

**CERTIFICATION of OWNERSHIP and DEDICATION**

I (we) hereby certify that I (we) are the owner(s) of the property shown and described hereon and that we hereby adopt this Development Plan with our free consent; establish the minimum building restriction lines; propose all streets, alleys, walks, parks, and other public land shown hereon to public use.

OWNER: DROPPING BIRD #12, LLC DATE  
(DB PG)

DEVELOPER: CRM COMPANIES DATE

**GENERAL NOTES**

- THE PURPOSE OF THIS PLAN IS TO SHOW THE SITE DEVELOPMENT FOR THE PROPERTY LOCATED 12009 SHELBYVILLE ROAD, LOUISVILLE, KY.
- THE PROPERTY SHOWN HEREON HAS BEEN FOUND TO LIE IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY MAP PANEL NUMBER 210120-048-E, EFFECTIVE DATE DECEMBER 05, 2006.
- SOURCE OF TITLE: DB 4282 PG 173 & DB 5004 PG 807
- BOUNDARY TAKEN FROM: SURVEY BY ABACUS (NOT RECORDED)
- PROPER SOIL EROSION CONTROL MEASURES MUST BE IN PLACE DURING CONSTRUCTION AND CONSTRUCTION ACCORDING TO BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES GUIDELINES.
- ALL SURFACE WATER AND BUILDING RUNOFF SHALL BE DIRECTED TOWARD CATCH BASINS AND/OR DETENTION AREA.
- DURING ALL PHASES OF CONSTRUCTION, ANY CURB/SURFACE INLETS SHALL BE PROTECTED BY "DANDY CURB" GUARDS OR ACCEPTED EQUIVALENT UNTIL THE ENTIRE SITE HAS BEEN STABILIZED.
- ONCE AREAS HAVE REACHED FINISHED GRADE OR WHERE EXCAVATION ACTIVITIES HAVE CEASED FOR CONSECUTIVE DAYS, SAID AREAS SHALL BE SOLOTTED OR STABILIZED WITH SEED AND STRAW.
- KNOX BOX PURCHASE AND LOCATION ON BUILDING SHALL BE COORDINATED WITH CITY FIRE DEPARTMENT.
- SEE UTILITIES INFRASTRUCTURE DEVELOPMENT MANUAL FOR REQUIREMENTS.
- EXTREME CAUTION SHALL BE USED WHEN EXCAVATING NEAR ANY/ALL UTILITIES. UTILITIES PERSONNEL ARE TO BE PRESENT WHILE EXCAVATING.
- LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED.
- REQUIRED COVER SHALL BE MAINTAINED OVER ALL EXISTING UTILITIES.
- CONTOURS SHOWN HEREON WERE DIGITIZED FROM FIELD DATA TAKEN UPON THE DATE OF THIS SURVEY.
- KTC APPROVAL WILL BE REQUIRED. AN MSD DRAINAGE BOND WILL BE REQUIRED.
- SITE WILL BE SUBJECT TO MSD REGIONAL FACILITY FEE.
- ANY LOSS IN FLOODPLAIN STORAGE AS A RESULT OF FILL MUST BE MITIGATED AT 1:1.
- AN MSD FLOODPLAIN PERMIT MAY BE REQUIRED.
- MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION, FEES MAY APPLY.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- CONSTRUCTION BOND AND ENCROACHMENT PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- UPON DEVELOPMENT OR REDEVELOPMENT OF THE PROPERTIES NORTH AND SOUTH, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS AND ALL PARTIES INVOLVED. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY.
- THREE SIGNS ARE PERMITTED ON THE FACADE BELOW THE ROOFLINE.
- FREESTANDING SIGNS CAN BE NO LARGER THAN 100 S.F. AND 24' TALL.
- 1ND APPROVAL NEEDED FOR INSTALLATION OF GREASE TRAP.
- ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL COMPLY WITH MSD'S WASTEWATER/STORMWATER DISCHARGE REGULATIONS (WDR) AND MSD'S FATS, OILS & GREASE (FOG) MANAGEMENT POLICY.
- ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL COMPLY WITH ALL FOOD SERVICE ESTABLISHMENTS (FSE) SHALL COMPLY WITH ALL REQUIREMENTS OF THE WDR AND FOG MANAGEMENT POLICY AND ARE SUBJECT TO ENFORCEMENT ACTIONS IN THE MSD ENFORCEMENT RESPONSE PLAN (ERP).
- MSD OR AN AUTHORIZED REPRESENTATIVE SHALL INSPECT ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENTS WITH FOOD SERVICE ESTABLISHMENTS (FSE) FOR PROPER INSTALLATION OF GREASE INTERCEPTOR (GI).
- ALL CURB/PAVEMENT TRANSITIONS SHALL BE PAINTED EITHER YELLOW OR BLUE DEPENDING UPON THEIR PROXIMITY TO ACCESSIBILITY ROUTES.
- A REDUCTION OF THE FRONT LANDSCAPE BUFFER FROM 25' TO 5' AS WELL AS A COMPLETE WAIVER OF THE 3' TALL BERM IS HEREBY REQUESTED.
- A REDUCTION OF THE SIDE & REAR LANDSCAPE BUFFERS FROM 20' TO 5' IS HEREBY REQUESTED. (SEE DETAIL BELOW FOR PLANTINGS.)
- UPON DEVELOPMENT OR REDEVELOPMENT OF THE PROPERTIES TO THE EAST AND WEST, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS AND ALL PARTIES INVOLVED. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY.

**LANDSCAPE CALCULATIONS**

LANDSCAPE CALCULATIONS  
TREE CANOPY PROTECTION PLAN  
FROM TABLE 10.1.1, COMMERCIAL IN SUBURBAN MARKETPLACE CORRIDOR IS "CLASS C"  
FROM TABLE 10.1.2, MINIMUM TREE CANOPY COVERAGE IS 18% WITH 5% PRESERVED CANOPY AND 12% NEW CANOPY.  
SITE AREA: 0.88 AC./38,430 S.F. +/-  
REQUIRED TREE CANOPY: 6,917 S.F. +/-  
EXISTING CANOPY: 10,721 S.F.  
EXISTING CANOPY PRESERVED: 2,326 S.F. OR 6.05 X  
NEW CANOPY PROVIDED: 5,040 S.F. OR 13.11 X  
TOTAL TREE CANOPY SHOWN: 7,366 S.F. OR 19.16%  
NEW TREE CANOPY PROVIDED  
7 - 2" TYPE A TREES @ 720 S.F. OF CANOPY = 5,040 S.F.  
V.U.A. AND I.L.A. REQUIREMENTS  
GROSS AREA OF PARCEL: 0.88 AC./38,430 S.F. +/-  
V.U.A. TOTAL AREA: 22,311 S.F. +/-  
V.U.A. BUFFER AREA REQUIREMENT FROM TABLE 10.2.6:  
10,001 - 30,000 S.F., SUBURBAN MARKETPLACE CORR = 10 FT  
V.U.A. BUFFER AREA PROVIDED: 10 FT

I.L.A. IS REQ'D TO BE 7.5% FOR V.U.A. OF 12,000 - 30,000 S.F.  
REQUIRED: 7.5% X 21,938 S.F. = 1,646 S.F.  
PROVIDED: 1,702 S.F. (SEE I.L.A. AREA TABLE THIS SHEET)  
V.U.A. I.L.A. REQUIRES 1 TYPE A OR B TREE / 4,000 S.F.  
V.U.A. REQUIRED: 22,311 S.F. / 4,000 S.F. = 6 TREES  
PROVIDED: 7 NEW TREES

**I.L.A. AREA TABLE**

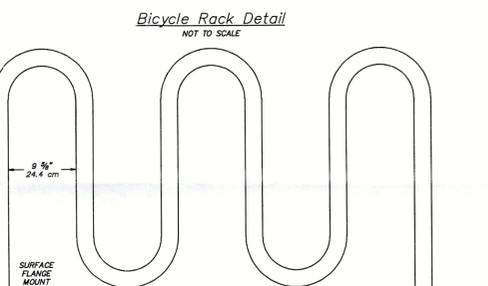
- (01) = 246 S.F.
- (02) = 234 S.F.
- (03) = 288 S.F.
- (04) = 207 S.F.
- (05) = 129 S.F.
- (06) = 193 S.F.
- (07) = 164 S.F.
- (08) = 241 S.F.

**UTILITY AND EASEMENT NOTE**

All utilities should be field verified before any construction begins. Any contractor, owner, or designer is hereby forewarned that any excavation upon this site may result in the discovery of additional underground utilities not shown hereon. This plat depicts all visible easements and easements of record only as discovered during the course of this survey and does not warranty the depiction of all easements and/or encumbrances.



Bicycle Rack Detail  
NOT TO SCALE



MODEL #	# OF BICYCLES	RACK LENGTH
RB 05	5	38.375" / 975.0 mm
RB 07	7	62.375" / 1584.0 mm
RB 09	9	86.375" / 2194.0 mm
RB 11	11	110.375" / 2804.0 mm

- Specifications**  
All standard units shall be made from ASTM A53/A500 S40 40 steel pipe (2.375" OD x 0.156 wall, hydrostatically bent with a minimum hot-dipped galvanized after fabrication minimum).
- Installation Methods**  
Inground Anchor Mount  
Surface Flange Mount
- Measure centerline of end post to centerline of end post to determine spacing for footings.
  - Prepare footings approximately 8" wide by 12" to 48" deep, depending on expected frost conditions of installation site.
  - Use 1-1/2" high wood block for spacing between the lower U-bands of the rack and the ground.
  - Place anchoring bolts through holes near the bottom of each end of rack.
  - Place rack into prepared holes, making sure lower U-bands are resting on the 1-1/2" high wood block.
  - Pour in the cement and level the rack.
  - Support the rack until cement is dry and remove wood block.

- ( ) = GRASS
- ( ) = ASPHALT
- ( ) = CONCRETE

**CURRENT OWNER(S):**

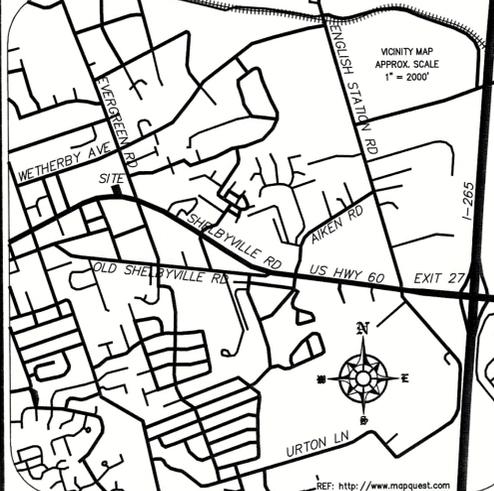
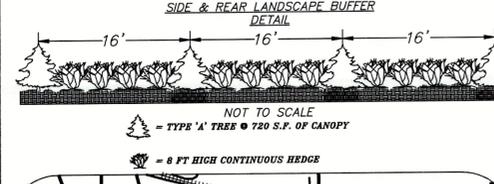
PNC NATIONAL BANK  
fka: FIRST NATIONAL BANK OF LOUISVILLE, A CORPORATION  
303 East Wacker Drive, Suite 1040  
Chicago, IL 60601-5216

**FUTURE OWNER(S)/CLIENT(S):**

DROPPING BIRD #12, LLC  
c/o CRM COMPANIES  
TOM JOHNSTON  
145 Rose Street  
Lexington, KY 40507  
(859) 509-5074  
tjohnston@CRMCO.com

**SITE STATISTICS**

ADDRESS/ZIP	12009 SHELBYVILLE ROAD
PARCEL ID	028700270000
SITE AREA (AREA OF DISTURBANCE)	38,430 S.F. +/- 0.88 ACRES +/-
ZONING	C-1
INTENSITY CLASS	C-1
FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR
EX. BUILDING AREA	2,395 S.F. +/-
EX. BUILDING HEIGHT	1-STORY
PROP. BUILDING AREA	3,575 S.F. +/-
PROP. BUILDING HEIGHT	23' 7"
EX. USE	BANK
PROP. USE	RESTAURANT W/DRIVE-THRU
FLOOR AREA RATIO	0.0930
PARKING SPACES REQUIRED	MIN 145 MAX 29 72
BIKE PARKING REQUIRED	6 SPACES = 4 SHORT + 2 LONG
BIKE PARKING PROVIDED	44 SPACES (INCL. 2 HC)
BIKE PARKING PROVIDED	6 SPACES = 4 SHORT + 2 LONG
RELEVANT CASE NUMBERS	
EXISTING IMPERVIOUS	25,489 S.F. +/-
PROPOSED IMPERVIOUS	29,331 S.F. +/-
CHANGE IN IMPERVIOUS	3,842 S.F. +/-



REF: http://www.mpqquest.com

**LOT 4B PRESTWICK PROPERTIES**  
DB 9921 PG 463  
Minor Subdivision Plat for BUC Fortnerstep  
DB 7011 PG 735  
ZONE: OR-3

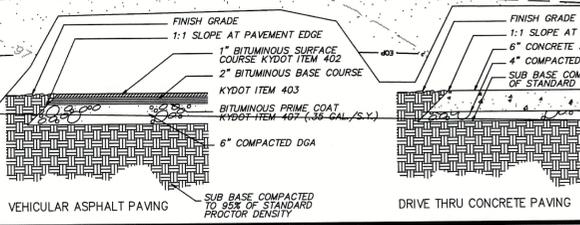
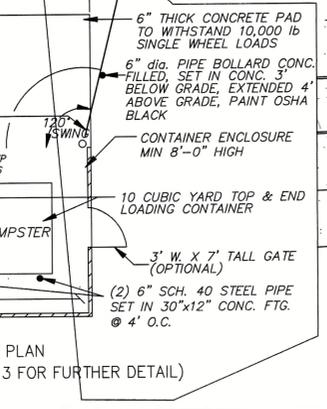
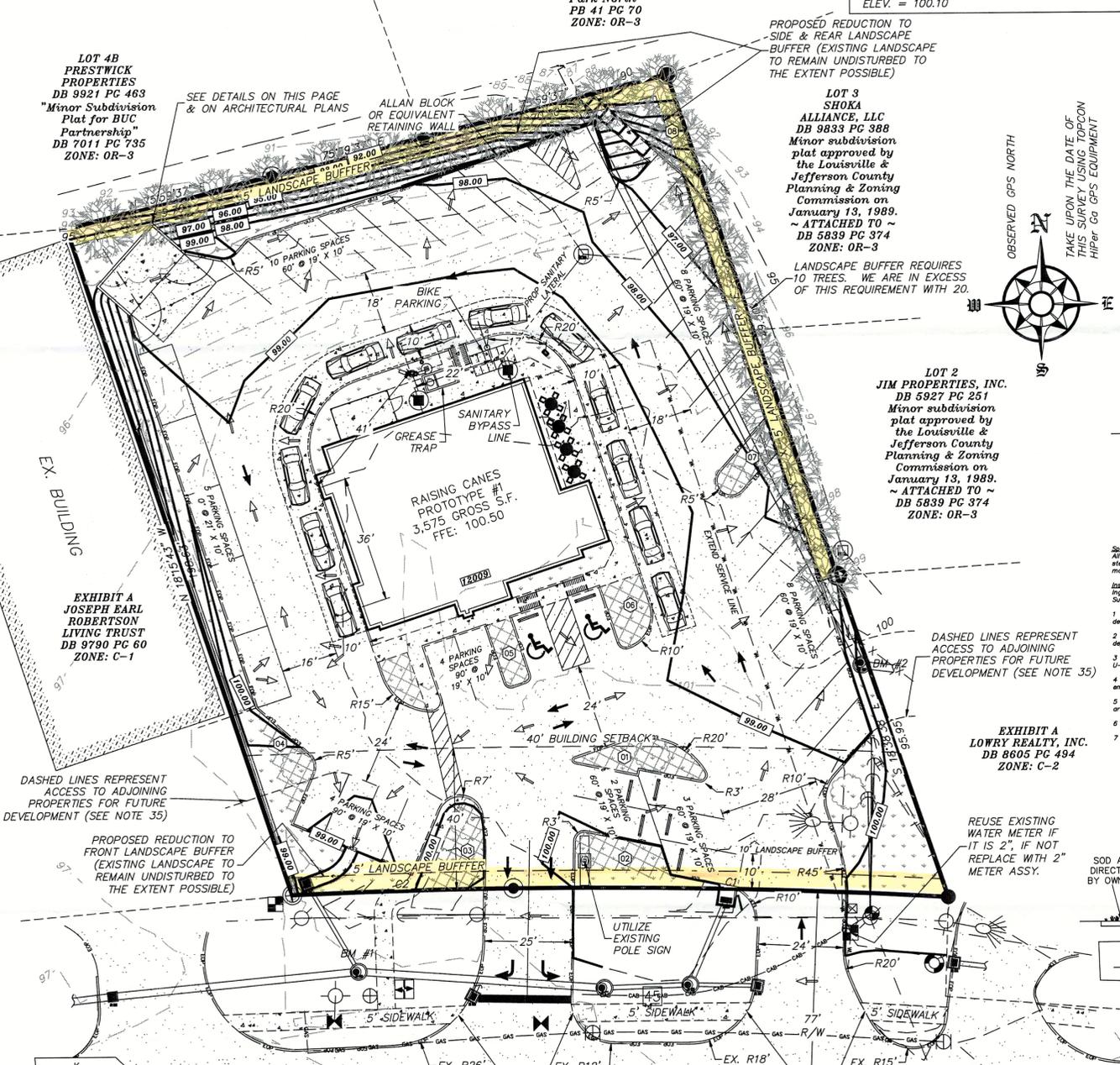
**LOT 3 CAPSTONE ASSET MANAGEMENT, LLC**  
DB 9187 PG 561  
Evergreen Park North  
PB 41 PG 70  
ZONE: OR-3

**LOT 3 SHOKA ALLIANCE, LLC**  
DB 9833 PG 388  
Minor subdivision plat approved by the Louisville & Jefferson County Planning & Zoning Commission on January 13, 1989.  
ATTACHED TO DB 5839 PG 374  
ZONE: OR-3

**LOT 2 JIM PROPERTIES, INC.**  
DB 5927 PG 251  
Minor subdivision plat approved by the Louisville & Jefferson County Planning & Zoning Commission on January 13, 1989.  
ATTACHED TO DB 5839 PG 374  
ZONE: OR-3

**EXHIBIT A JOSEPH EARL ROBERTSON LIVING TRUST**  
DB 9790 PG 60  
ZONE: C-1

**EXHIBIT A LOWRY REALTY, INC.**  
DB 8605 PG 494  
ZONE: C-2



**Curve Table**

Curve #	Chord Direction	Chord Length	Radius	Arc Length
C1	N 88°24'22" W	122.74'	1779.70'	122.77'
C2	S 88°36'52" W	62.31'	1779.70'	62.31'

- SET 1/2" DIA. IRON PIN (18" in length #4 Rebar with yellow plastic caps stamped 'ABACUS LPLS #3265')
- SET PK NAIL & SHINER (1.5" in length 1/4" dia. nail w/aluminum washer stamped 'ABACUS LPLS #3265')
- FOUND 3/4" DIA. IRON PIN (No cap)
- FOUND 1/2" DIA. IRON PIN (18" in length #4 Rebar with yellow plastic caps stamped 'LS #2852')
- FOUND PK NAIL & SHINER (1.5" in length 0.25" dia. nail with metallic washer stamped 'LS #2852')
- FOUND 1/2" DIA. IRON PIN (18" in length #4 Rebar with yellow plastic caps stamped 'CONTROL')
- FOUND 5/8" DIA. IRON PIN (18" in length #5 Rebar with yellow plastic caps stamped 'LS #2613')
- FOUND 1/2" DIA. IRON PIN (18" in length #4 Rebar with yellow plastic caps stamped 'LS #2179')
- SANITARY MANHOLE
- CLEANOUT
- STORM MANHOLE
- UTILITY POLE
- FIRE HYDRANT
- GAS MARKER
- GAS VALVE
- LIGHT POLE
- COMMUNICATIONS VAULT
- CABLE PEDESTAL
- DIRECTION OF TRAFFIC FLOW
- DIRECTION OF WATER FLOW
- GATE VALVE
- WATER METER
- ELECTRIC PEDESTAL
- CURB STOP
- SPEED LIMIT SIGN
- ONE WAY SIGN
- CEN. LANE TURN ONLY SIGN
- EXISTING POLE SIGN
- STOP SIGN
- FOUR-TOP TABLE

Signed: DWAYNE WHEATLEY P.E. 19640

Signed: DWAYNE WHEATLEY L.S. 3265

**SITE DEVELOPMENT PLAN for**  
**DROPPING BIRD #12, LLC**  
Property at 12009 Shelbyville Road  
Louisville, Jefferson County, Kentucky

Project No.: 15-063  
Scale: 1" = 20'  
Drawn by: JMR  
Checked by: DW  
Date of Survey: 27MAR2015  
Date of Plat: 09APR2015

**Abacus**  
Engineering & Land Surveying  
236 Boggs Lane, Suite 4  
Richmond, KY 40475  
P: (859) 625-1200  
F: (859) 625-1207

**SHEET**  
**3**  
OF

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