

IMPERVIOUS AREA (SITE)

TOTAL SITE AREA	2.74 ACRES
EXISTING IMPERVIOUS SURFACE	0.00 ACRES
PROPOSED IMPERVIOUS SURFACE	1.74 ACRES (63.5%)
INCREASE IN IMPERVIOUS SURFACE	1.74 ACRES (63.5%)

PRE vs. POST RUNOFF CALCULATION

EXISTING AREAS		PROPOSED AREAS	
DRAINAGE AREA	= 2.74 Ac.	DRAINAGE AREA	= 2.74 Ac.
COMPOSITE C	= 0.30	COMPOSITE C	= 0.80
Q10	= 3.70 cfs	Q10	= 9.90 cfs
Q100	= 5.10 cfs	Q100	= 13.60 cfs

PRE10 > POST10 = 3.70 cfs > 9.90 cfs = 6.20 cfs INCREASE
 PRE100 > POST100 = 5.10 cfs > 13.60 cfs = 8.50 cfs INCREASE

R.F.F. CALCULATION:
 (0.80-0.30) * (2.9/12) * (2.74 Ac.) = 0.325 Ac.Ft.

SITE DATA

SITE AREA	2.74 ACRES
EXISTING ZONING	C-1
EXISTING FORM DISTRICT	RCFD
EXISTING USE	VACANT

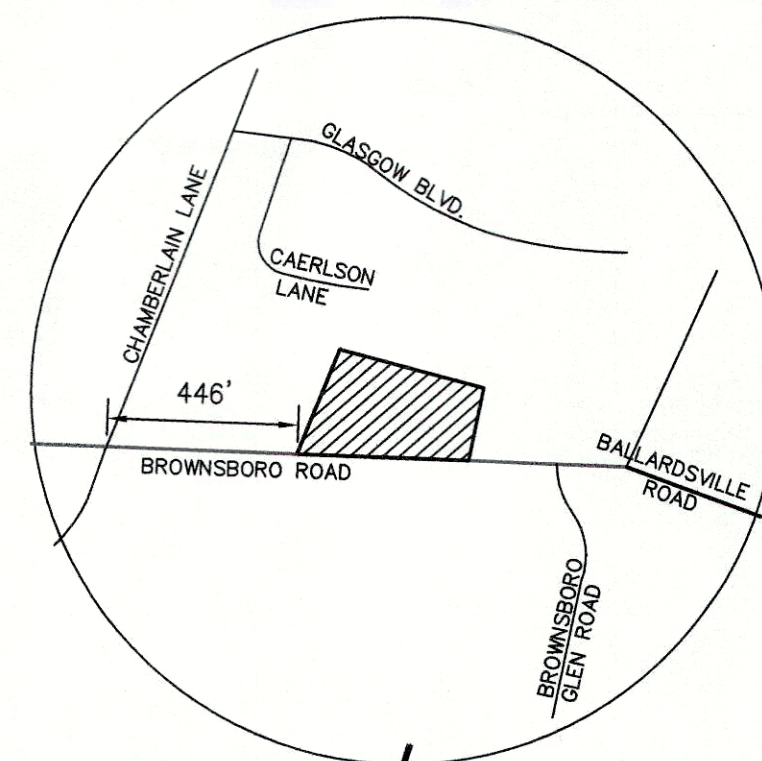
SITE LANDSCAPE REQUIREMENT

TOTAL SITE V.U.A.	60,190 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	4,514 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	6,654 SQ.FT.

TREE CANOPY REQUIREMENT

CANOPY CATEGORY CLASS C	
TOTAL SITE AREA	119,354 SQ.FT.
EX. TREE CANOPY ON SITE	0 SQ.FT. (0%)
EX. TREE CANOPY TO BE PRESERVED	0 SQ.FT.
TREE CANOPY REQUIRED	23,871 SQ.FT. (20%)
(TOTAL SITE HAS 0-40% EX. TREE CANOPY COVERAGE)	
ADDITIONAL TREE CANOPY REQUIRED	23,871 SQ.FT. (20%)
ADDITIONAL TREE CANOPY PROVIDED	24,480 SQ.FT. (20.5%)
34 TYPE 'A' TREES @ 720 SQ.FT. EACH	

LOCATION MAP



LOCATION MAP APPROVAL DEVELOPMENT PLAN

NO SCALE
 CONDITIONS:
 BY: *Tommy Mackert*
 DATE: 7-27-17
 LOUISVILLE/JEFFERSON COUNTY PUBLIC WORKS
 R-4 AND R-5A COMMUNITIES INC.
 4007 HUNT ROAD SUITE 300
 CINCINNATI, OHIO 45226
 D.B. 7260 PG. 571

GENERAL NOTES:

- TOPOGRAPHIC INFORMATION PROVIDED BY MSD LOJIC.
- 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.
- BOUNDARY INFORMATION TAKEN FROM DEEDS AND DOES NOT CONSTITUTE A SURVEY.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPCS PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPCS BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL OPERATE AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING 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 CATCH BASINS. STOCKPILES SHALL BE SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY OCCURRED 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.
- KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVAL REQUIRED.
- 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 SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- 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.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- SANITARY SEWER SERVICE PROVIDED BY L.E. AND SUBJECT TO FEES AND ANY APPLICABLE CHARGES. SERVICED AT HITE CREEK WWTP.
- CROSS OVER PARKING AGREEMENTS WILL BE PROVIDED.
- SITE IS SUBJECT TO REGIONAL FACILITIES FEES.
- VERIFY CAPACITY OF EXISTING 48" PIPE IN COBBLESTONE DEVELOPMENT.
- IWD APPROVAL REQUIRED.
- 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.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER LDC CHAPTER 10 REQUIREMENTS SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
- SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HIGH SECURITY LOCK AND IS DIMENSIONED AS REQUIRED BY THE LDC.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- 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.
- ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH SECTIONS 5.5.5 AND 10.2.6 OF THE L.D.C.
- ALL DRAINAGE STRUCTURES WITHIN STATE R.O.W. SHALL BE OF STATE DESIGN.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
- A CROSS-ACCESS AGREEMENT WILL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL FOR LOTS 1-3 AND CONNECTION TO ADJUTING PROPERTY TO THE WEST. A CROSS-ACCESS AGREEMENT FOR ADJUTING PROPERTY TO THE EAST WILL BE RECORDED IF REQUIRED IN CONNECTION WITH THE REDEVELOPMENT OF THAT PROPERTY.
- TYPE C-4 BUFFER YARD OF 25' MINIMUM WITH 1.5 TIMES PLANTING DENSITY AND SCREENING WILL BE INSTALLED ALONG THE REAR PROPERTY LINE OF LOTS 1, 2, AND 3.
 *TYPE C-4 PER TABLE 10.2.3 AND 10.2.4.

LOT 1 INFORMATION

AREA	1.31 ACRES
PROPOSED USE	RESTAURANT
BUILDING AREA	4,207 SQ. FT.
F.A.R.	0.07
PARKING CALCULATIONS:	
MIN. REQUIRED:	34 SPACES
MAX. ALLOWED:	84 SPACES
1 SPACE/50 S.F.	
PARKING PROVIDED	72 SPACES
(INCLUDES 3 ACCESSIBLE SPACES)	
BIKE PARKING	4 PROVIDED
SHORT-TERM	
LONG-TERM	2 SPACES LOCATED WITHIN BUILDING

LOT 2 INFORMATION

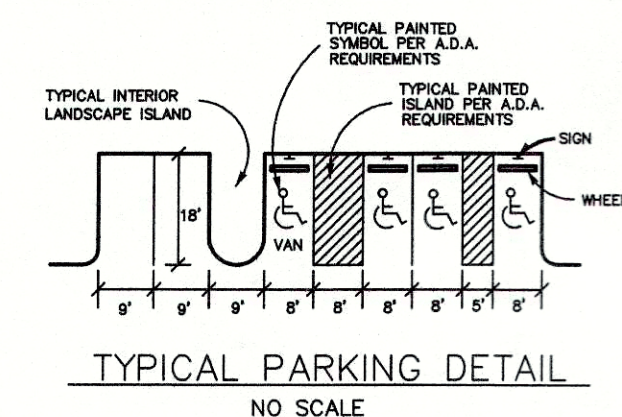
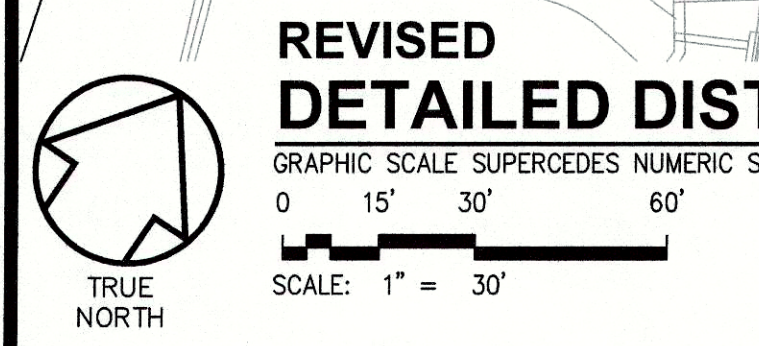
LOT AREA	0.81 ACRES
PROPOSED USE	COFFEE SHOP/RETAIL
BUILDING AREA	4,765 SQ.FT.
F.A.R.	0.13
PARKING CALCULATIONS:	
MIN. REQUIRED:	13 SPACES
MAX. ALLOWED:	25 SPACES
1 SPACE/100 S.F.	
RETAIL	
MIN. REQUIRED:	9 SPACES
MAX. ALLOWED:	15 SPACES
1 SPACE/150 S.F.	
TOTAL MIN. REQUIRED	22 SPACES
TOTAL MAX. ALLOWED	39 SPACES
PARKING PROVIDED	33 SPACES
(INC. 2 ACCESSIBLE SPACES)	
BIKE PARKING	4 PROVIDED
SHORT-TERM	
LONG-TERM	2 SPACES LOCATED WITHIN BUILDING

LOT 3 INFORMATION

LOT AREA	0.62 ACRES
PROPOSED USE	BANK
BUILDING AREA	2,500 SQ.FT.
F.A.R.	0.09
PARKING CALCULATIONS:	
MIN. REQUIRED:	8 SPACES
MAX. ALLOWED:	13 SPACES
1 SPACE/100 S.F.	
PARKING PROVIDED	12 SPACES
(INC. 1 ACCESSIBLE SPACE)	
BIKE PARKING	2 PROVIDED
SHORT-TERM	
LONG-TERM	2 PROVIDED LOCATED WITHIN BUILDING

LEGEND

- EX. CHAIN LINK FENCE LINE
- OHU OVERHEAD UTILITIES
- G GAS LINE
- T TELEPHONE LINE
- W DOMESTIC WATER LINE
- FO FIBER OPTIC LINE
- U UTILITY POLE
- P TELEPHONE MANHOLE
- E ELECTRIC MANHOLE
- S SANITARY SEWER MANHOLE
- PVC POLYVINYL CHLORIDE PIPE
- F FIRE HYDRANT
- W WATER VALVE
- G GAS VALVE
- GUY WIRE
- TP TELEPHONE PEDESTAL
- B BENCH MARK
- --- EXISTING CONTOUR LINE
- M.H.#10394 EXISTING BUILDING
- --- EXISTING SANITARY SEWER
- --- PROP. STORM LINE
- --- EX. STORM LINE
- --- DRAINAGE FLOW
- --- VEHICLE REPRESENTATION
- --- EX. FORM DISTRICT LINE
- --- PROPOSED HEADWALL
- --- SWALE
- --- CENTERLINE
- --- BIKE RACK
- --- EX. ASPHALT PAVEMENT
- --- EX. CONCRETE PAVEMENT/SIDEWALK
- --- PROP. CONCRETE SIDEWALK



As shown on the Geologic Map of the Anchorage Quadrangle, Jefferson County and Oldham Counties, Kentucky (Kepferle, Wigley, and Hawke, 1971), the subject property is underlain by the lower portion of the Louisville Limestone, which is, in turn, underlain by the Waldron Shale. Information included on that map, indicates that small springs may occur at the base of the Louisville Limestone. As shown on the Kentucky Geologic Survey's online map, Karst Potential on and in proximity to the subject property is low to medium, and there are no mapped sinkholes shown. An on-site field inspection of the subject property was conducted on May 15, 2017. The site has been recently regraded, but no karst features were observed.

VARIANCE REQUEST

- REQUEST VARIANCE FROM SECTION 5.3.3.C.2.b TO REDUCE THE REAR YARD SETBACK FROM 50' TO 30' IN THE REGIONAL CENTER FORM DISTRICT WHEN ADJACENT TO RESIDENTIAL ZONING DISTRICT.

VARIANCE GRANTED

VARIANCE GRANTED FROM CASE 8394 ALLOW PARKING WITHIN THE REQUIRED 10' SETBACK ALONG BOTH SIDES OF AN ACCESS ESMT.

WAIVER REQUEST

- REQUEST WAIVER FROM CHAPTER 10.2.4.B TO ALLOW UTILITY EASEMENTS TO ENCRACH MORE THAN 50% INTO THE REQUIRED LANDSCAPE BUFFER AREAS.

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	DHS	REV PER AGENCY COMMENTS	5/15/17
2	DHS	REV PER MSD COMMENTS	6/21/17
3	DHS	REV NOTE #1 & DELETE ACCESS ESMT	7/14/17
4	DHS	REV TO S&D ESMT PER MSD	7/19/17

BTM Engineering, Inc.
 Consulting Engineers, Landscape Architects, Planners & Surveyors
 3000 Taylorville Pike, Suite 100
 Louisville, KY 40220
 (502) 459-8402
 www.btmeng.com

DATE: _____
 SIGNATURE: _____
 DATE: _____
 SIGNATURE: _____

REVISED DETAILED DEVELOPMENT PLAN
COMMONWEALTH BANK & TRUST CO.
9903 BROWNSBORO ROAD
LOUISVILLE, KY 40241

BTM PROJECT NO.: 050073
 SITE INFORMATION: 050073
 TAX BLOCK W006 LOT 21
 D.B. 8334 PG. 830

OWNER / DEVELOPER: COMMONWEALTH BANK & TRUST CO.
 9903 BROWNSBORO ROAD
 LOUISVILLE, KENTUCKY 40207-1631

DATE: NOV. 22, 2016
 DRAWING: 050073-RDDP4
 SCALE: 1" = 30'
 SHEET: 1.00

CASE NO. 17DEVPLAN1019
MSD WM #172
 RELATED CASES: CASE NO. 8394 DOCKET # 09-064-01

Binding Elements: 17DEVPLAN1019 (RDDDP)

1. The development shall be in accordance with the approved detailed 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. Signs shall be in accordance with Chapter 8 of the Land Development Code and applicable binding elements of the general district development plan.
3. 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.
4. No outdoor advertising signs, small free-standing signs, pennants, balloons, or banners shall be permitted on the site.
5. There shall be no outdoor storage permitted on the site.
6. Outdoor lighting (for parking lot illumination and security) shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90-degree cutoff and height of the light standard shall be set so that no light source is visible off-site. Light levels due to lighting on the subject site shall not exceed 0.5 foot candles measured at the property line. The applicant shall obtain certification by a qualified expert in measurement of lighting levels prior to requesting a certificate of occupancy. Such certification shall be maintained on site at all times thereafter.
7. Before any permit (including but not limited to building, parking lot, change of use, site disturbance,) 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 Transportation, and the Metropolitan Sewer District.
 - b. A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services.
 - 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.
8. If a certificate of occupancy (building permit) is not issued within two years of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
9. 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.
10. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
11. 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.
12. If work is required within the easements causing removal or damage of landscape materials, the property owner shall be responsible for replacement of materials according to the approved landscape plan.
13. Dumpsters shall not be emptied between the hours of 10 p.m. and 7 a.m.