

IMPERVIOUS AREA (SITE)

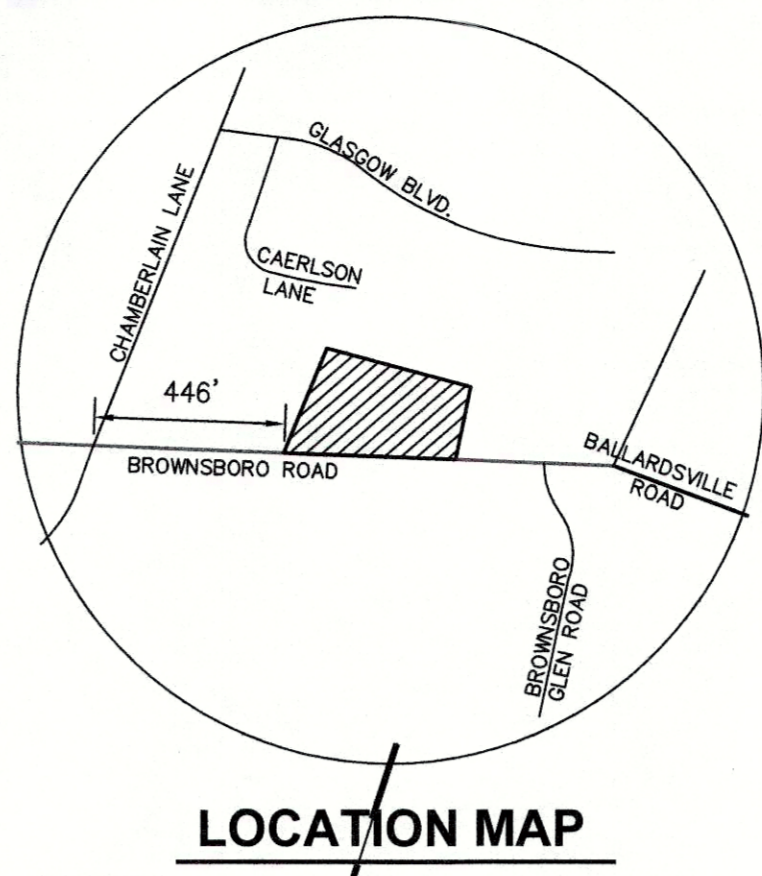
TOTAL SITE AREA	2.74 ACRES
EXISTING IMPERVIOUS SURFACE	0.00 ACRES
PROPOSED IMPERVIOUS SURFACE	1.74 ACRES (63.5%)
INCREASE IN IMPERVIOUS SURFACE	1.74 ACRES (63.5%)

PRE vs. POST RUNOFF CALCULATION

EXISTING AREAS	DRAINAGE AREA = 2.74 Ac.	PROPOSED AREAS	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	

- GENERAL NOTES:**
- TOPOGRAPHIC INFORMATION PROVIDED BY MSD LOJC.
 - 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 PERFORM 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 MAY 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 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 AGREED PRIOR TO CONSTRUCTION PLAN APPROVAL FOR LOTS 1-3 AND CONNECTION TO ADJUTING PROPERTY TO THE WEST. A CROSS-ACCESS AGREEMENT FOR ABUTTING PROPERTY TO THE EAST WILL BE RECORDED IF REQUIRED IN CONNECTION WITH THE REDEVELOPMENT OF THAT PROPERTY.
 - TYPE C* 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
PARKING PROVIDED	72 SPACES (INCLUDES 3 ACCESSIBLE SPACES)
BIKE PARKING	4 PROVIDED
SHORT-TERM	2 SPACES LOCATED WITHIN BUILDING
LONG-TERM	

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
PARKING PROVIDED	22 SPACES
BIKE PARKING	4 PROVIDED
SHORT-TERM	2 SPACES LOCATED WITHIN BUILDING
LONG-TERM	

LOT 3 INFORMATION

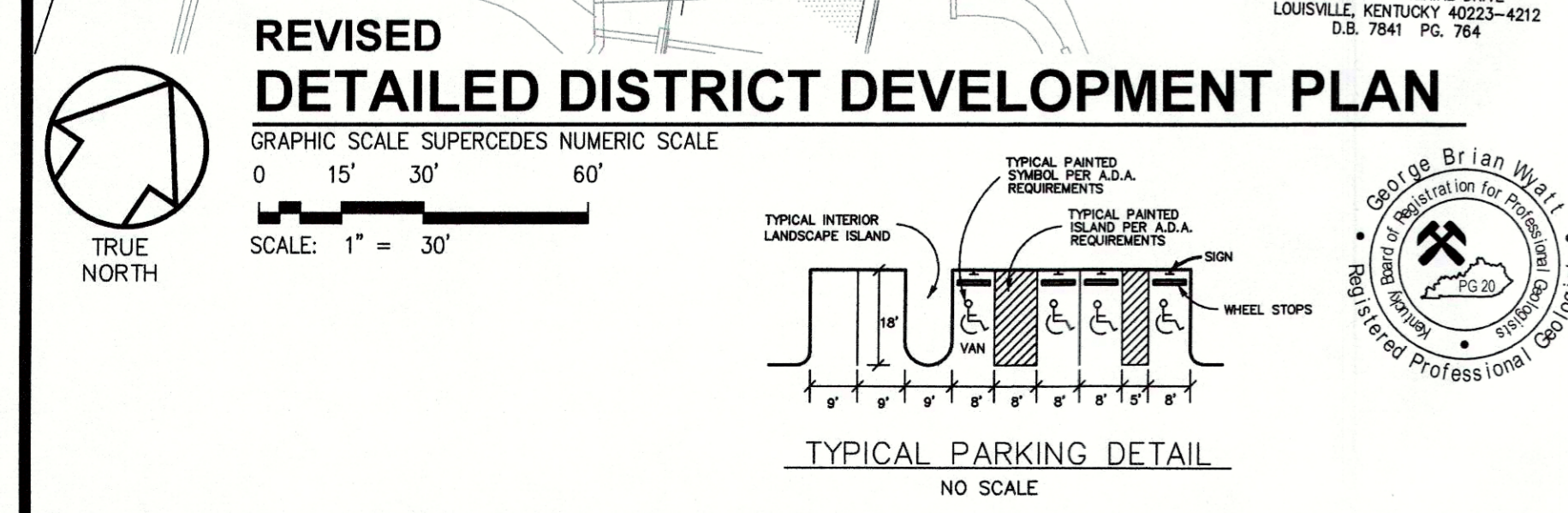
LOT AREA	0.62 ACRES
PROPOSED USE	BANK
BUILDING AREA	2,500 SQ.FT.
F.A.R.	0.09

PARKING CALCULATIONS:

MIN. REQUIRED	8 SPACES
MAX. ALLOWED	13 SPACES
PARKING PROVIDED	12 SPACES (INC. 1 ACCESSIBLE SPACE)
BIKE PARKING	2 PROVIDED
SHORT-TERM	2 PROVIDED
LONG-TERM	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
- TM TELEPHONE MANHOLE
- SM SANITARY SEWER MANHOLE
- PVC POLYVINYL CHLORIDE PIPE
- FH FIRE HYDRANT
- WV WATER VALVE
- GV GAS VALVE
- GW GUY WIRE
- TP TELEPHONE PEDESTAL
- BM BENCH MARK
- EL EXISTING CONTOUR LINE
- LB LOCATED BUILDING
- M.H.#10394 EXISTING SANITARY SEWER
- PS PROP. STORM LINE
- ES EX. STORM LINE
- DF DRAINAGE FLOW
- VR VEHICLE REPRESENTATION
- EX. FORM DISTRICT LINE
- PH PROPOSED HEADWALL
- SW SWALE
- CL CENTERLINE
- BR BIKE RACK
- EX. ASPHALT PAVEMENT
- EX. CONCRETE PAVEMENT/SIDEWALK
- PS PROP. CONCRETE SIDEWALK



As shown on the Geologic Map of the Anchorage Quadrangle, Jefferson County and Union 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

1. 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 ESM'T.

WAIVER REQUEST

1. 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 31 & DELETE ACCESS ESM'T	6/21/17
3	DHS	REV. NOTE 31 & DELETE ACCESS ESM'T	7/14/17
4	DHS	REV. TO S&O ESM'T PER MSD	7/19/17

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

BTM PROJECT NO.: 050073
 SITE INFORMATION: 050073
 T&E BLOCK #W06 LOT 21
 D.B. 8394 P.C. 650

OWNER / DEVELOPER: COMMONWEALTH BANK & TRUST CO.
 4350 BROWNSBORO ROAD, SUITE 310
 LOUISVILLE, KENTUCKY 40207-1831

DRAWN BY: DHS
 CHECKED BY: JMA
 DATE: NOV. 22, 2016
 DRAWING: 050073-RDDP4
 SCALE: 1" = 30'
 SHEET

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