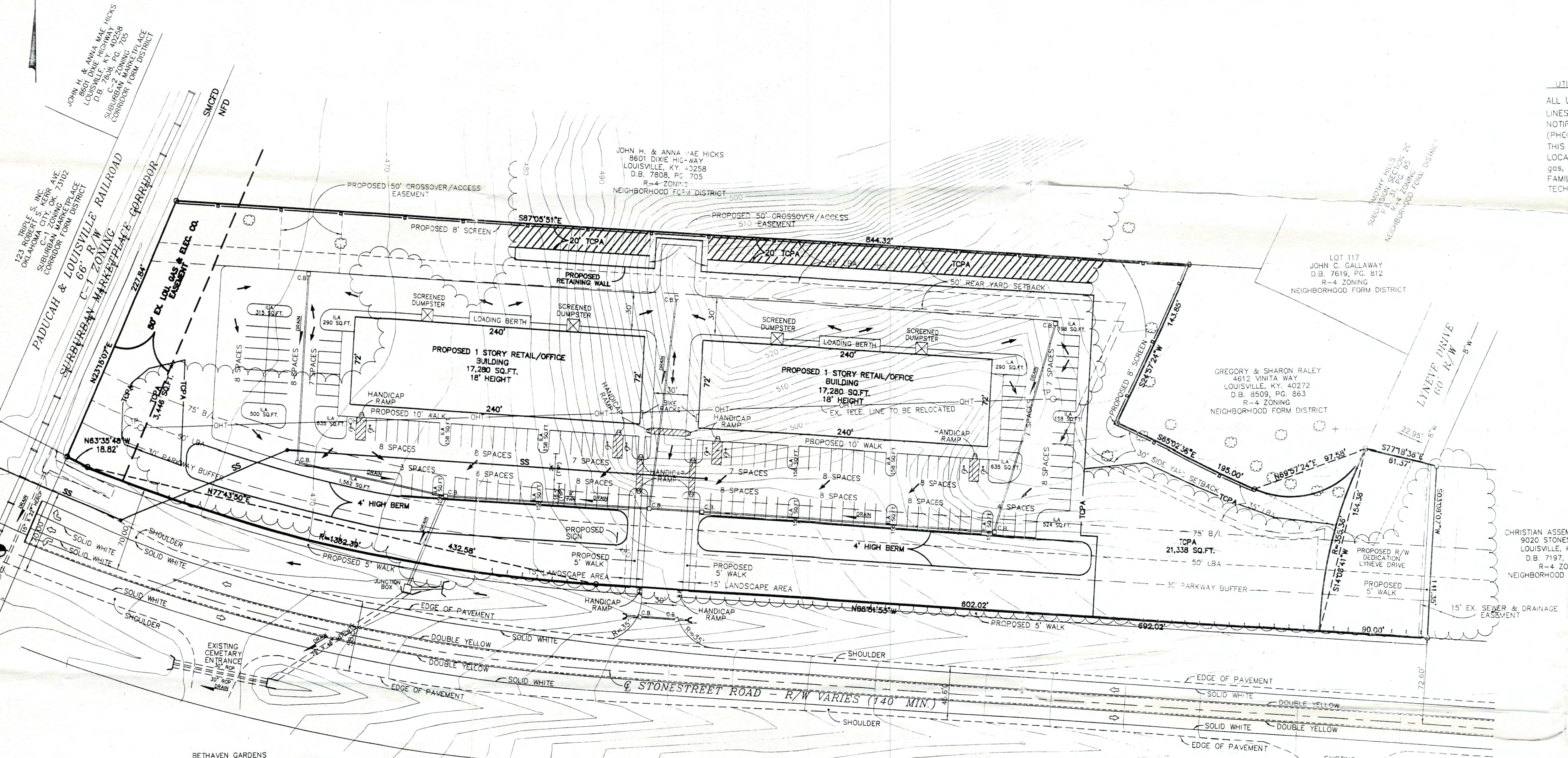
RECAPITULATION

Table with 2 columns: Item, Value. Includes rows for EXISTING USE, EXISTING ZONING, PROPOSED ZONING, FORM DISTRICT, LAND AREA, PROPOSED BUILDINGS, F.A.R., PARKING, VEHICULAR USE AREA, INTERIOR LANDSCAPE AREA.

NOTES

- 1. GAS AND WATER SERVICE AVAILABLE FROM A SHORT DISTANCE OFF-SITE IN LYNEVE DRIVE.
2. STONESTREET ROAD SHALL BE OVERLAID WITH PAVEMENT AS REQUIRED AND RE-STRIPED TO PROVIDE A LEFT TURN LANE AT PROPOSED ENTRANCE PER METRO PUBLIC WORKS REQUIREMENTS.
3. CONSTRUCTION PLANS, STRIPING PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
4. A TRAFFIC ANALYSIS IS REQUIRED FOR THE DIXIE HIGHWAY AND STONESTREET INTERSECTION.
5. THE ENTRANCE INTERSECTIONS WITH STONESTREET ROAD SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
6. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
7. A WETLANDS DETERMINATION AND MITIGATION REQUIREMENTS BY THE U.S. ARMY CORPS OF ENGINEERS SHALL BE REQUIRED PRIOR TO ANY CONSTRUCTION APPROVAL.
8. TWO LONG-TERM BICYCLE PARKING SPACES SHALL BE LOCATED INSIDE EACH BUILDING FOR EMPLOYEE USE.

OWNER/DEVELOPER  
TY & TR, LLC  
9003 SPLIT RAIL DRIVE  
LOUISVILLE, KY. 40272  
D.B. 8690, PG. 338  
TAX BLOCK 1048, LOT 680  
DOCKET NO. 049-99 & 215-04



LEGEND: Symbols for sewer, water, gas, and other utilities. PRELIMINARY APPROVAL: Conditions of Approval section. Development Review: Louisville & Jefferson County Metropolitan Government. TYPICAL PARKING SPACE DIMENSIONS DETAIL: Shows dimensions for a 18.5' x 8.5' space with a 19.5' (TYP) length and 8.5' width. Includes labels for 'VAN ACCESSIBLE' and 'EX. GRAFE'.

CHRISTIAN ASSEMBLY CHURCH  
9020 STONESTREET RD.  
LOUISVILLE, KY. 40272  
R-5 ZONING  
NEIGHBORHOOD FORM DISTRICT

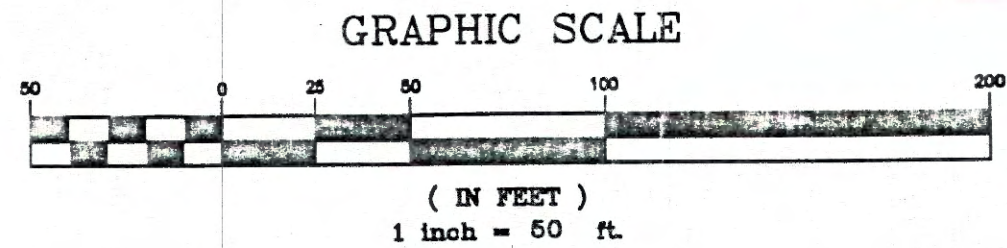
TRANSPORTATION PLANNING BOARD  
PRELIMINARY DEVELOPMENT PLAN  
CATEGORY: 67  
CONDITIONS:  
BY: [Signature]  
DATE: 5/17/05

- MSD NOTES  
1. SITE IS SUBJECT TO REGIONAL FACILITY FEES.  
2. SEWERS BY L.E. AND SUBJECT TO ALL APPLICABLE FEES.  
3. KYDOT APPROVAL REQUIRED.

METRO APPROVED DISTRICT DEVELOPMENT PLAN  
DOCKET NO. 09-22-06  
APPROVAL DATE: 3/21/07  
EXPIRATION DATE: 3/21/08  
SIGNATURE OF PLANNING COMMISSION: [Signature]  
PLANNING COMMISSION

CALL 2 WORKING DAYS BEFORE YOU DIG!!  
1-800-752-6007  
KENTUCKY UNDERGROUND PROTECTION

TREE CANOPY  
CLASS "C"  
EXISTING TREE CANOPY TO REMAIN = 24,784 SQ.FT.  
SITE AREA 6.24 ACRES = 271,814 SQ.FT.  
EXISTING COVERAGE TO REMAIN 24,784/271,814 = 9 PERCENT  
NEED 8 PERCENT NEW TREE CANOPY COVERAGE AREA (21,745 SQ.FT.)



BENCHMARK - FOUND DISK SET IN SOUTHEAST CORNER OF CONCRETE BASE FOR RAILROAD SIGNAL LIGHT AT THE SOUTHWEST CORNER OF RAILROAD AND STONESTREET ROAD STAMPED PARK AERIAL SURVEY IC #4 1991 ELEV. = 467.81 - NGVD 1929 DATUM

**Proposed Standard Binding Elements - Docket No. 9-22-06**

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. The development shall not exceed 34,560 square feet of gross floor area.
3. Signs shall be in accordance with Parkway Standards.
4. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
5. 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.
6. 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. A minor subdivision plat shall be recorded dedicating additional right-of-way. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
  - c. 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.
  - d. A Tree Canopy Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
  - e. A Wetlands Determination and Mitigation is required from the US Army Corp of Engineers before construction approval.

7. 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.
8. There shall be no outdoor music (live, piped, radio or amplified), outdoor entertainment, or outdoor PA system audible beyond the property line.
9. 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.
10. The property owner shall provide a cross over access easement if the property to the north is ever developed for a nonresidential use. A copy of the signed easement agreement shall be provided to Planning Commission staff upon request.
11. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the January 18, 2007 Planning Commission meeting.
12. No idling of trucks between the rear of the shopping center and adjacent single-family residences. No overnight idling of trucks shall be permitted on-site.
13. At the time a building permit is requested, the applicant shall submit a certification statement to the permit issuing agency, from an engineer, or other qualified professional stating that the lighting of the proposed development is in compliance with Chapter 4 Part 1.3 of the land development code and shall be maintained there after. No building permits shall be issued unless such certification statement is submitted. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code.

14. 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.
15. Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission.
  - a) Articles of Incorporation filed with the Secretary of State and recorded in the office of the Clerk of Jefferson County and the Certificate of Incorporation of the Homeowners Association.
  - b) A deed of restriction in a form approved by Counsel to the Planning Commission addressing (responsibilities for the maintenance of common areas and open space, maintenance of noise barriers, maintenance of WPAs, TPAs) and other issues required by these binding elements / conditions of approval.
  - c) Bylaws of the Homeowner's Association in a form approved by the Counsel for the Planning Commission.
16. The site shall be developed in accordance with the tree preservation areas delineated on the site plan and related notes. Any modification of the tree preservation plan requested by the applicant may be approved by the designated DPDS staff if the changes are in keeping with the intent of the approved tree preservation plan.

All plans setting out tree preservation areas must contain the following notes:

1. Tree preservation areas (TPAs) identified on this plan represent portions of the site the developer has designated to be left undisturbed during the development of roadways, utilities and similar infrastructure. These are not permanent preservation areas. Tree in these areas may be removed during construction of homes or buildings on individual lots.
2. Dimension lines have been used on this plan to establish the general location of TPAs and represent minimum distances. The final boundary for each TPA shall be established in the field by the applicant, developer, or property owner to include canopy area of all trees at or within the dimension line.
3. Tree protection fencing shall be erected around all TPAs prior to site disturbance (except as provided in these notes) to protect the 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. When trees must be removed in a TPA, the fence shall be relocated to protect all remaining trees within that TPA. When a tree mass contains

both WPAs and TPAs, fencing shall only be required at the outer most perimeter of that tree mass.

4. No parking, material storage, or construction activities are permitted within the TPAs beyond that allowed for preliminary site investigation work.
5. Clearing necessary to provide access for survey work, rock soundings or other usual and customary site investigations shall be permitted prior to Site Disturbance Approval. Preliminary site investigations shall be carefully planned to minimize the amount of clearing required. Clearing should follow proposed roadway centerlines and should not result in a clear access way of more than twenty (20) feet in width. Cleared access ways beyond proposed roadways to assess individual lots shall not exceed 12 feet in width or encroach into any proposed open space lots. No trees exceeding eight (8) inches in diameter measured at a height of four and one-half feet above ground level shall be removed without prior approval by DPDS.

17. The applicant shall submit a tree inventory of all four inch caliper and above trees between the parking lot and the property line. Cottonwoods, Box Elders, dead/dying trees do not have to be shown on the tree inventory. The applicant shall work with staff Landscape Architect in determining the location of the berm along Stonestreet Road. If possible the berm could meander along the sites frontage to ensure preservation of significant trees. The final location of the berm will be shown on the approved tree preservation plan and landscape plan. The landscaping shall be irrigated. In general, all vines, underbrush, and non-native trees may be removed.
18. If necessary to construct an 8-foot high retaining wall at the rear of the site, the Applicant shall apply for and receive a variance for the retaining wall before building permits for the plan are issued.

17:18  
added by  
Metro  
Council

**Section II:** This Ordinance shall take effect upon passage and approval.