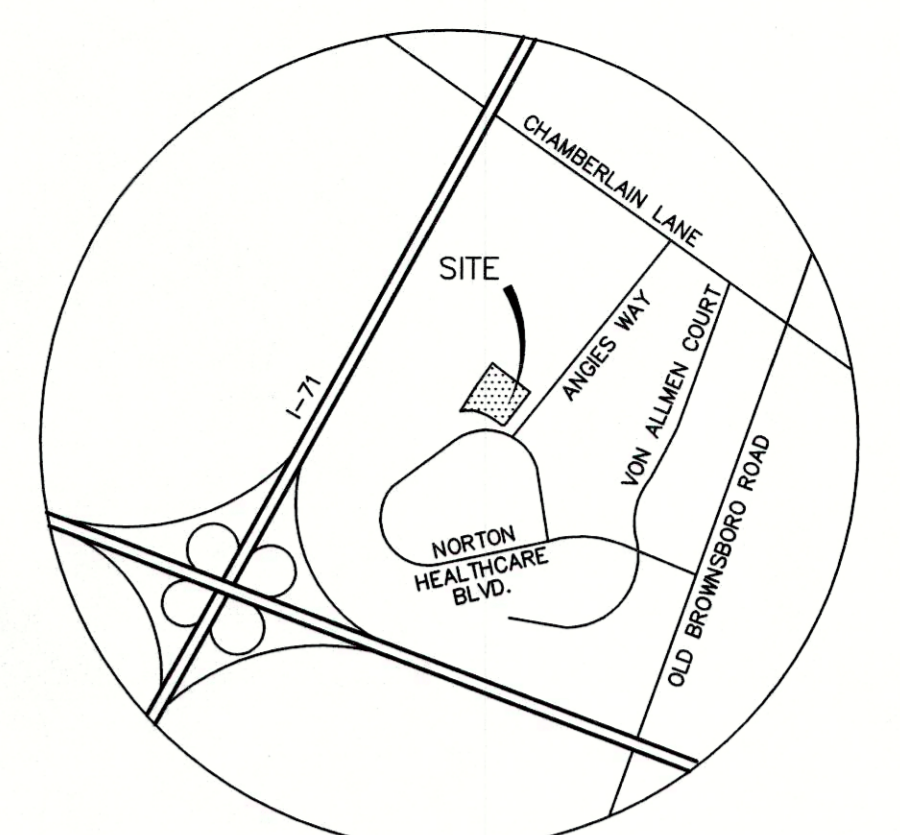


**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
 CONDITIONS:  
 BY: *Tom Kelly*  
 DATE: 9-7-16  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



**LOCATION MAP**  
(NOT TO SCALE)

**SITE DATA**

TOTAL SITE AREA	2.24 ACRES
FORM DISTRICT	RC (REGIONAL CENTER)
EXISTING ZONING	OR-3 w/ C.U.P.
EXISTING USE	VACANT
PROPOSED USE	OFF-STREET PARKING

**PARKING SUMMARY**

PROPOSED PARKING	144 SPACES
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**LANDSCAPE REQUIREMENTS**

VEHICLE USE AREA	46,912 S.F.
7.5% LANDSCAPE REQUIREMENT	3,518 S.F.
L.L.A. PROVIDED	8,452 S.F.

**GENERAL NOTES**

- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 2111 C 0020 D DATED FEBRUARY 1994.
- A TREE PRESERVATION PLAN HAS BEEN SUBMITTED TO THE PLANNING COMMISSION AND APPROVED FOR ALL LOTS IN THE OLD BROWNSBORO CROSSING DEVELOPMENT.
- DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
- TOPOGRAPHIC AND BOUNDARY TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. THE LOCATION AND TYPE OF ANY TREES OR LANDSCAPING WITHIN THE ROADWAY RIGHT-OF-WAY WILL BE EVALUATED FOR ROADSIDE SAFETY AND SIGHT DISTANCE REQUIREMENTS BY METRO PUBLIC WORKS WHICH RESERVES THE RIGHT TO REMOVE THEM WITHOUT THE APPROVAL OF THE PROPERTY OWNER.
- SIGNS WILL BE PROHIBITED WITHIN THE RIGHT OF WAY. SIGNS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROVED SIGNAGE MASTER PLAN AND CHAPTER 8 OF LDC.
- ALL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET WIDE WITH HANDICAP RAMPS AS REQUIRED.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- CROSSOVER ACCESS EASEMENT TO ALLOW FUTURE VEHICLE CONNECTIONS SHALL BE REQUIRED TO BE GRANTED BY THE OWNER OF THE SITE.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPING SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION 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 SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
- ONSITE DETENTION FOR THIS PROJECT AND THE CAPACITY LOST PER THIS PROJECT WILL BE PROVIDED PRIOR TO CONSTRUCTION PLAN APPROVAL. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 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 CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO WORKS FOR ALL WORK DONE WITHIN THE STREET RIGHT-OF-WAY.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT EFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION ACTIVITIES TO PREVENT EXCESSIVE PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- SITE LIGHTING SHALL BE IN ACCORDANCE WITH CHAPTER 4.1.3 OF THE LAND DEVELOPMENT CODE.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL WSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- EXISTING DETENTION BASIN VARIABLE SEWER AND DRAINAGE EASEMENTS TO BE RELEASED AT THE TIME THE PROPOSED DETENTION BASIN VARIABLE SEWER AND DRAINAGE EASEMENT IS RECORDED.
- ONSITE DETENTION FOR THIS PROJECT AND THE CAPACITY LOST PER THIS PROJECT WILL BE PROVIDED PRIOR TO CONSTRUCTION PLAN APPROVAL. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.

- ① Chord: 50.17'  
N 39° 03' 11" W  
Radius = 410.00'
- ② Chord: 35.36'  
N 62° 54' 00" W  
Radius = 25.00'

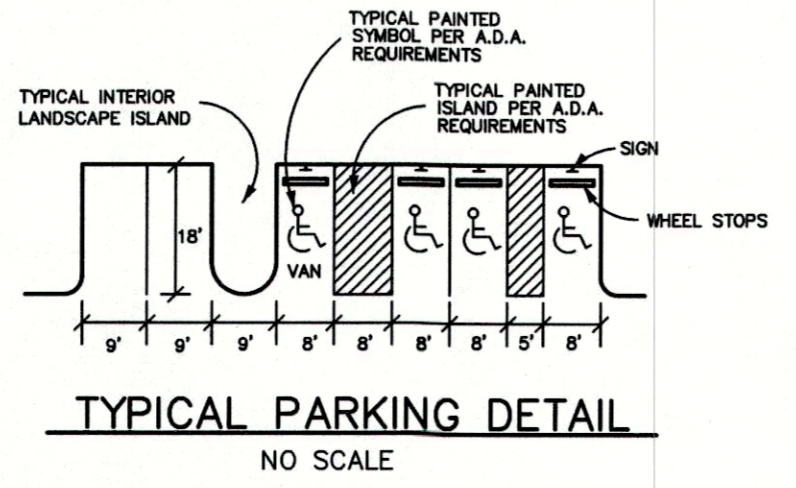
**McMahan Holdings, LLC.**  
 P.O. Box 20206  
 Louisville, KY 40250  
 RCFD / C-2

**OBC Cabela  
 Borrowing Entity, LLC**  
 Deed Book 10182 Page 556  
 Block 3712 Lot 30  
 RCFD / C-2

**CONDITIONAL USE PERMIT REQUESTED**  
 1. CONDITIONAL USE PERMIT UNDER CHAPTER 4.2.39 OF LAND DEVELOPMENT CODE REQUESTED TO ALLOW OFF-STREET PARKING ON AN OR-3 ZONED PROPERTY (LOT 8-B1)

**LEGEND**

	DRAINAGE FLOW ARROW
	STORM SEWER PIPE
	STORM SEWER STRUCTURE
	ZONING BOUNDARY

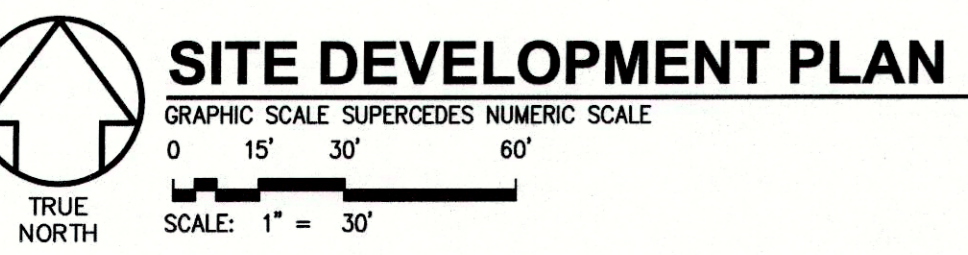


**TREE CANOPY REQUIREMENTS**

TREE CANOPY CATEGORY CLASS C

SITE AREA	97,574 SQ.FT.
EXISTING TREE CANOPY	5,111 SQ.FT. (5.7%)
TREE CANOPY REQUIRED	19,515 SQ.FT. (20%)
(LOT HAS 0-40% EX. TREE CANOPY COVERAGE)	
EX. TREE CANOPY TO BE PRESERVED	0 SQ.FT. (0%)
ADDITIONAL TREE CANOPY REQUIRED	19,515 SQ.FT. (20%)
ADDITIONAL TREE CANOPY PROVIDED	20,160 SQ.FT. (21%)
(28 2" CALIPER TYPE A TREES @ 720 SF EACH)	

**PRELIMINARY APPROVAL**  
 Condition of Approval:  
 RECEIVED  
 SEP 08 2016  
 PLANNING & DESIGN SERVICES  
 Tom Kelly 9-7-16  
 LOUISVILLE & JEFFERSON COUNTY METRO/LOUTAN SEWER DISTRICT



**16CUP1027 / 16DEVPLAN1131  
 DOCKET #9-5-07  
 MSD WM # 9505**

**REVISIONS**

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	7-18-16	CRB
2	DHS	REVISIONS PER AGENCY COMMENTS	8-15-16	CRB

**BTM Engineering, Inc.**  
 Consulting Engineers, Landscape Architects, Planners & Surveyors  
 3001 Taylor Springs Drive Louisville, Kentucky 40220  
 (502) 459-8402 www.btmeng.com

DATE  
 SIGNATURE

**DETAILED DISTRICT DEV. PLAN/CUP - LOT 8**  
 OLD BROWNSBORO CROSSING  
 JEFFERSON COUNTY, KY 40241  
 TITLE: 100291-CORBETTS  
 DRAWN BY: PMB/DHS  
 CHECKED BY: CRB  
 DATE: 2-08-16  
 DRAWING: 100291-CORBETTS  
 SCALE: 1" = 30'  
 SHEET: 1.00

**NOT FOR CONSTRUCTION**