

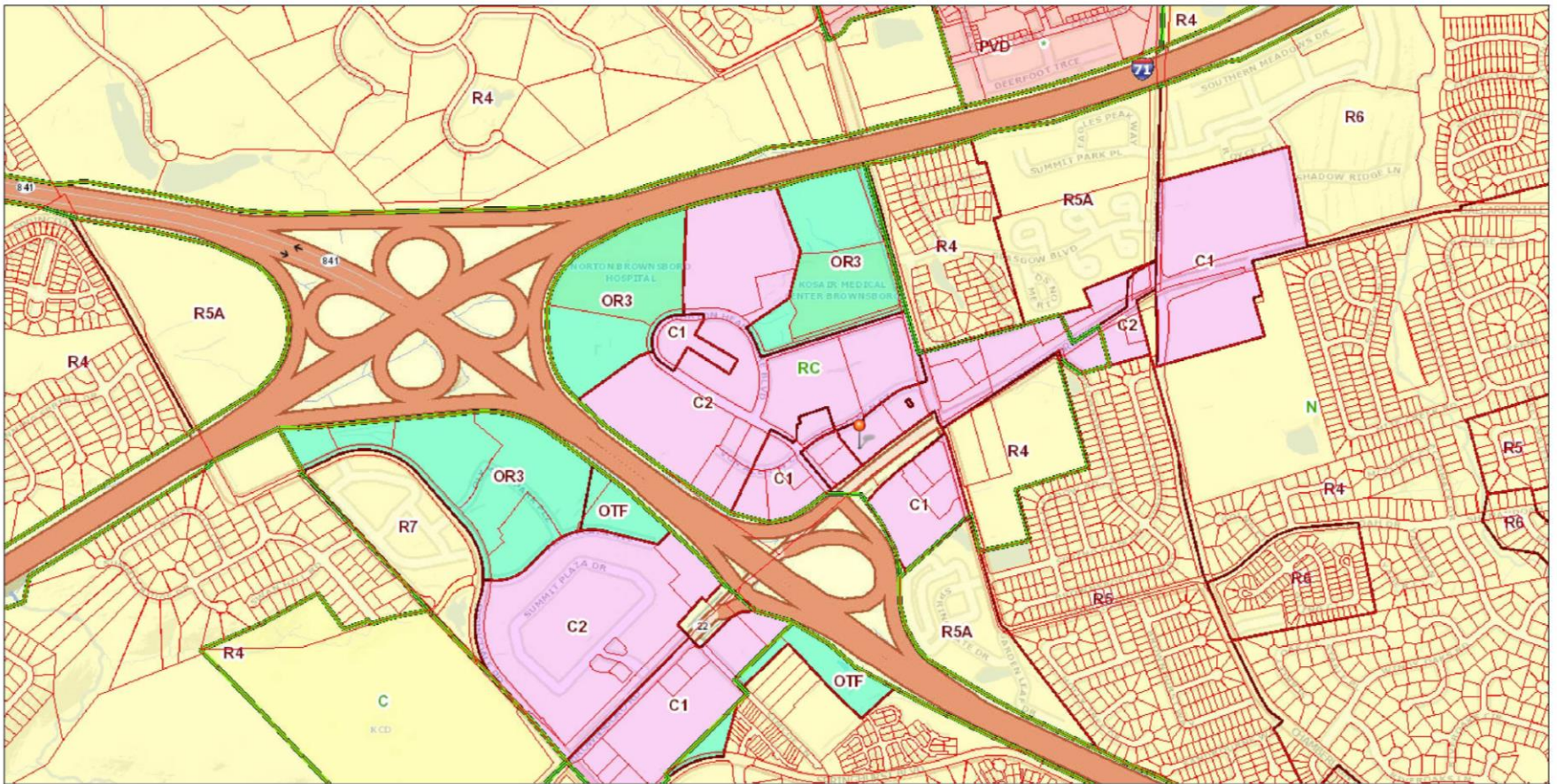
**Old Brownsboro Crossing  
9840 & 9850 Von Allmen Court  
Docket No.  
14 ZONE 1039**



**Glenn Price**

**Frost Brown Todd LLC  
400 West Market Street, 32<sup>nd</sup>  
Floor  
Louisville, Kentucky 40202  
502/779-8511  
gaprice@fbtlaw.com**

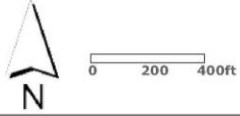




11/12/2014, 2:51:10 PM

**LOJIC**  
 Louisville Metro, MSD, LWC & PVA © 2014  
 This map is not a legal document and should only be used for general reference and identification.

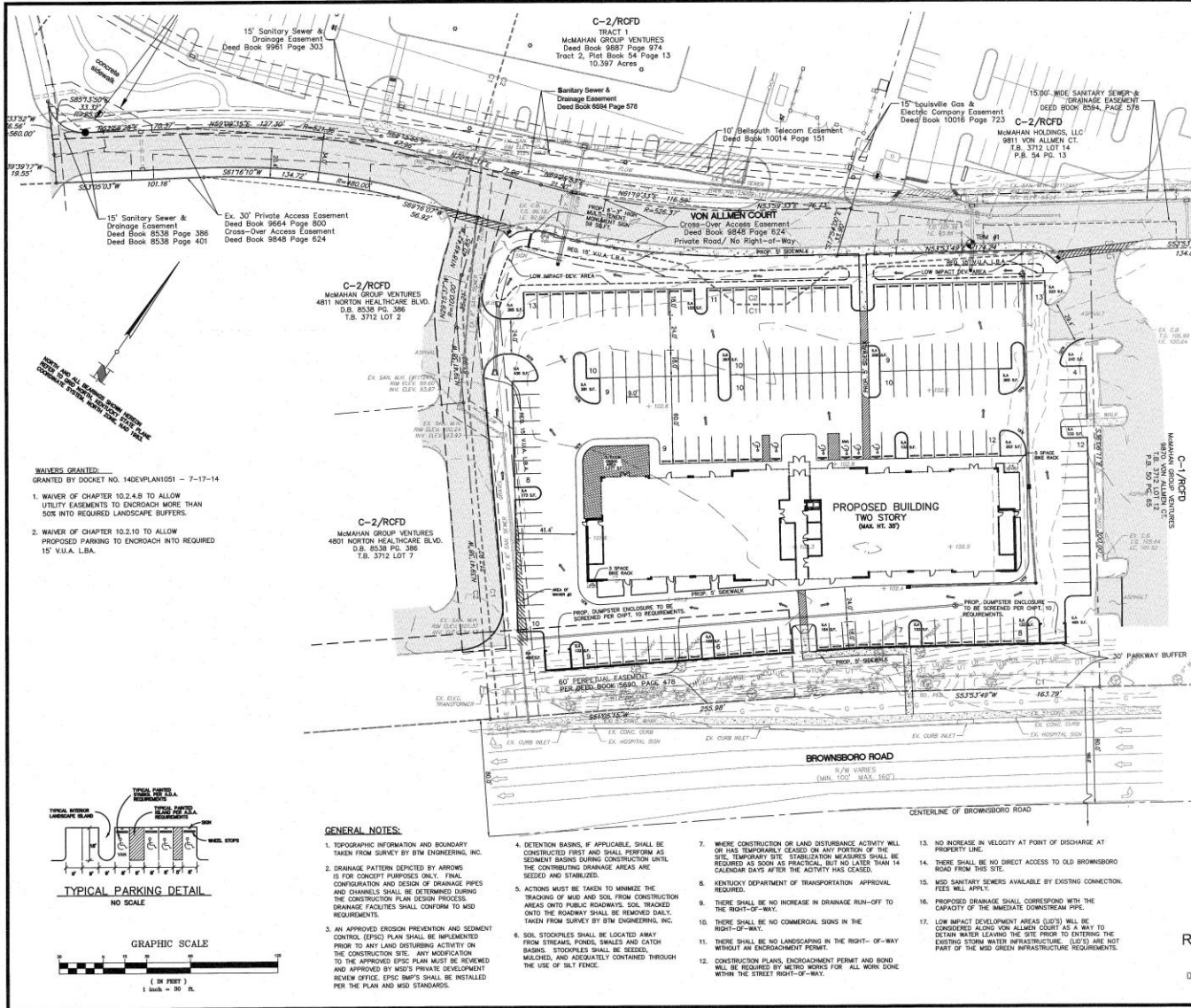




11/12/2014, 2:52:45 PM

**LOIIC**  
 Louisville Metro, MSD, LWC & PVA © 2014  
 This map is not a legal document and should only be used for general reference and identification.





**SITE DATA**

SITE AREA	3.464 ACRES
EXISTING ZONING	C-1 & C-2
PROPOSED ZONING	C-3
EXISTING FORM DISTRICT	RCFD
EXISTING USE	VACANT
PROPOSED BUILDING AREA	FIRST FLOOR 20,809 S.F. SECOND FLOOR 20,219 S.F.
PROPOSED USES	
RESTAURANT	4,966 SQ.FT.
TAVERN	4,800 SQ.FT.
RETAIL	10,843 SQ.FT.
GENERAL OFFICE	20,115 SQ.FT.
OUTDOOR DINING AREA	2,277 SQ.FT.
F.A.R.	0.272

**PARKING CALCULATIONS**

MINIMUM PARKING REQUIRED	199 SPACES
RESTAURANT (6,243 SF)	50 SPACES
(INC. OUTDOOR DINING)	
1 SPACE/125 SQ.FT.	
TAVERN	48 SPACES
1 SPACE/100 SQ.FT.	
RETAIL	43 SPACES (43.37)
1 SPACE/250 SQ.FT.	
GENERAL OFFICE	57 SPACES (57.47)
1 SPACE/200 SQ.FT.	
MAXIMUM PARKING ALLOWED	430 SPACES
RESTAURANT (6,243 SF)	125 SPACES
(INC. OUTDOOR DINING)	
1 SPACE/50 SQ.FT.	
TAVERN	96 SPACES
1 SPACE/100 SQ.FT.	
RETAIL	108 SPACES
GENERAL OFFICE	101 SPACES
1 SPACE/200 SQ.FT.	
MINIMUM PARKING REQUIRED WITH 10% TARIFF CREDIT	179 SPACES
PARKING PROVIDED	180 SPACES
(INC. 8 HANDICAP SPACES)	

**LANDSCAPE REQUIREMENTS**

V.U.A.	63,590 SQ.FT.
7.5% REQUIREMENT	4,769 SQ.FT.
L.L.A. PROVIDED	4,910 SQ.FT.

**SITE TREE CANOPY REQUIREMENTS - LOT C**

TREE CANOPY CATEGORY CLASS C

SITE AREA	150.82 S.F.
MIN. TREE CANOPY TO BE PROVIDED	11.316 S.F. (7.5%)
TOTAL TREE CANOPY PROVIDED	11.316 S.F.

**GENERAL NOTES:**

- TOPOGRAPHIC INFORMATION AND BOUNDARY TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
- 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 MGD 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 MGD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MGD STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE NEEDED 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, TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STEAKS, PAVEMENT, SHALES AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL BE TEMPORARILY CEASED ON ANY PORTION OF THE SITE, BARRIERS SHALL BE INSTALLED AND MAINTAINED 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 SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY MGD WORKS FOR ALL WORK DONE WITHIN THE STREET RIGHT-OF-WAY.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- THERE SHALL BE NO DIRECT ACCESS TO OLD BROWNSBORO ROAD FROM THIS SITE.
- MGD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION FEES WILL APPLY.
- PROPOSED DRAINAGE SHALL CORRESPOND WITH THE CAPACITY OF THE IMMEDIATE DRAINAGE PIPE.
- LOW IMPACT DEVELOPMENT AREAS (LID'S) WILL BE CONSIDERED ALONG VON ALMEN COURT AS A WAY TO DETAIN WATER LEAVING THE SITE PRIOR TO ENTERING THE EXISTING STORM WATER INFRASTRUCTURE. LID'S ARE NOT PART OF THE MGD GREEN INFRASTRUCTURE REQUIREMENTS.

**RECEIVED PDS CASE # 14ZONE1039**

JAN 14 2015  
PLANNING & DESIGN SERVICES

**14LSCAPE1121**  
**14MDPLAN1051**  
**9-55-041PW, 14M0D1006**  
**MSD WM #10977**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	07/14/14	ISSUE FOR PERMITS
2	07/14/14	REVISED PER AGENCY COMMENTS
3	07/14/14	REVISED PER AGENCY COMMENTS
4	07/14/14	REVISED PER AGENCY COMMENTS
5	07/14/14	REVISED PER AGENCY COMMENTS
6	07/14/14	REVISED PER AGENCY COMMENTS
7	07/14/14	REVISED PER AGENCY COMMENTS
8	07/14/14	REVISED PER AGENCY COMMENTS
9	07/14/14	REVISED PER AGENCY COMMENTS
10	07/14/14	REVISED PER AGENCY COMMENTS
11	07/14/14	REVISED PER AGENCY COMMENTS
12	07/14/14	REVISED PER AGENCY COMMENTS
13	07/14/14	REVISED PER AGENCY COMMENTS
14	07/14/14	REVISED PER AGENCY COMMENTS
15	07/14/14	REVISED PER AGENCY COMMENTS
16	07/14/14	REVISED PER AGENCY COMMENTS
17	07/14/14	REVISED PER AGENCY COMMENTS
18	07/14/14	REVISED PER AGENCY COMMENTS
19	07/14/14	REVISED PER AGENCY COMMENTS
20	07/14/14	REVISED PER AGENCY COMMENTS
21	07/14/14	REVISED PER AGENCY COMMENTS
22	07/14/14	REVISED PER AGENCY COMMENTS
23	07/14/14	REVISED PER AGENCY COMMENTS
24	07/14/14	REVISED PER AGENCY COMMENTS
25	07/14/14	REVISED PER AGENCY COMMENTS
26	07/14/14	REVISED PER AGENCY COMMENTS
27	07/14/14	REVISED PER AGENCY COMMENTS
28	07/14/14	REVISED PER AGENCY COMMENTS
29	07/14/14	REVISED PER AGENCY COMMENTS
30	07/14/14	REVISED PER AGENCY COMMENTS

**BTM Engineering, Inc.**  
BTM ENGINEERING, INC.  
1000 W. BROADWAY, SUITE 1000  
ANN ARBOR, MI 48106  
PH: 734.769.1234  
WWW.BTMENGINEERING.COM

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

**RECEIVED PDS CASE # 14ZONE1039**

JAN 14 2015  
PLANNING & DESIGN SERVICES

**14LSCAPE1121**  
**14MDPLAN1051**  
**9-55-041PW, 14M0D1006**  
**MSD WM #10977**

DATE: APRIL 2014

SCALE: 1" = 30'

SHEET









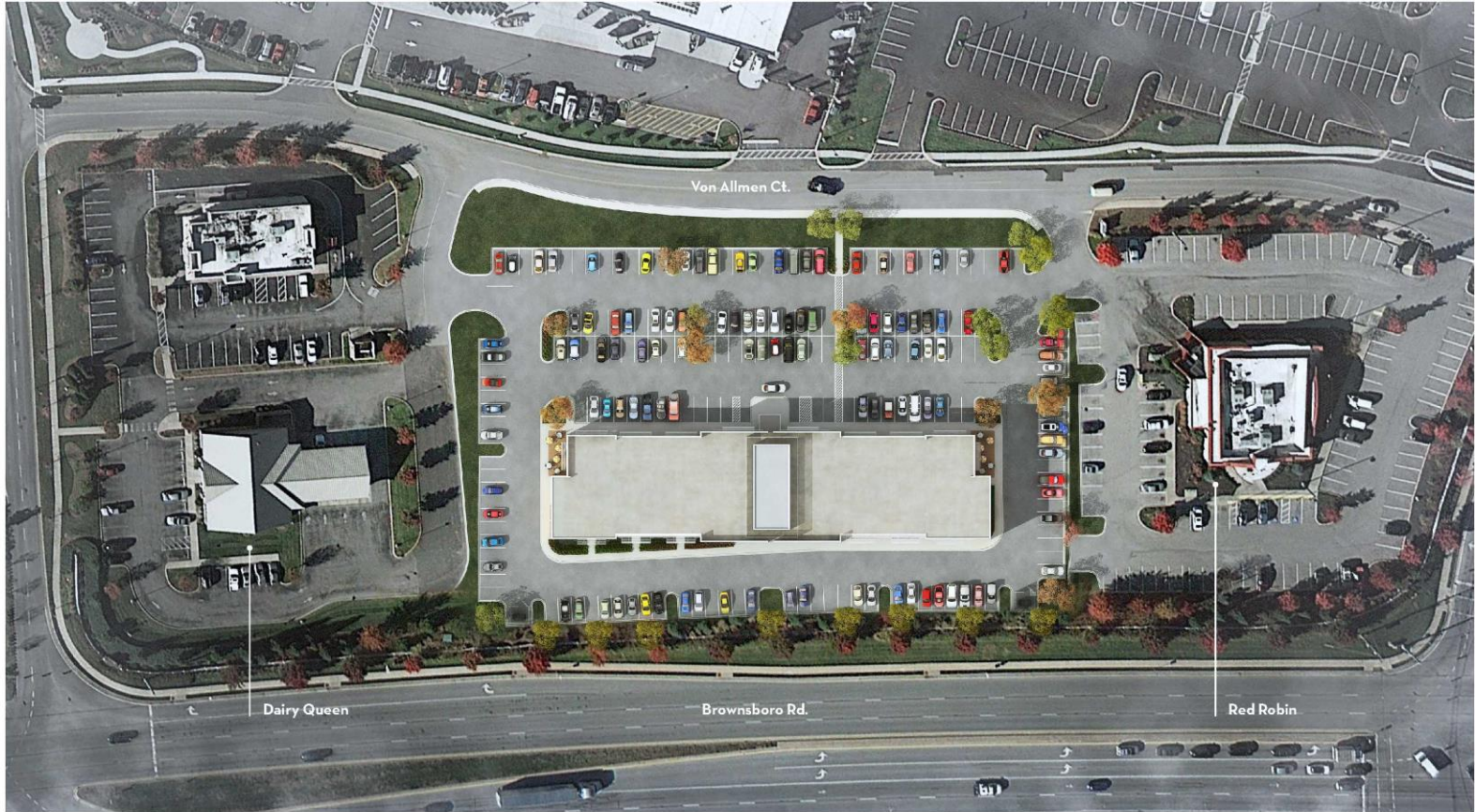












Site Plan



Ground View from Von Allmen Ct.

#647 Pewter







Ground View from Von Allmen Ct.

#647 Pewter



Ground View from Brownsboro Rd.

#647 Pewter





Ground View from Brownsboro Rd. - Closed Up

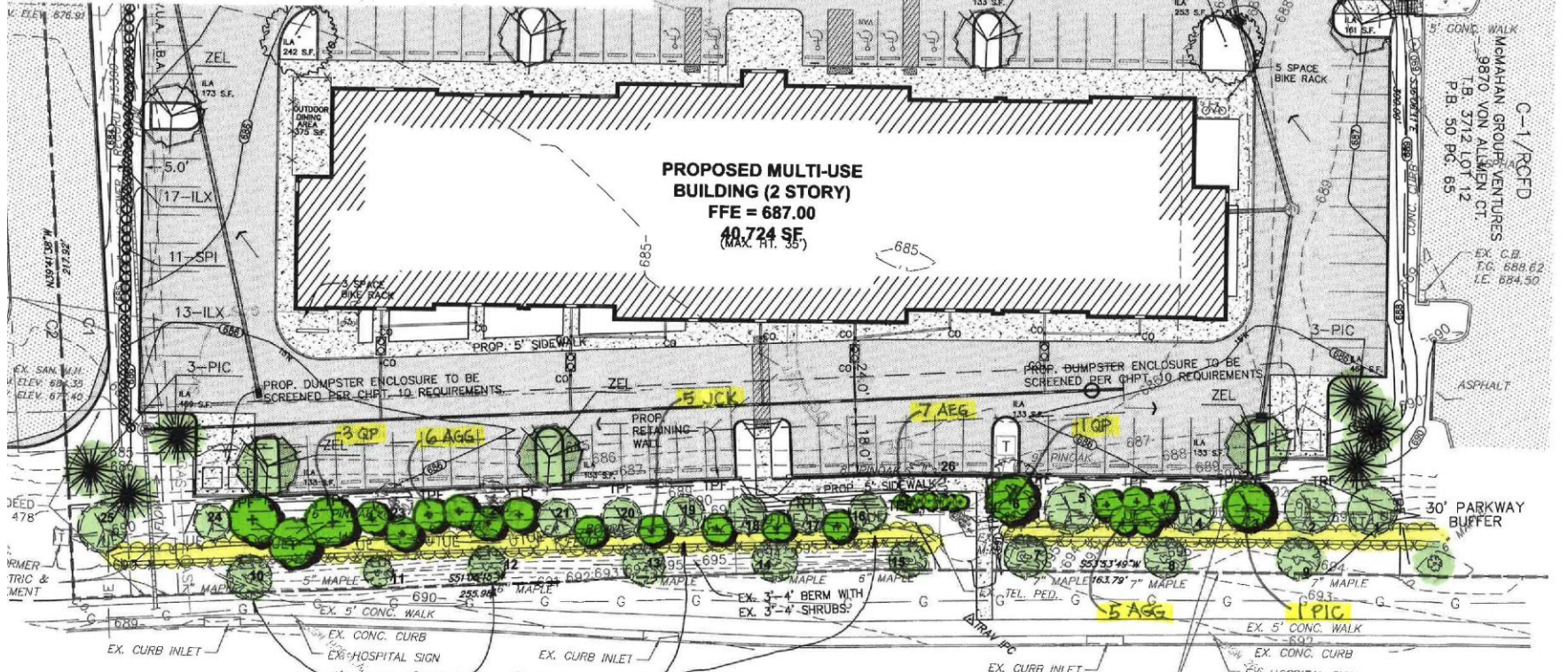
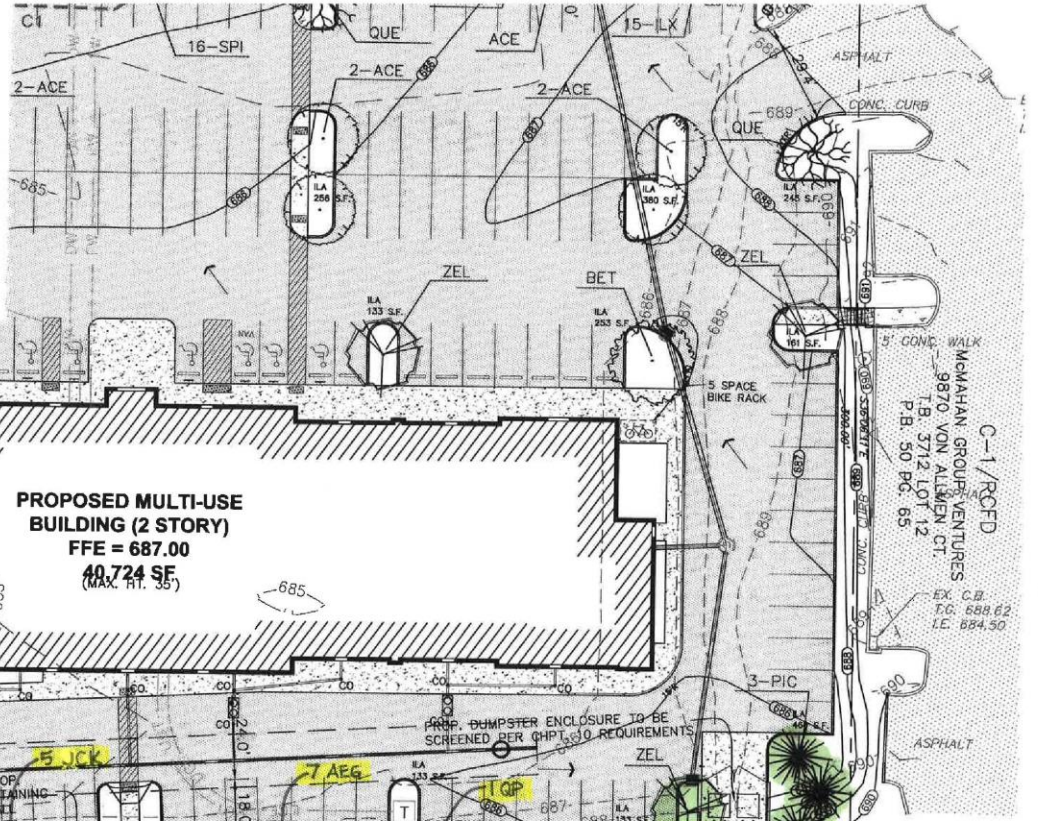
#647 Pewter



**PROPOSED ADDITIONAL TREES – KY-22 PARKWAY BUFFER**

- 7 AEG - Arborvitae 'Emerald Green' - 6-8' height – spacing 3 ft on center
- 11 AGG - Arborvitae 'Green Giant' - 8-10' height – spacing 8-10 ft on center (as shown)
- 5 JCK - Juniperus chinensis 'Keteleeri' - 8-10' height – spacing as shown
- 4 QP - Quercus palustris/ Pin Oak - 3" caliper – spacing as shown
- 1 PIC - Picea abies/ Norway Spruce - 10' height – replace dead Spruce

Any shrubs/grasses removed for the new tree plantings will be used on site.



**CHAPTER 10 PLAN**  
 EXISTING TREES (TYPICAL)  
 EXISTING SHRUBS AND GRASSES  
 BROWNSBORO ROAD  
 R/W VARIES (MIN. 100' MAX. 180')  
 20' LOUISVILLE GAS, ELECTRIC AND TELECOMMUNICATIONS EASEMENT PLAT BOOK 50, PAGE 65













[Report a problem](#)

© 2014 Google  
© 2015 Google

Google earth

38°18'44.70" N 85°34'06.37" W elev 692 ft eye alt 701 ft





Google earth

© 2014 Google  
© 2015 Google

Imagery Date: 9/2014 38°18'40.83" N 85°34'15.91" W elev 680 ft eye alt 690 ft











































