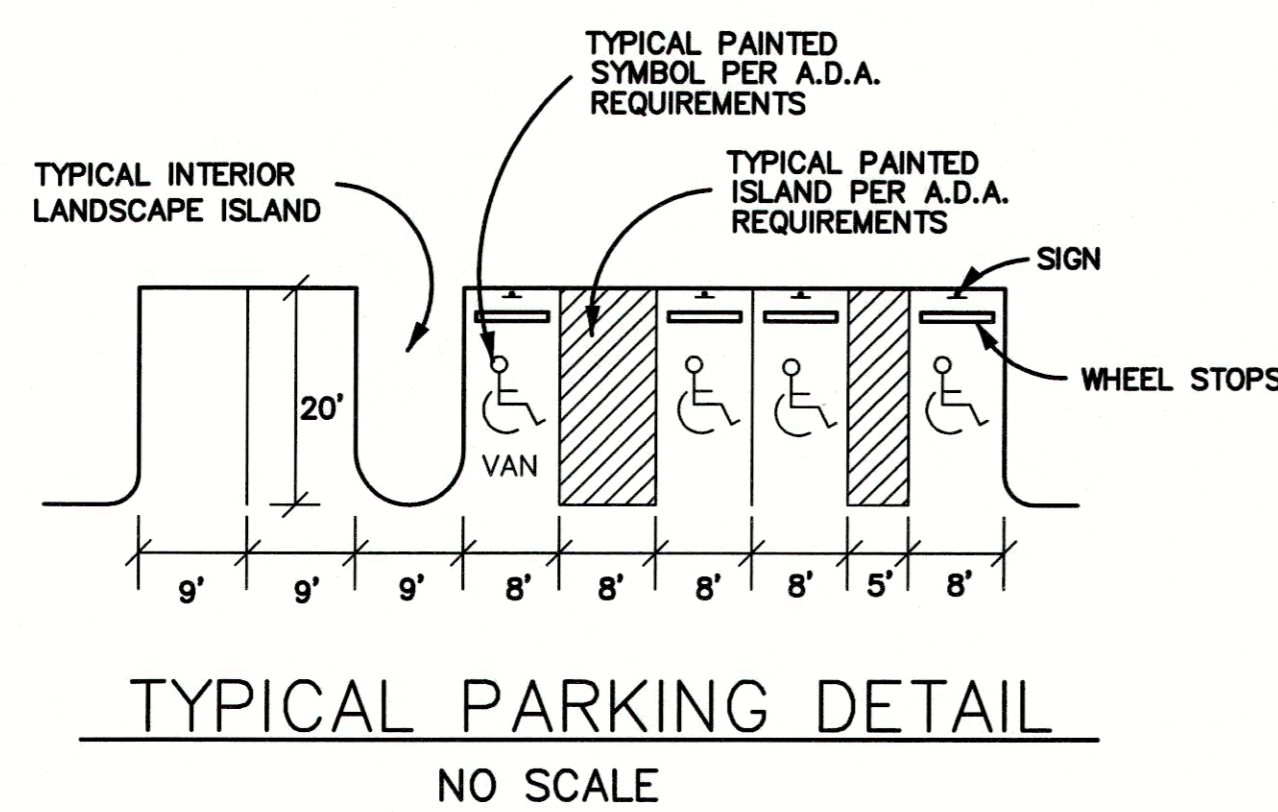


LEGEND

- = OVERHEAD UTILITIES
- = EXISTING TREE LINE
- = TREE CANOPY TO BE PRESERVED IN TOPA
- = GUY POLE
- = LIGHT POLE
- = DRAINAGE SWALE
- = PROPOSED DRAINAGE SWALE
- = CONCRETE DRAINAGE SWALE
- = STORM SEWER OUTLET
- = STORM SEWER PIPE
- = PROPOSED STORM SEWER PIPE
- = PROPOSED DIRECTION OF FLOW
- = STONE BAG CHECK DAM (MSD DWG. EF-12-02)
- = TEMPORARY GRAVEL CONSTRUCTION ENTRANCE (MSD DWG. ER-01-03)
- = REINFORCED SILT FENCE (MSD EF-10-02)

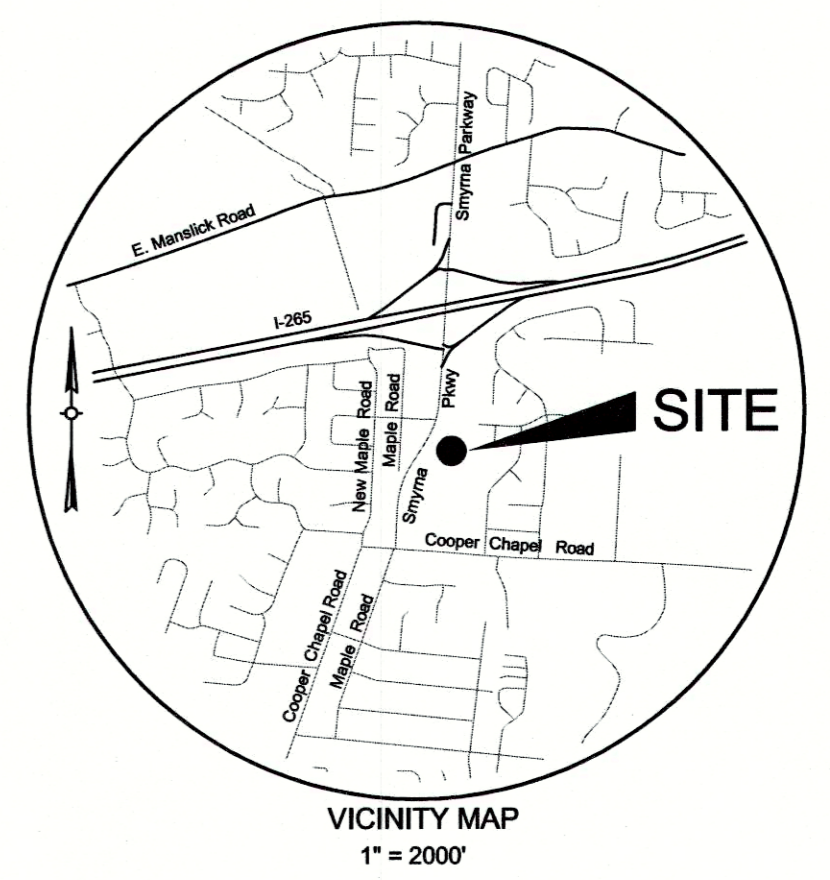
Maple Key
 Deed Book 7897 Page 590
 9260 Smyrna Parkway
 Tax Block 662 Lot 114
 Zoned C1 / Neighborhood Form District

Robert Eugene Penrod
 Deed Book 6580 Page 92
 9211 Maple Road
 Tax Block 662 Lot 264
 Zoned R4 / Neighborhood Form District
 23,272.605 of (0.534 ac)



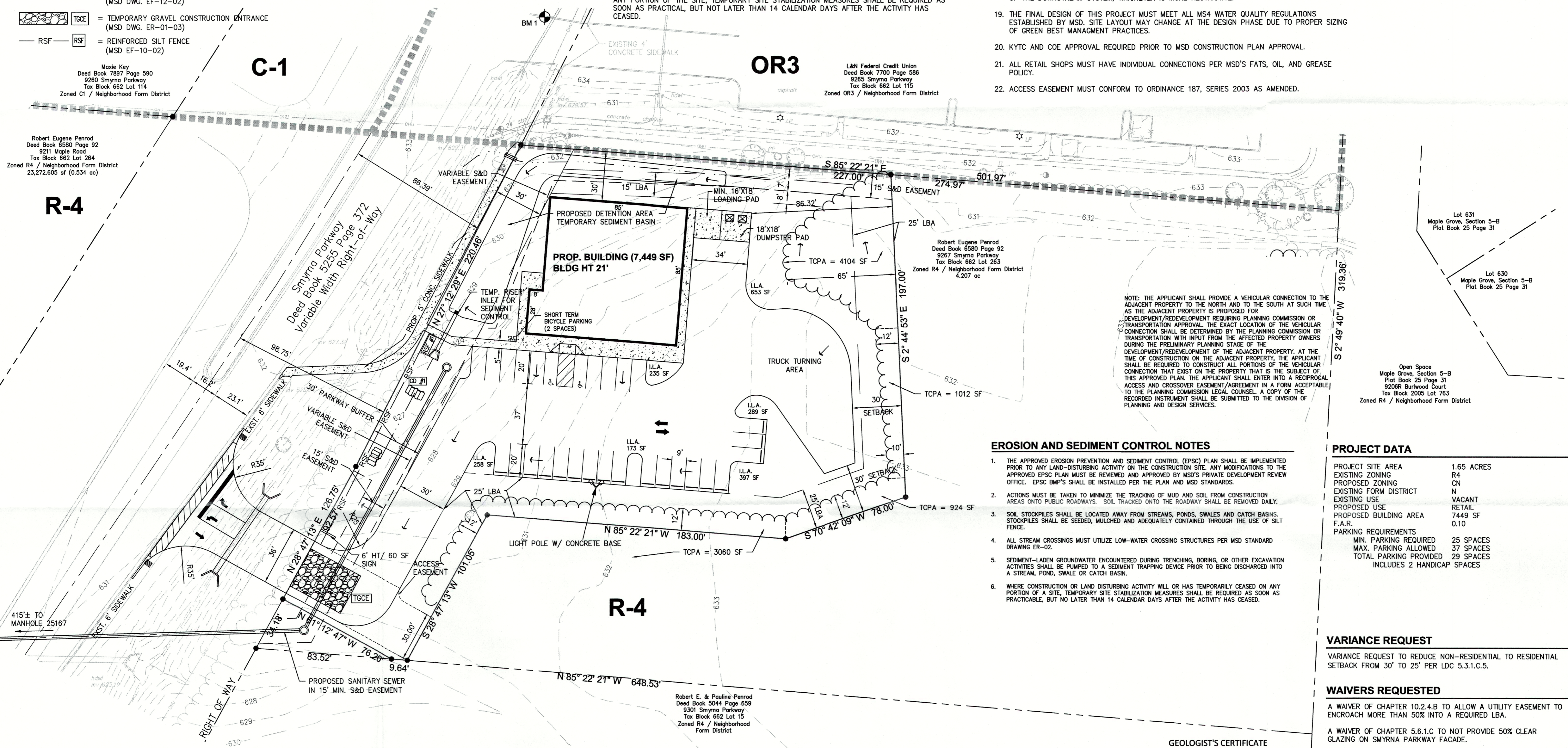
GENERAL NOTES

1. SEWER AVAILABLE BY LATERAL EXTENSION.
2. DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS TO CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
4. 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'S BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
5. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
6. 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.
7. 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.
8. 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 NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
9. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT OF WAY.
10. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
11. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
12. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
13. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
14. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
15. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
16. 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.
17. SHORT TERM BICYCLE PARKING SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HIGH SECURITY LOCK AND IS 2'X8'X7' IN DIMENSION AS REQUIRED IN THE LDC.
18. ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSYSTEM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
19. 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.
20. KYTC AND COE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
21. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
22. ACCESS EASEMENT MUST CONFORM TO ORDINANCE 187, SERIES 2003 AS AMENDED.



NO.	BY	REVISION PER	DATE	CHK
		DETAILED DEVELOPMENT PLAN	3/7/16	
		DETENTION CALCULATIONS	5/16/16	

BTM Engineering, Inc.
 Consulting Engineers, Landscape Architects, Planners & Surveyors
 3000 Parkway Dr. Bluegrass and Beyond
 Lexington, KY 40503
 (502) 459-8402 (502) 459-9427 Fax
 www.btmeng.com



NOTE: THE APPLICANT SHALL PROVIDE A VEHICULAR CONNECTION TO THE ADJACENT PROPERTY TO THE NORTH AND TO THE SOUTH AT SUCH TIME AS THE ADJACENT PROPERTY IS PROPOSED FOR DEVELOPMENT/REDEVELOPMENT REQUIRING PLANNING COMMISSION OR TRANSPORTATION APPROVAL. THE EXACT LOCATION OF THE VEHICULAR CONNECTION SHALL BE DETERMINED BY THE PLANNING COMMISSION OR TRANSPORTATION WITH INPUT FROM THE AFFECTED PROPERTY OWNERS DURING THE PRELIMINARY PLANNING STAGE OF THE DEVELOPMENT/REDEVELOPMENT OF THE ADJACENT PROPERTY. AT THE TIME OF CONSTRUCTION ON THE ADJACENT PROPERTY, THE APPLICANT SHALL BE REQUIRED TO CONSTRUCT ALL PORTIONS OF THE VEHICULAR CONNECTION THAT EXIST ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPROVED PLAN. THE APPLICANT SHALL ENTER INTO A RECIPROCAL ACCESS AND CROSSOVER EASEMENT/AGREEMENT IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNSEL. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO THE DIVISION OF PLANNING AND DESIGN SERVICES.

EROSION AND SEDIMENT CONTROL NOTES

1. 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 SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
2. 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.
3. 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.
4. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
5. 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.
6. 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 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

PROJECT DATA

PROJECT SITE AREA	1.65 ACRES
EXISTING ZONING	R4
PROPOSED ZONING	CN
EXISTING FORM DISTRICT	N
PROPOSED USE	VACANT
PROPOSED BUILDING AREA	7449 SF
F.A.R.	0.10
PARKING REQUIREMENTS	
MIN. PARKING REQUIRED	25 SPACES
MAX. PARKING ALLOWED	37 SPACES
TOTAL PARKING PROVIDED	29 SPACES
	INCLUDES 2 HANDICAP SPACES

VARIANCE REQUEST

VARIANCE REQUEST TO REDUCE NON-RESIDENTIAL TO RESIDENTIAL SETBACK FROM 30' TO 25' PER LDC 5.31.C.5.

WAIVERS REQUESTED

A WAIVER OF CHAPTER 10.2.4.B TO ALLOW A UTILITY EASEMENT TO ENCROACH MORE THAN 50% INTO A REQUIRED LBA.
 A WAIVER OF CHAPTER 5.6.1.C TO NOT PROVIDE 50% CLEAR GLAZING ON SMYRNA PARKWAY FACADE.

GEOLOGIST'S CERTIFICATE

Per the Kentucky Geologic Survey's online map, Karst Potential on and in the general proximity of the subject property is graphically shown as Low, and there are no mapped sinkholes shown in the immediate area. As shown on the Geologic Map of the Brooks Quadrangle, Bullitt and Jefferson County, Kentucky (Kepferle, 1972), the subject property is underlain by the lower portions of the Louisville Limestone. Information included on that geologic map indicates that springs issue from the base of this formation directly above the Osgood Formation and Waldron Shale. An on-site field inspection of the subject property was conducted on April 27, 2016. At this time, much of the subject property was obscured by tree canopy with heavy undergrowth; however, no sinkholes or active springs were observed.



RECEIVED
 MAY 16 2016
 PLANNING & DESIGN SERVICES

TREE CANOPY REQUIREMENTS

TREE CANOPY CATEGORY CLASS C	
TOTAL TREE CANOPY AREA	65,175 SF (76-100%)
TOTAL TREE AREA TO BE PRESERVED	9,100 SF (12.8%)
TOTAL SITE AREA	71,003 SF
EX. TREE CANOPY TO BE PRESERVED	9,100 SF (12.8%)
TREE CANOPY REQUIRED	12,781 SF (18%)
ADDITIONAL TREE CANOPY REQUIRED	4,260 SF (6%)
ADDITIONAL TREE CANOPY PROVIDED	4,320 SF (6.1%)
6 - 2" CAL. TYPE A TREES AT 720 SF EACH	
TOTAL TREE CANOPY PROVIDED	13,420 SF (18.9%)

LANDSCAPE REQUIREMENTS

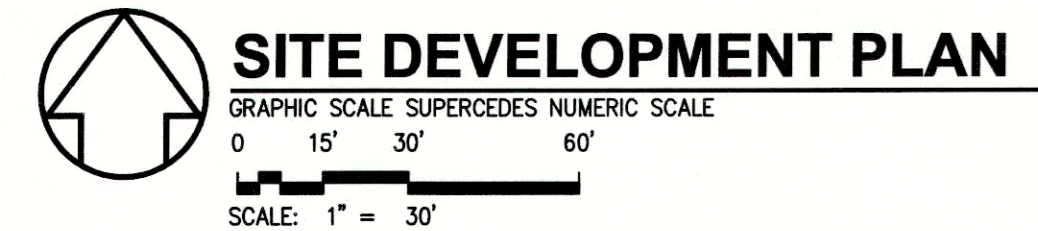
PROPOSED V.U.A.	25,494 SF
7.5% I.L.A. REQUIREMENT	1951 SF
I.L.A. PROVIDED	2005 SF

BICYCLE PARKING REQUIREMENTS

LONG TERM: 2 SPACES REQUIRED (PROVIDED INSIDE BUILDING)
 SHORT TERM: 2 SPACES REQUIRED

DETENTION BASIN CALCULATIONS

$X = \Delta CRA / 12$
 $AC = 0.52 - 0.24 = 0.28$
 $A = 2.18$ ACRES
 $R = 2.8$ INCHES
 $X = (0.28)(2.18)(2.8) / 12 = 0.14$ AC.-FT.
 REQUIRED $X = 6,204.11$ CU. FT.
 PROVIDED BASIN = 3,585.86 SQ.FT.
 TOTAL = 3,585.86 SQ.FT. @ APPROX. 2.00 FT. DEPTH
 = 7,171.72 CU.FT. > 6,204.11 CU.FT.



DETAILED DISTRICT DEVELOPMENT PLAN
 9267 SMYRNA PARKWAY
 LOUISVILLE, KENTUCKY 40229

BTM PROJECT NO.: 150324
 SITE INFORMATION: LOT 263
 14800 DETROIT AVENUE SUITE 1500 B.S. 6500 P.C. 9E
 LAKEWOOD, OH 44107

DEVELOPER: OUSCIE PRANSKY
 41 LAKEWOOD DRIVE
 SCOTTSVILLE, KY 42164

TITLE: _____
 DRAWN BY: PMB
 CHECKED BY: JMA
 DATE: 2-1-16
 DRAWING: 150324-DDP
 SCALE: 1" = 30'
 SHEET: P1.00

George Brian Wyatt, PG #20 Date

16 ZONE 1005
MSD WM #11349