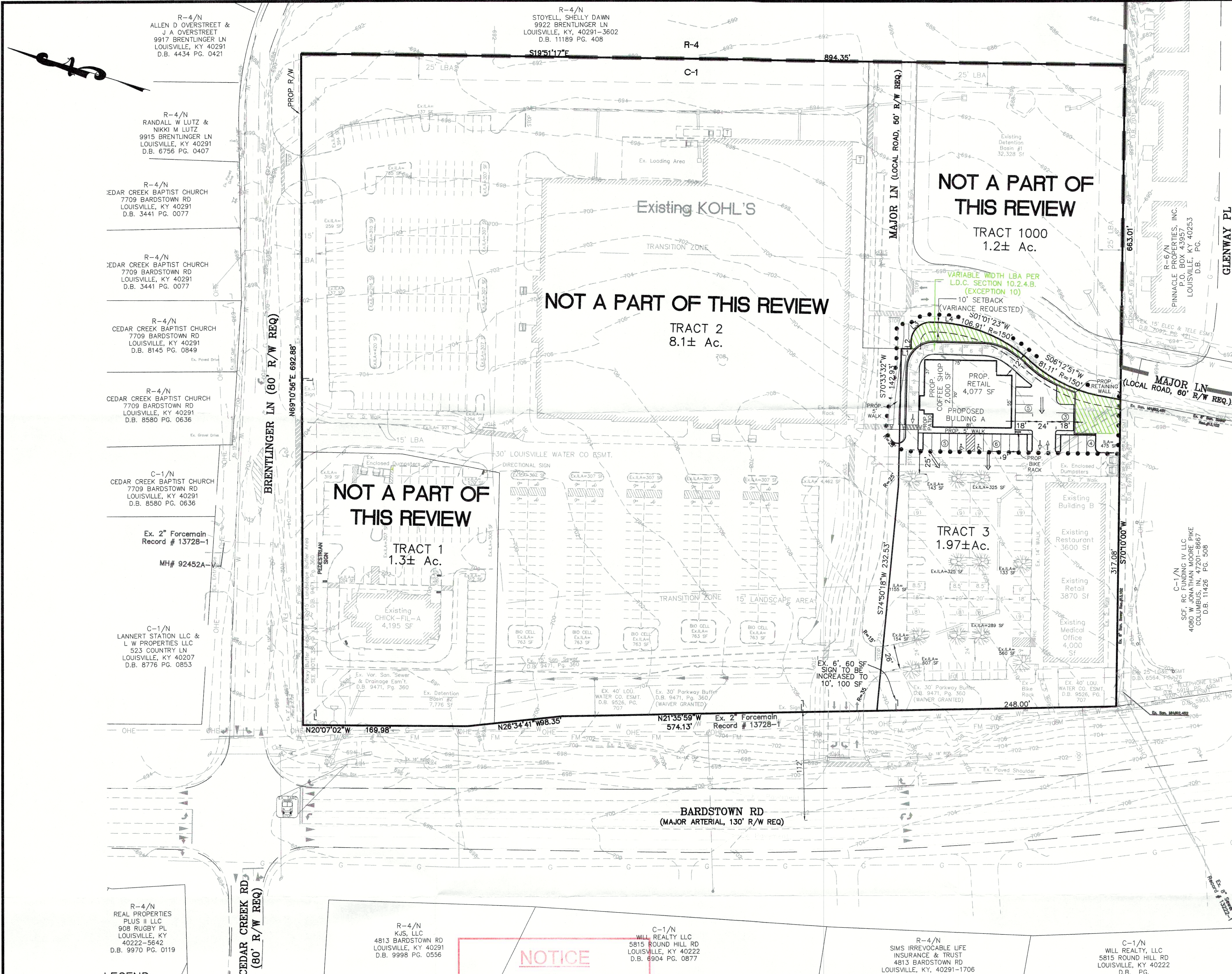




LEGEND

EX. UTILITY POLE	EX. GUY ANCHOR	EX. LIGHT POLE	EX. CATCH BASIN	EX. FIRE HYDRANT	EX. WATER METER	EX. WATER VALVE	EX. GAS METER	EX. GAS VALVE	EX. SANITARY SEWER CLEAN-OUT	EX. UNDERGROUND GAS LINES	EX. UNDERGROUND WATER LINES	EX. OVERHEAD ELECTRIC LINES	EX. FENCE	EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL	EXISTING SEWER AND MANHOLE	DRAINAGE FLOW DIRECTION	EX. CONTOUR	EX. DITCH/SWALE	EX. ZONING LINE	LIMITS OF DISTURBANCE	EX. TREE
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APPROVED:
LOUISVILLE METRO BOARD
OF ZONING ADJUSTMENT
DATE: Feb. 3, 2020
BY: [Signature]

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

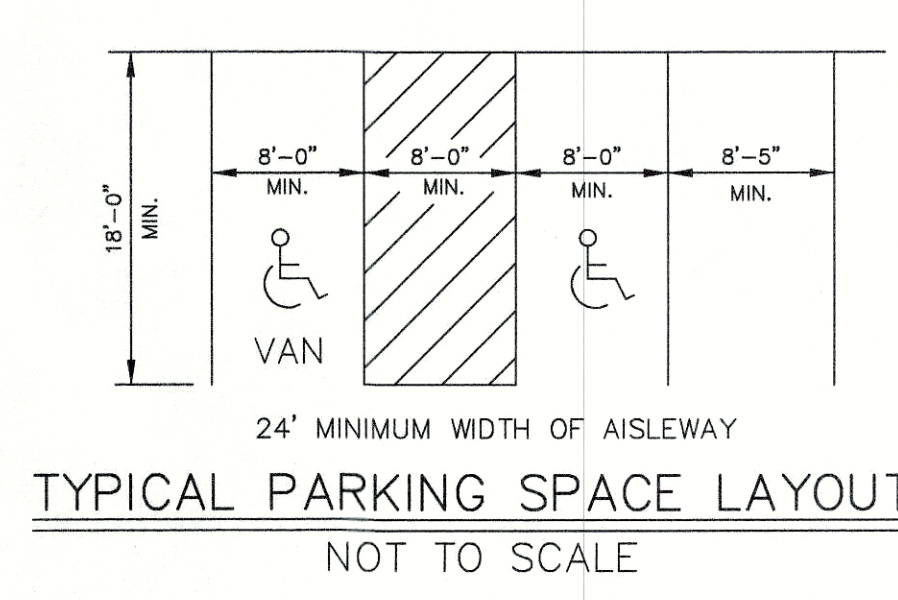
PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: [Signature]
DATE: 11/13/20
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

DETENTION BASIN CALCULATIONS #1

X = Δ CRA/12	ΔC = 0.85-0.23=0.62
A = 8.3 AC	R = 2.8 INCHES
X = (8.3)(.62)(2.8)/12 = 1.20 AC.-FT.	
REQUIRED X = 52,272 CU.FT.	
PROVIDED BASIN = 32,328 SQ.FT.	
TOTAL = 32,328 SQ.FT. @ APPROX. 2.0 FT. DEPTH	
= 64,656 CU.FT. > 52,272 CU.FT.	

DETENTION BASIN CALCULATIONS #2

X = Δ CRA/12	ΔC = 0.85-0.23=0.62
A = 4.2 AC	R = 2.8 INCHES
X = (4.2)(.62)(2.8)/12 = 0.65 AC.-FT.	
REQUIRED X = 28,314 CU.FT.	
PROVIDED BASIN = 7,776 SQ.FT.	
TOTAL = 7,776 SQ.FT. @ APPROX. 5.0 FT. DEPTH	
= 38,880 CU.FT. > 28,314 CU.FT.	



PROPERTY LINE TABLE

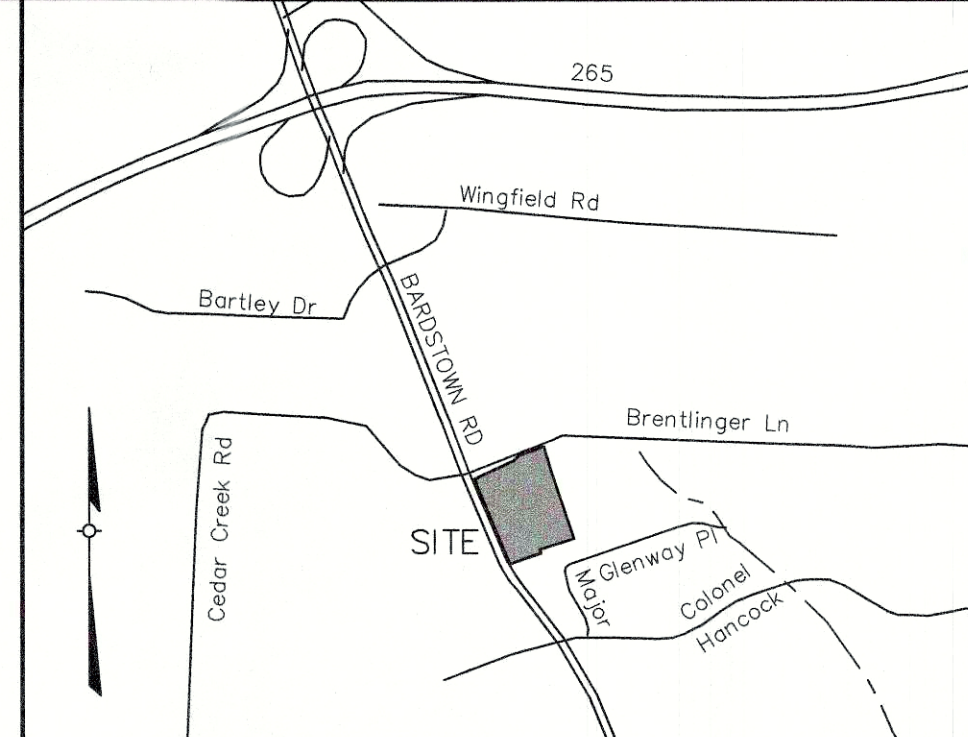
L1	S19°26'28"E	10.00'
L2	N70°33'32"E	7.90'
L3	S19°51'15"E	3.40'
L4	N75°21'51"W	21.79'

LOUISVILLE METRO
APPROVED DISTRICT
DEVELOPMENT PLAN
DOCKET NO. 19-DDP-0065
APPROVAL DATE 2-3-20
EXPIRATION DATE 2-3-22
SIGNATURE OF PLANNING COMMISSION
[Signature]
PLANNING

- VARIANCES REQUESTED:
- A Variance is requested from Table 5.3.2 of the Louisville Land Development Code to reduce the required street side setback from 10' to 4'.
 - A Variance is requested from Table 8.3.3 of the Louisville Land Development Code to allow a 10', 100 SF. monument sign on Tract 3.
- WAIVER (GRANTED CASE: 18490)
- A Waiver is requested from Section 10.2.4.B of the Louisville Metro Land Development Code to allow the encroachment of the existing 40 ft. Louisville Water Company Easement into the Bardstown Road 30 ft. Parkway Buffer Area for Tracts 2 & 3 (Tr 1 is not affected).
- CONDITIONAL USE PERMIT (GRANTED CASE: 10787)
- APPROVED: A Conditional Use Permit to allow outdoor alcohol sales for on-site patio areas totaling 2,195 S.F. was granted.
- WAIVER (GRANTED CASE: 13661)
- A Waiver was granted from Section 5.6.1.B.1 and 5.5.2.A.1 of the Louisville Metro Land Development Code for the Chick-fil-A Bardstown Road building facade.
- WAIVERS (GRANTED CASE: 12435)
- A Waiver was granted to exceed 10.2.11 Vehicular Use Area Interior Landscape Area. Alternative storm water drainage design is being incorporated to address water quality and rate of runoff. Interior Landscape Islands are being combined to provide for larger green areas that can be better utilized for green infrastructure.
 - A waiver was granted to exceed the maximum building footprint within the neighborhood form district per Table 5.3.2 of the L.D.C.
 - A waiver of the building facade treatment for buildings within the Neighborhood Form District was granted from Section 5.6.1. B.1 of the L.D.C.
- VARIANCE (GRANTED CASE: 12450)
- A Variance was granted to reduce the required yard from 75' to 54' per Table 5.3.2 of the Land Development Code.
- MAXIMUM SETBACK ALTERNATIVE (CASE # 12435)
- The maximum setback alternative is being applied per section 5.1.9 of the Land Development Code.
- GENERAL NOTES
- Parking areas and drive lanes to be a hard and durable surface.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0097 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.
 - 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 construction 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.
 - All dumpsters and service structures are to be screened per Chapter 10.
 - All lighting on the site shall be directed down and away from adjacent residential uses.
 - Tract 3 structures served by existing sanitary sewer connections, fees and charges may apply. Sewage to be treated at the Cedar Creek WWTIC.
 - Construction plans, bond, and permit are required prior to construction approved by Metro Public Works.
 - "No idling" signs shall be installed outside of loading/unloading docks as required by the Air Pollution Control Board.
 - Mitigation measures for dust control shall be in place during operating and non-operating hours to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - There shall be no increase in drainage runoff to the State R/W. Calculations will be required for any runoff to the State R/W.
 - There shall be no commercial signs in the R/W.
 - There shall be no landscaping in the R/W without an encroachment permit.
 - Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
 - A Crossover Access and Shared Parking Agreement has been recorded per D.B. 9471, Page 369.
 - The Maximum Setback Alternative has been met for the entire development, refer to the Landscape Plan approved 8-10-09 L-12787.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
 - A Karst survey was performed on 12-2-2019 by Mike Hill, AICP and no Karst features were observed.
- MSD NOTES:
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
 - Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request has been submitted to MSD.
 - If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
 - On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive. This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 27,000 S.F.
 - All retail shops must have individual connections per MSD's fats, oils and grease policy.
 - Sanitary sewer service provided by new PSC, subject to Fee's and any applicable charges.

PRELIMINARY APPROVAL
Condition of Approval:
[Signature]
Date: 1-15-20
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

SITE ADDRESS:
7901, 7915, BARDSTOWN ROAD
TAX BLOCK 66, LOTS 0128, 0127, 0128, 0129
D.B. 9471, PG. 0360
LOUISVILLE, KY 40291
COUNCIL DISTRICT - 22
FIRE PROTECTION DISTRICT - FERN CREEK



RDDDP FOR REVIEW OF
TRACT 3 ONLY

PROJECT DATA

TOTAL SITE AREA	= 12.5± Ac. (544,500 SF)
EXISTING ZONING	= C-1
EXISTING FORM DISTRICT	= NEIGHBORHOOD

TRACT 3 DATA

TRACT 3 AREA	= 1.97± Ac. (85,813 SF)
EXISTING ZONING	= C-1
EXISTING FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= COMMERCIAL
PROPOSED USE:	
COFFEE SHOP	= 2,000 SF
RETAIL	= 7,947 SF
RESTAURANT	= 3,600 SF
MEDICAL OFFICE	= 4,000 SF
TOTAL BUILDING AREA	= 17,547 SF
F.A.R.	= 0.20 (1.0 ALLOWED)
BUILDING HEIGHT	= 28± FT.
PARKING REQUIRED	
PROPOSED BUILDING "A"	
COFFEE SHOP - 2000 SF/200 MIN.	= 10 SP
COFFEE SHOP - 2000 SF/100 MAX.	= 20 SP
RETAIL - 4077 SF/300 MIN.	= 14 SP
RETAIL - 4077 SF/200 MAX.	= 20 SP
EXISTING BUILDING "B"	
RETAIL - 3,870 SF/300 MIN.	= 13 SP
RETAIL - 3,870 SF/200 MAX.	= 19 SP
RESTAURANT - 3600 SF/125 MIN.	= 29 SP
RESTAURANT - 3600 SF/50 MAX.	= 72 SP
MEDICAL - 4000 SF/250 MIN.	= 16 SP
MEDICAL - 4000 SF/150 MAX.	= 27 SP
TOTAL PARKING REQUIRED	= 82 SP
TOTAL PARKING PROVIDED	= 102 SP
BIKE PARKING REQUIRED FOR TRACT 3	= 2 SHORT & 2 LONG
BIKE PARKING PROVIDED ON TRACT 3	= 2 SHORT & 2 LONG
LONG TERM PARKING IS PROVIDED	PER BUILDING
WITHIN THE BLDGS	
VEHICULAR USE AREA TRACT 3	= 39,305 SF
ILA REQUIRED (7.5%)	= 2,948 SF
ILA PROVIDED	= 3,227 SF
EXISTING IMPERVIOUS AREA	= 43,036 SF
PROPOSED IMPERVIOUS AREA	= 55,222 SF (28.32% INCREASE)

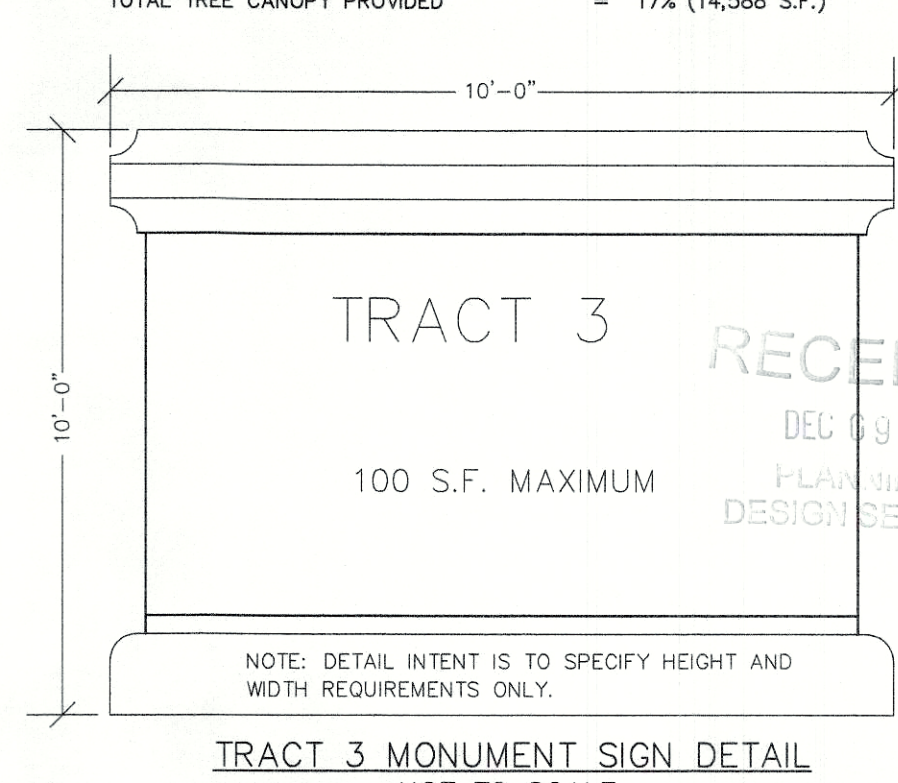
PARKING DATA FOR TRACTS 1, 2 & 3

A CROSSOVER ACCESS & SHARED PARKING AGREEMENT HAS BEEN RECORDED BETWEEN TRACTS 1, 2 & 3 DB 9471, PG. 369

EX. CHICK-FIL-A 4,195 S.F./125(min) 1/50(max)	= 34 SP	84 SP
EX. KOHL'S 93,673 S.F. 1/300(min) 1/200(max)	= 312 SP	468 SP
SUB-TOTAL TR 1 & 2	= 346 SP	
LESS 10% TARC CREDIT ALLOWED FOR TR 1 & 2	= 311 SP	
TRACT 3 PARKING	= 82 SP	158 SP
TOTAL PARKING PROVIDED	= 393 SP	710 SP
TOTAL PARKING REQUIRED	= 466 SPACES	(INCLUDES 24 HC SP)

TREE CANOPY CALCULATIONS Tract 3 only

EX. TREE CANOPY COVERAGE (CLASS C)	= 0-40%
TOTAL SITE AREA	= 85,813 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 17% (14,588 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 9% (7,920 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 8% (6,668 S.F.)
TOTAL TREE CANOPY PROVIDED	= 17% (14,588 S.F.)



CURRENT TRACT 3 RDDDP CASE: 19-DDP-0065
RELATED CASE: 18490 RDDDP
RELATED CASE: 16620 TR 3 RDDDP DEFERRED
RELATED CASE: 13661 CHICK-FIL-A RDDDP
RELATED CASE: B-12450-09 VARIANCE
RELATED CASE: 12632 BE AMENDMENT
RELATED CASE: 12435 RDDDP & WAIVERS
RELATED CASE: 10787 REZONING
WM# 6716

REVISIONS

NO.	DATE	DESCRIPTION
1	12-9-19	AGENCY COMMENTS

PROJECT DATA

FILE NAME: 06229-RDDDP-TRACT-3.dwg

DATE: 11-4-19

CHECKED BY: MH

SCALE: AS SHOWN

DRAWN BY: ARH

PROFESSIONAL'S SEAL

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
509 WARDEN AVENUE, SUITE 101, LEXINGTON, KENTUCKY 40501
TEL: 502-271-1111 FAX: 502-271-1111

OWNER/DEVELOPER
BARDSTOWN ROAD DEVELOPMENT, LLC
P.O. BOX 12128
LEXINGTON, KY 40508

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

TRACT 3 7931 BARDSTOWN ROAD

JOB NO. 06229

SHEET 1 OF 1