

PRELIMINARY DETENTION CALCULATION

VOLUME REQUIRED: 2.8/12 x (0.85 - 0.26) x 10.6 AC. x 1.5 (POND CREEK) = 2.189 AC-FT or 95,349 C.F.

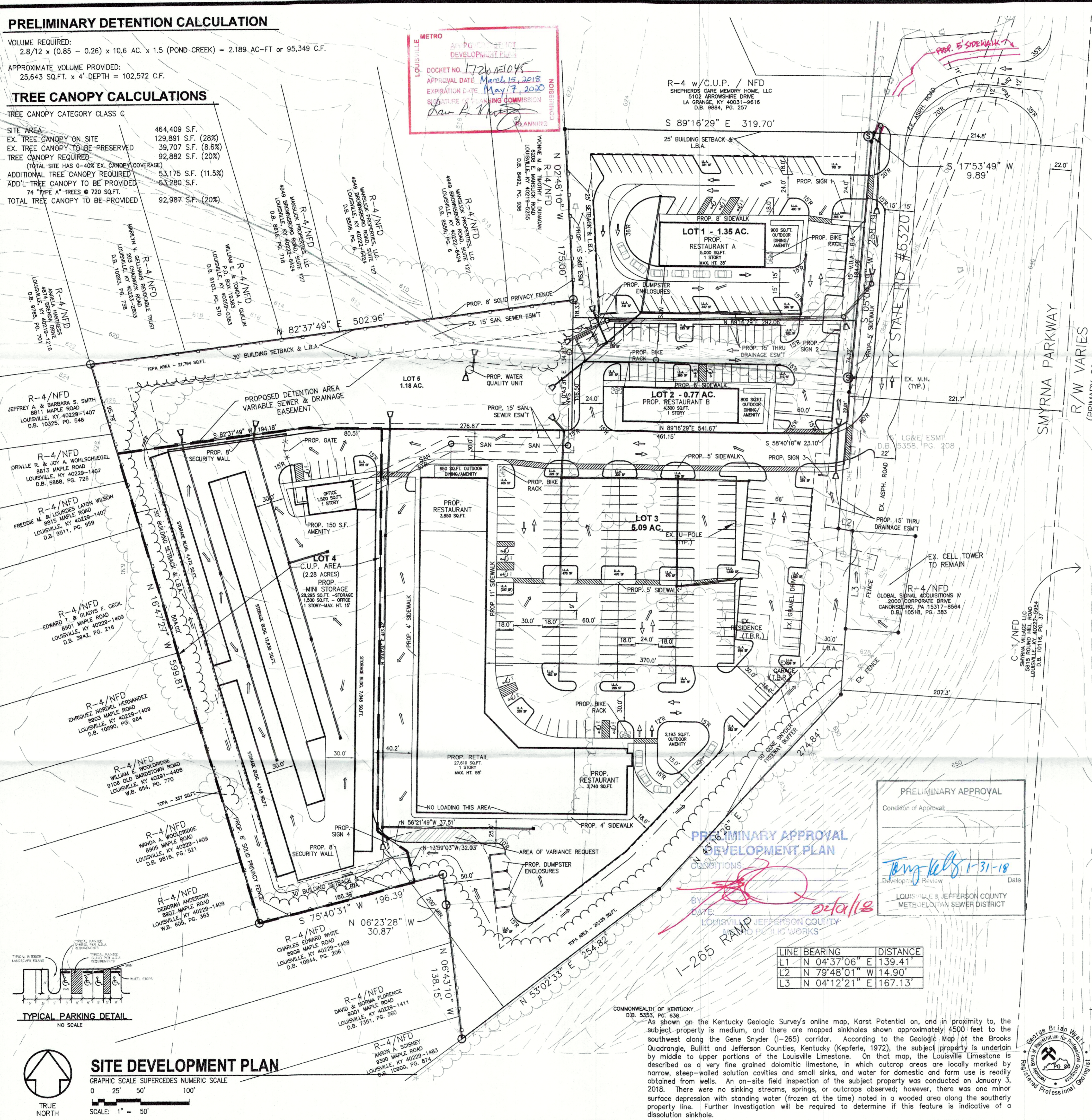
APPROXIMATE VOLUME PROVIDED: 25,643 SQ.FT. x 4' DEPTH = 102,572 C.F.

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C

SITE AREA	464,409 S.F.
EX. TREE CANOPY ON SITE	129,891 S.F. (28%)
EX. TREE CANOPY TO BE PRESERVED	39,707 S.F. (8.6%)
TREE CANOPY REQUIRED	92,882 S.F. (20%)
(TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	
ADDITIONAL TREE CANOPY REQUIRED	53,175 S.F. (11.5%)
ADD'L. TREE CANOPY TO BE PROVIDED	53,280 S.F.
74 "TYPE A" TREES @ 720 SQ.FT.	
TOTAL TREE CANOPY TO BE PROVIDED	92,987 S.F. (20%)

METRO
 APPROVED FOR DEVELOPMENT PLAN
 DOCKET NO. 1728-1045
 APPROVAL DATE: March 15, 2018
 EXPIRATION DATE: May 7, 2020
 SIGNATURE OF PLANNING COMMISSION
 DATE: 2/21/18



GENERAL NOTES

- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS 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 PRE THE PLAN AND MSD STANDARDS.
- 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 SEDED, 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.
- ALL BUILDING DESIGN SHALL BE IN ACCORDANCE WITH CHAPTER 5.5 & 5.6 OF THE LAND DEVELOPMENT CODE.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BOUNDARY INFORMATION TAKEN FROM SURVEY BY ALAN HARTLEY LAND SURVEYING DATED 2-3-2017.
- SANITARY SEWERS TO BE PROVIDED BOTH LATERAL EXTENSION AND PSC AND IS SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- ON-SITE DETENTION IS PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- ALL SIGNAGE WILL COMPLY WITH LAND DEVELOPMENT CODE, CHAPTER 8.
- A GENERAL CROSSOVER AND SHARED PARKING AGREEMENT IS REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- THIS SITE IS SUBJECT TO REGIONAL FACILITY FEE X 1.5 FOR INCREASED RUN OFF VOLUME.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THRU DRAINAGE EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.



SITE DATA

TOTAL SITE AREA	10.66 ACRES (464,409.11 SQ.FT.)
EXISTING ZONING	R-4 NFD
EXISTING FORM DISTRICT	VACANT
PROPOSED ZONING w/C.U.P.	C-2
PROPOSED C.U.P. AREA	2.28 ACRES
PROPOSED USES	RETAIL, RESTAURANT, MINI STORAGE

LOT 1	1.35 ACRES
SITE AREA	1.35 ACRES
RESTAURANT BUILDING AREA (INC. OUTDOOR DINING 800 S.F.)	5,900 SQ.FT.
MINIMUM PARKING REQUIRED (1 SP/250 S.F. - 5000 SF)	47 SPACES
MAXIMUM PARKING ALLOWED (1 SP/250 S.F. - 5000 SF)	118 SPACES
PARKING PROVIDED (INC. 3 ACCESSIBLE SPACES)	50 SPACES
VEHICLE USE AREA 7.5 % REQUIREMENT	26,450 SQ.FT.
L.L.A. PROVIDED	2,134 SQ.FT., 2,881 SQ.FT.

LOT 2	0.77 ACRES
SITE AREA	0.77 ACRES
RESTAURANT BUILDING AREA (INC. OUTDOOR DINING 800 S.F.)	5,100 SQ.FT.
MINIMUM PARKING REQUIRED (1 SP/250 S.F. - 3000 SF)	41 SPACES
MAXIMUM PARKING ALLOWED (1 SP/250 S.F. - 3000 SF)	102 SPACES
PARKING PROVIDED (INC. 2 ACCESSIBLE SPACES)	46 SPACES
VEHICLE USE AREA 7.5 % REQUIREMENT	17,536 SQ.FT.
L.L.A. PROVIDED	1,315 SQ.FT., 1,719 SQ.FT.

LOT 3	5.09 ACRES
SITE AREA	5.09 ACRES
BUILDING AREA	35,200 SQ.FT.
RESTAURANT (INC. 1,500 S.F. OUTDOOR DINING)	27,810 SQ.FT.
MINIMUM PARKING REQUIRED (1 SP/250 S.F. - 27,810 SF)	110 SPACES
MAXIMUM PARKING ALLOWED (1 SP/250 S.F. - 27,810 SF)	321 SPACES
PARKING PROVIDED (INC. 7 ACCESSIBLE SPACES)	201 SPACES
VEHICLE USE AREA 7.5 % REQUIREMENT	118,418 SQ.FT.
L.L.A. PROVIDED	8,881 SQ.FT., 9,030 SQ.FT.

LOT 4	2.28 ACRES
SITE AREA	2.28 ACRES
BUILDING AREA	29,795 SQ.FT.
MINI-STORAGE	28,295 SQ.FT.
OFFICE	1,500 SQ.FT.
MINIMUM PARKING REQUIRED (1 SP/250 S.F. - 1,500 SF)	5 SPACES
MAXIMUM PARKING ALLOWED (1 SP/1.5 EMPLOYEES MAX SHFT)	9 SPACES
OFFICE	8 SPACES
MINI-STORAGE	1 SPACES
PARKING PROVIDED (INC. 1 ACCESSIBLE SPACE)	6 SPACES
VEHICLE USE AREA 7.5 % REQUIREMENT	3,859 SQ.FT.
L.L.A. PROVIDED	289 SQ.FT., 332 SQ.FT.

LOT 5	1.18 ACRES
SITE AREA	1.18 ACRES
USE	DETENTION/OPEN SPACE

SIGN SCHEDULE

- SIGN 1 - 26" HIGH, 120 SQ.FT.
- SIGN 2 - 26" HIGH, 120 SQ.FT.
- SIGN 3 - 26" HIGH, 120 SQ.FT.
- SIGN 4 - 20" HIGH, 80 SQ.FT.

LANDSCAPE REQUIREMENTS

OUTDOOR AMENITY REQUIREMENT	4,600 SQ.FT.
(10% OF TOTAL BLDG. AREA (46,000 SQ.FT.))	
OUTDOOR AMENITY PROVIDED	4,703 SQ.FT.

LEGEND

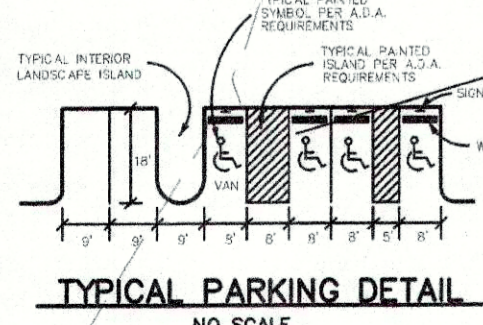
- EXISTING FENCE
- EX. OVERHEAD UTILITIES
- EX. GAS LINE
- EX. SANITARY SEWER
- EX. WATER LINE
- EX. UTILITY POLE
- EX. TELEPHONE MANHOLE
- EX. ELECTRIC MANHOLE
- EX. SAN. SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- GUY WIRE
- TELEPHONE PEDESTAL
- BENCH MARK
- EXISTING CONTOUR LINE
- EX. STORM LINE
- CENTERLINE
- DRAINAGE FLOW
- PROP. 8" SOLID PRIVACY FENCE
- PROP. 8" SECURITY WALL
- PROP. STORM LINE
- EXISTING TREELINE
- PROPOSED TREELINE
- PROP. SANITARY SEWER

PRELIMINARY APPROVAL

Condition of Approval:
 By: *Tony Kelly* 1-31-18
 Date: 1-31-18
 LOUISVILLE & JEFFERSON COUNTY METRO AREA WATER SEWER DISTRICT

LINE BEARING	DISTANCE
L1 N 04°37'06" E	139.41'
L2 N 79°48'01" W	14.90'
L3 N 04°12'21" E	167.13'

As shown on the Kentucky Geologic Survey's online map, Karst Potential on, and in proximity to, the subject property is medium, and there are mapped sinkholes shown approximately 4500 feet to the southwest along the Gene Snyder (I-265) corridor. According to the Geologic Map of the Brooks Quadrangle, Bullitt and Jefferson Counties, Kentucky (Kepferle, 1972), the subject property is underlain by middle to upper portions of the Louisville Limestone. On that map, the Louisville Limestone is described as a very fine grained dolomitic limestone, in which outcrop areas are locally marked by narrow, steep-walled solution cavities and small sinks, and water for domestic and farm use is readily obtained from wells. An on-site field inspection of the subject property was conducted on January 3, 2018. There were no sinking streams, springs, or outcrops observed; however, there was one minor surface depression with standing water (frozen at the time) noted in a wooded area along the southerly property line. Further investigation will be required to determine if this feature is indicative of a dissolution sinkhole.



SITE DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
 0 25' 50' 100'
 SCALE: 1" = 50'

REVISIONS

NO.	CHK	DATE	DESCRIPTION
1	JMA	1-3-18	
2	JMA	2-22-18	REV. TO ADD 5' 4" TO SIDEWALK

BTM Engineering, Inc.
 Consulting Engineers, Landscape Architects, Planners & Surveyors
 "Serving the Bluegrass and Beyond"
 3001 Taylor Springs Drive, Louisville, Kentucky 40220
 (502) 499-6400
 www.btmeng.com

SUBMITTALS

NO.	CHK	DATE	DESCRIPTION
1	DHS	9-1-17	PRE-APPLICATION SUBMITTAL
2	DHS	12-4-17	FORMAL APPLICATION SUBMITTAL

DETAILED DEVELOPMENT & C.U.P. PLAN
 8912 SMYRNA PARKWAY
 LOUISVILLE, KY 40229

BTM PROJECT NO.: 170181
 SITE INFORMATION:
 DEED BOOK 10835, PAGE 876
 TB. 653 LOT 186

OWNER:
 DAVID WILL
 5815 ROUND HILL ROAD
 LOUISVILLE, KY 40222-5864

DRAWING: 170181-DPP
 SCALE: 1" = 50'
 SHEET: 1.00

NOT FOR CONSTRUCTION

EX-EXTENSION-0105
 17 ZONE 1045