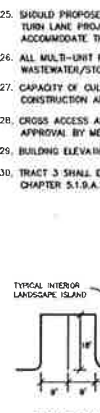


### GENERAL NOTES:

- TOPOGRAPHIC INFORMATION PROVIDED BY ITM SURVEY.
- DRAINAGE PATTERN DEPICTED BY ARROWS (==) IS FOR CONVEYANCE 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 MINOR PLAT AND DOES NOT CONSTITUTE A SURVEY.
- 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 DEVICES SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- RETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED 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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- WHERE CONSTRUCTION ON 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 NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVED REQUIRED.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENHANCEMENT PERMIT.
- AN ENHANCEMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- RIGHT-OF-WAY EVIDENCE BY MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 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.
- AN ENHANCEMENT PERMIT AND BOND ARE REQUIRED BY METRO WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
- DETENTION TO BE PROVIDED IN EXISTING BASIN SOUTH OF THE OAKLAWN ASSISTED LIVING FACILITY. PER APPROVED REDESIGN AT TIME OF OAKLAWN EXPANSION, BASIN WAS SIZED TO ACCOMMODATE FULL DEVELOPMENT AND SHALL BE CONFIRMED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- SEWERS AVAILABLE BY CONNECTION. WASTEWATER TO BE TREATED AT FLOYD'S FORK WASTEWATER TREATMENT PLANT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM HEADING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- REVISED ACCESS EASEMENT REQUIRED TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.



NO SCALE



### SITE TREE CANOPY REQUIREMENTS

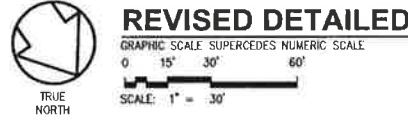
EXISTING TREE CANOPY CALCULATIONS	25,809 S.F. (10%)
15'-0" TYPE 'A' TREES @ 900 S.F. EACH	11,500 S.F. (4.2%)
TOTAL EXISTING TREE AREA	37,309 S.F. (14.2%)
<b>TREE CANOPY PRESERVED:</b>	
(9) GREATER THAN 10" TYPE 'A' TREE @ 1,200 S.F. =	10,800 S.F.
(8) 7'-10" TYPE 'A' TREE @ 960 S.F. =	7,680 S.F.
(5) 1 3/4"-3" TYPE 'A' TREE @ 720 S.F. =	3,600 S.F.
(1) 3'-10" TYPE 'C' TREE @ 276 S.F. =	276 S.F.
(1) 3'-10" TYPE 'C' TREE @ 142 S.F. =	142 S.F.
(17) 15" HI TYPE B EMERGENT TREES @ 720 S.F. =	12,240 S.F.
TOTAL SQUARE FOOTAGE	35,038 S.F. (13.7%)
<b>TREE CANOPY CALCULATIONS</b>	
TOTAL SITE AREA	256,133 S.F.
EX. TREE CANOPY TO BE PRESERVED	35,038 S.F. (13.7%)
TREE CANOPY REQUIRED (TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	40,981 S.F. (16%)
ADDITIONAL TREE CANOPY REQUIRED	10,245 S.F. (4%)
(52) 2" CAL. TYPE 'A' TREES @ 720 S.F. EACH	37,440 S.F.
(6) 2" CAL. TYPE 'A' 6'-9" TALL EVERGREEN TREES @ 720 S.F. EACH	4,320 S.F.
ADDITIONAL TREE CANOPY PROVIDED	41,760 S.F. (16.3%)
TOTAL TREE CANOPY PROVIDED/PRESERVED	76,798 S.F. (30.0%)
*NOT INCLUDING 10'-2" CAL. TYPE 'A' TREES MIN. IN PHASE 2 AREAS	

### WAIVERS AND VARIANCES GRANTED:

- WAVYER OF ARTICLE 10.2.10 TO ALLOW PARKING AND DUMPSTER STRUCTURE TO ENDOACH INTO REQUIRED VUA LBA.
- WAVYER OF ARTICLE 10.2.4B TO REDUCE REQUIRED 25' LBA TO 20' ON EAST SIDE OF SITE AND ELIMINATE REQUIRED 25' LBA BETWEEN C-1 AND R-4 ZONING BOUNDARIES.

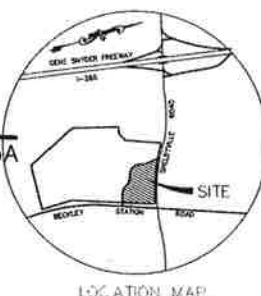
### WAIVERS AND VARIANCES REQUESTED:

- WAVYER OF ARTICLE 10.2.12 TO ALLOW PROVIDED I.L.A. TO BE LESS THAN THE REQUIRED 7.5% FOR TRACT 4.
- VARIANCE REQUEST TO EXCEED THE 60 FOOT MAXIMUM FRONT SETBACK, L.D.C. 5.3.1.C.5



## REVISED DETAILED DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE  
0 15 30 60  
SCALE: 1" = 30'



LOCATION MAP

#### TRACT 1

2.071 ACRES  
EXISTING ZONING: C-1  
EXISTING USE: RETAIL/RESTAURANT  
PROPOSED USE: BANK  
EX. BUILDING AREA: 11,300 SQ. FT.  
F.A.R.: 0.125

**PARKING CALCULATIONS**

MINIMUM PARKING REQUIRED	42 SPACES
MAXIMUM PARKING ALLOWED	52 SPACES
PROPOSED PARKING PROVIDED	7 SPACES
PROPOSED BICYCLE PARKING	16 SPACES
TOTAL MIN. PARKING REQUIRED	48 SPACES
TOTAL MAX. PARKING ALLOWED	68 SPACES
PROPOSED PARKING PROVIDED	65 SPACES

**LANDSCAPE REQUIREMENT**

VUA: 10,245 S.F.  
F.A.R. PROVIDED: 0.129  
I.L.A. PROVIDED: 2.43% S.F.

#### TRACT 2

1.309 ACRES  
EXISTING ZONING: R-4 & C-1  
EXISTING USE: VACANT  
PROPOSED USE: VACANT  
PROP. BUILDING AREA: 7,368 SQ. FT.  
F.A.R.: 0.051

**PARKING CALCULATIONS**

MINIMUM PARKING REQUIRED	11 SPACES
MAXIMUM PARKING ALLOWED	16 SPACES
PROPOSED PARKING PROVIDED	16 SPACES
PROPOSED BICYCLE PARKING	33 SPACES

**LANDSCAPE REQUIREMENT**

VUA: 14,280 S.F.  
F.A.R. PROVIDED: 0.148  
I.L.A. PROVIDED: 2.43% S.F.

#### TRACT 3

1.440 ACRES  
EXISTING ZONING: R-4 & C-1  
EXISTING USE: VACANT  
PROPOSED USE: BANK  
PROP. BUILDING AREA: 3,216 SQ. FT.  
F.A.R.: 0.051

**PARKING CALCULATIONS**

MINIMUM PARKING REQUIRED	11 SPACES
MAXIMUM PARKING ALLOWED	16 SPACES
PROPOSED PARKING PROVIDED	16 SPACES
PROPOSED BICYCLE PARKING	33 SPACES

**LANDSCAPE REQUIREMENT**

VUA: 14,280 S.F.  
F.A.R. PROVIDED: 0.148  
I.L.A. PROVIDED: 2.43% S.F.

#### TRACT 4

1.070 ACRES  
EXISTING ZONING: R-4 & C-1  
EXISTING USE: VACANT  
PROPOSED USE: RESTAURANT  
PROP. BUILDING AREA: 4,664 SQ. FT.  
OUTDOOR DINING AREA: 500 SQ. FT.  
F.A.R.: 0.100

**PARKING CALCULATIONS**

MINIMUM PARKING REQUIRED	41 SPACES
MAXIMUM PARKING ALLOWED	103 SPACES
PROPOSED PARKING PROVIDED	38 SPACES
PROPOSED BICYCLE PARKING	28 SPACES
2 SHORT TERM IN PARK/2 LONG TERM IN BUILDING	

**LANDSCAPE REQUIREMENT**

VUA: 12,780 S.F.  
F.A.R. PROVIDED: 0.077  
I.L.A. PROVIDED: 2.43% S.F.

#### COMBINED TOTAL PARKING

TOTAL MIN. PARKING REQUIRED	119 SPACES
TOTAL MAX. PARKING ALLOWED	208 SPACES
TOTAL PROPOSED PARKING PROVIDED	146 SPACES

RECEIVED  
JUL 02 2014  
PLANNING & DESIGN SERVICES

#### REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK.
1	DHS	REV. BEER BENCH COMMENTS	3/2/14	JA
2	DHS	ADDN REV. PER POS. STAFF	7/2/14	JA
3	DHS	ADDITIONAL REVISIONS	8/15/14	JA
4	DHS	ADDITIONAL REVISIONS	7/2/14	JA

**BTM Engineering, Inc.**  
Consulting Engineers, Landscape Architects, Planners & Surveyors  
300 Market Street, 10th Floor  
Louisville, KY 40202  
(502) 462-8402  
www.btmeng.com

BTM PROJECT NO.: 130580  
SITE INFORMATION:  
14000 SHELBYVILLE ROAD  
500 S. SMITH STREET  
1ST FLOOR, 3D, LOT 17422B  
LOUISVILLE, KY 40222

REVISIONS:  
R-4 & C-1  
333 E. MAIN ST. SUITE 530  
BOWLING GREEN, KY 42101  
LOUISVILLE, KY 40202

PROJECT NO.: 130580-RODP  
DATE: FEBRUARY 2014  
SCALE: 1" = 30'  
SHEET: 1 of 1