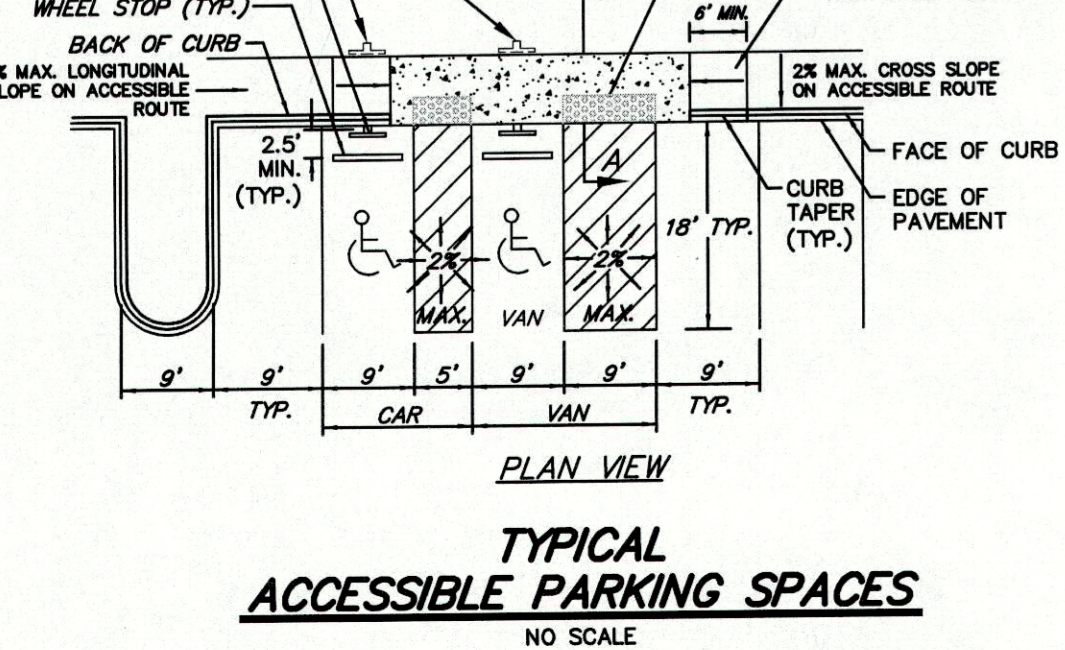


617
 THORNTONS, INC.
 13811 WICKHAM GREEN WAY
 TAX BLOCK: 15 LOT: 617
 DB: 10539 PG: 498
 SWFD/OR3



WAIVER REQUEST
 A WAIVER OF 10.3.5.A.1 TABLE 10.3.1 TO REDUCE THE 30' PARKWAY BUFFER TO A MINIMUM OF 15' AS SHOWN ON THE PLAN.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
 - NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
 - ALL WORK WITHIN THE OLD HENRY ROAD R/W WILL REQUIRE KYTC BOND AND PERMIT.
 - UPON DEVELOPMENT OF ADJACENT LOT 9, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE ANY PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGH THIS AND THE ADJACENT LOT 9 AS DETERMINED APPROPRIATE BY THE DEPT. OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL OF THE ADJACENT PROPERTY TO BE DEVELOPED.

LEGEND

---	EXISTING CONTOUR
CB	EXISTING STORM STRUCTURE
---	EXISTING UTILITY POLE
XX	EXISTING LOT NUMBER
□	PROPOSED STORM (CONCEPT)
→	PROPOSED FLOW ARROW
---	PROPOSED REQUIRED YARD
---	PROPOSED LANDSCAPE BUFFER AREA
---	PROPOSED INTERIOR LANDSCAPE AREA (ILA)
---	PROPOSED BIKE RACK
(TBR)	TO BE REMOVED

SITE DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	C1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	BANK
TOTAL LAND AREA	0.96± AC.
BUILDING AREA	3,520± S.F.
BUILDING HEIGHT (25' MAX.)	24'
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.08
PARKING REQUIRED	
MINIMUM (1 SPACE/300 S.F.)	12 SPACES
MAXIMUM (1 SPACE/200 S.F.)	18 SPACES
PARKING PROVIDED	17 SPACES
CAR PARKING	
(INCLUDES 1 ACCESSIBLE SPACE)	0 SPACES
BICYCLE PARKING REQUIRED	0 SPACES
SHORT TERM	0 SPACES
LONG TERM	0 SPACES
BICYCLE PARKING PROVIDED	2 SPACES
SHORT TERM	

LANDSCAPE DATA:

V.U.A.	22,792± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	1,709 S.F.
I.L.A. PROVIDED	1,829± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	41,858± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	0± S.F. (0%)
TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TREE CANOPY REQUIRED	8,372 S.F. (20%)
TREE CANOPY TO BE PLANTED	8,372± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	8,372± S.F. (20%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

DETENTION CALCULATIONS
 2.9/12 (0.85-23) (0.96) = 0.14 AC.FT

GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- THE DEVELOPMENT LIES IN THE MIDDLETOWN FIRE DISTRICT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- ALL RADI TO BE 4.5' UNLESS OTHERWISE INDICATED.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- COMPATIBLE UTILITIES SHALL BE IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- KIOS ONLINE INFORMATION FOR STANDARD GEOLOGY, KARST POTENTIAL AND LIDAR BASE AND SINKHOLE INFORMATION, ALONG WITH STANDARD GEOLOGIC QUADRANGLE MAPPING WAS REVIEWED AND DID NOT NOTE ANY KARST OR SINKHOLE FEATURES AT THE SITE. THE SITE APPEARS TO HAVE BEEN PREVIOUSLY GRADED, AND NO KARST OR SINKHOLE FEATURES WERE OBSERVED DURING AN INSPECTION PERFORMED ON 11/7/16 BY MARK SITES, P.E.

MSD NOTES:

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WOTC BY CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED OFF SITE IN QUALITY DETENTION BASIN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25 AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. 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: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0034E)

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

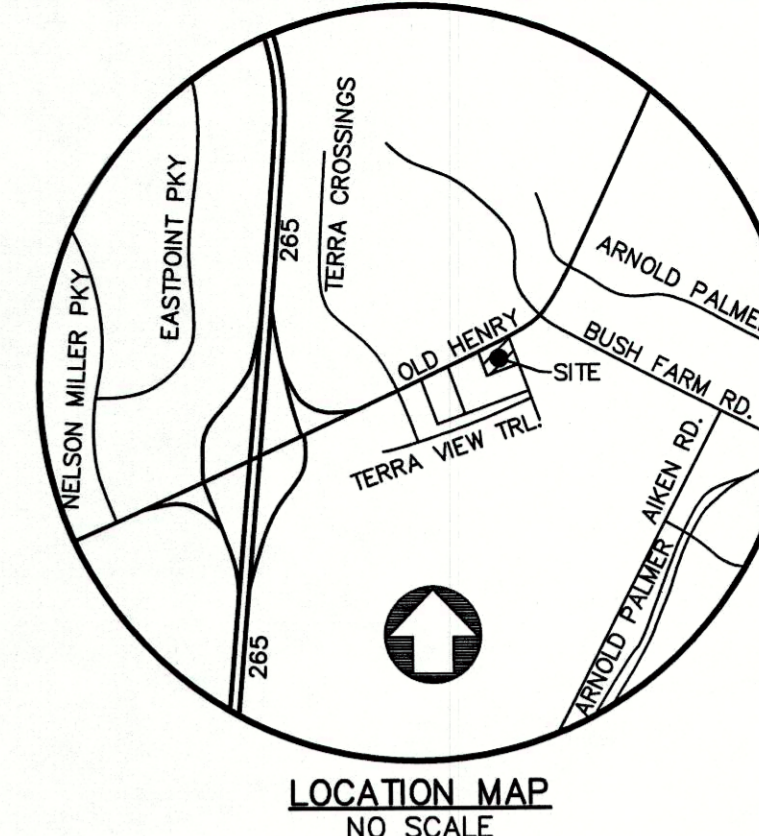
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER 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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

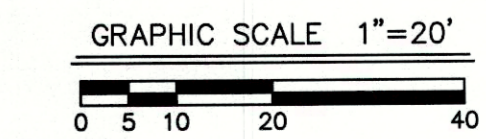
WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.



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

APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 16DEVPLAN1200
 APPROVAL DATE: 12/14/16
 EXPIRATION DATE: 12/14/18
 SIGNATURE OF PLANNING COMMISSION

RECEIVED
 NOV 16 2016
 PLANNING & DESIGN SERVICES
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



CASE # 16DEVPLAN1200
 MSD WM # 11506

Mindel, Scott & Associates, Inc.
 Planning - Engineering - Surveying - Landscape Architecture
 Utility Consulting - Property Management
 4515 W. MARKET ST., SUITE 200, INDIANAPOLIS, IN 46204
 Phone: (317) 424-1000 Fax: (317) 424-1001 Email: info@msaia.com

MSA

DEVELOPER
MANOURCE BANK
 C/O CSO ARCHITECTS, INC.
 8831 KEYSTONE CROSSINGS
 INDIANAPOLIS, IN. 46240

OWNER
CHOP PARTNERS II, LLC
 P.O. BOX 7368
 LOUISVILLE, KY. 40257

REVISED DISTRICT DEVELOPMENT PLAN
MANOURCE BANK
 2300 HIGH WICKHAM PLACE
 LOUISVILLE, KY. 40245
 TAX BLOCK: 3660 LOTS: 10
 D.B. 10346 PG. 639

Vertical Scale: N/A
 Horizontal Scale: 1"=20'
 Date: 10/17/16
 Job Number: 3290
 Sheet 1 of 1