

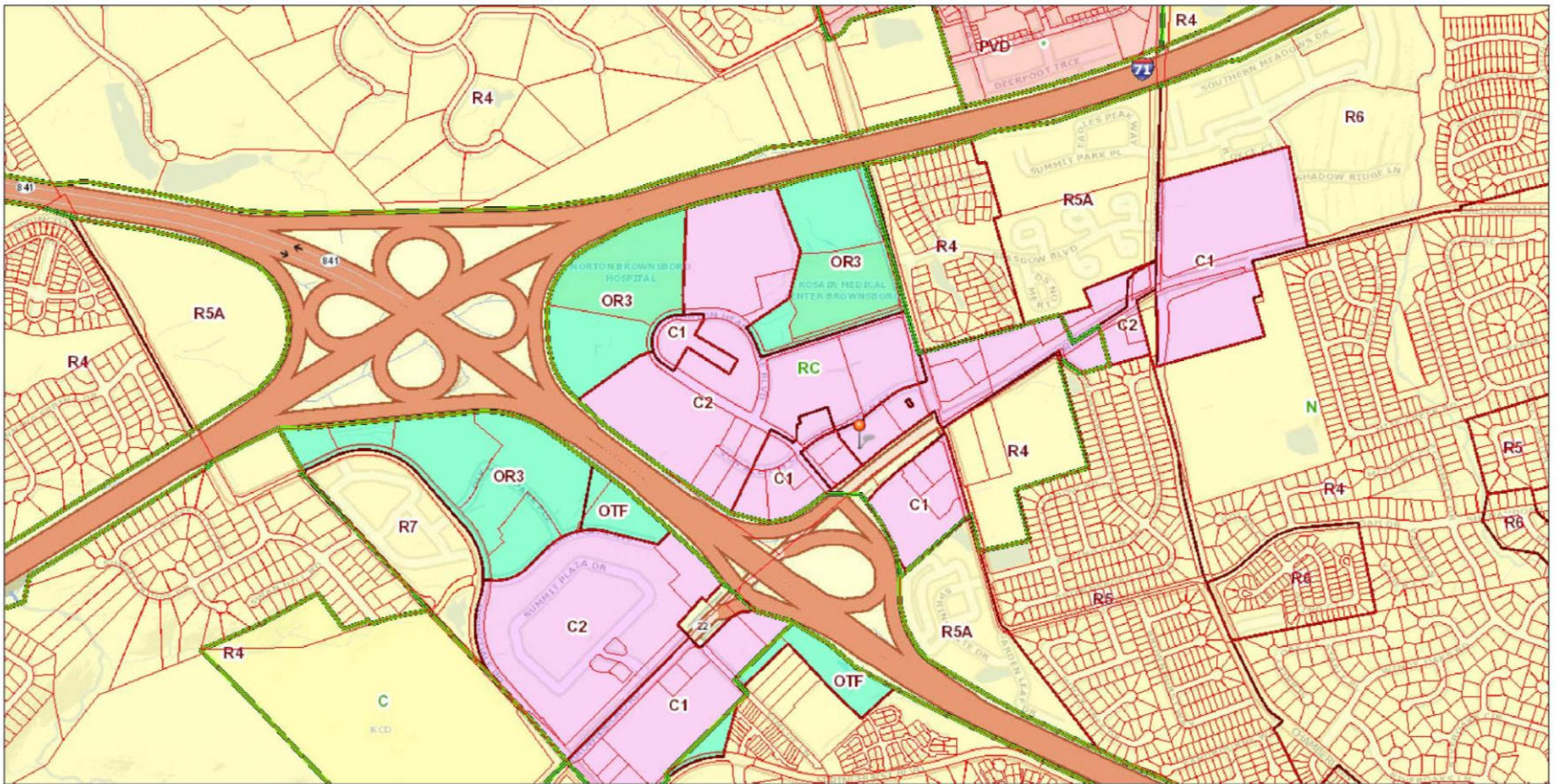
**Old Brownsboro Crossing
9840 & 9850 Von Allmen Court
Docket No.
14 ZONE 1039**



Glenn Price

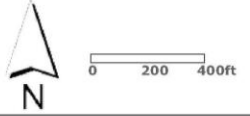
**Frost Brown Todd LLC
400 West Market Street, 32nd
Floor
Louisville, Kentucky 40202
502/779-8511
gaprice@fbtlaw.com**





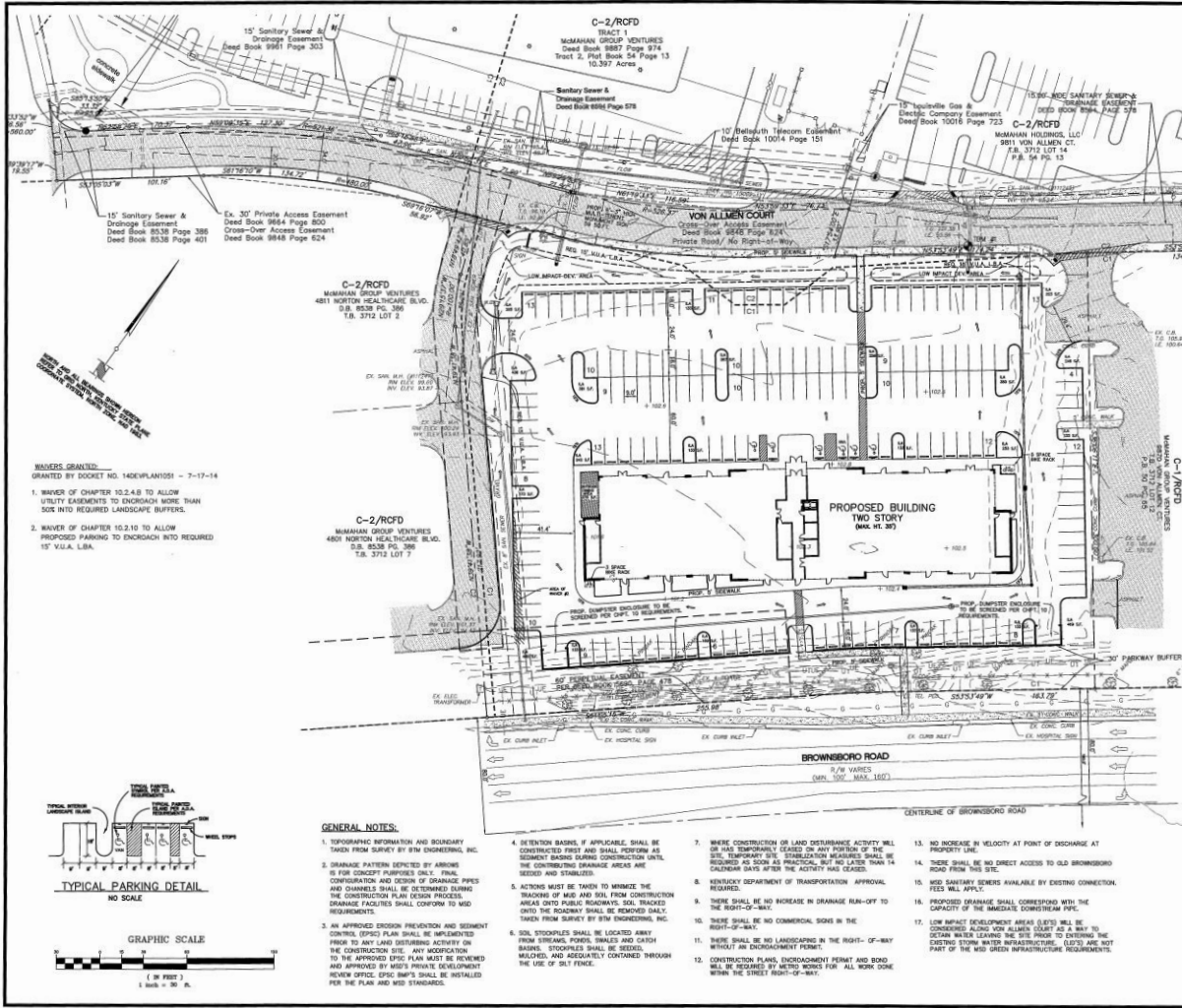
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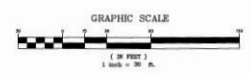
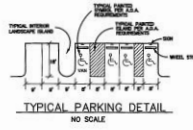
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WADERS GRANTED:
 GRANTED BY DOCKET NO. 14DEVLAN1051 - 7-17-14

1. WAIVER OF CHAPTER 102.2.A.8 TO ALLOW UTILITY EASEMENTS TO ENCRUSH MORE THAN 50% INTO REQUIRED LANDSCAPE BUFFERS.
2. WAIVER OF CHAPTER 102.2.10 TO ALLOW PROPOSED PARKING TO ENCRUSH INTO REQUIRED 15' V.I.L.A. L.I.B.A.



GENERAL NOTES.

1. TOPOGRAPHIC INFORMATION AND BOUNDARY DATA FROM SURVEY BY BTM ENGINEERING, INC. IS FOR CONCEPT PURPOSES ONLY. FINAL CONSTRUCTION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PHASE. DRAINAGE FACILITIES SHALL CONFORM TO MID REQUIREMENTS.
2. 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 MID'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC IMP'S SHALL BE INSTALLED PER THE PLAN AND MID STANDARDS.
3. INTENTION BARRIERS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL REMAIN AS SEDIMENT BARRIERS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDS AND STABILIZED.
4. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKS 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.
5. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRIVEWAYS, PAVEMENTS, GRASS AND GARDEN BEDS. STOCKPILES SHALL BE SEEDS, MULCHED, AND REGULARLY COVERED THROUGH THE USE OF Silt FENCE.
6. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL BE TEMPORARILY CEASED OR ANY PORTION OF THE SITE, TEMPORARY EROSION STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
7. PERMITS FROM THE DEPARTMENT OF TRANSPORTATION APPROVAL REQUIRED.
8. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
9. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
10. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
11. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO WORKS FOR ALL WORK DONE WITHIN THE STREET RIGHT-OF-WAY.
12. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
13. THERE SHALL BE NO DIRECT ACCESS TO OLD BROWNBORO ROAD FROM THIS SITE.
14. NEW CANNOPY DEVICES AVAILABLE BY EXISTING CONNECTION, FEES WILL APPLY.
15. PROPOSED DRAINAGE SHALL CONFORM WITH THE CAPACITY OF THE IMMEDIATE CONVEYANCE PFC.
16. LOW IMPACT DEVELOPMENT AREAS (LEDA) WILL BE CONSIDERED AS PART OF THE DESIGN OF THE SITE TO OBTAIN WATER LEAVING THE SITE PRIOR TO ENTERING THE EXISTING STORM WATER INFRASTRUCTURE. (LEDA) ARE NOT PART OF THE MID GREEN INFRASTRUCTURE REQUIREMENTS.



SITE DATA

SITE AREA	3.484 ACRES
EXISTING ZONING	C-1 & C-2
PROPOSED ZONING	C-2
EXISTING FORM DISTRICT	RFCD
EXISTING MILEAGE	0.000
PROPOSED BUILDING AREA	40,724 SQ.FT.
FIRST FLOOR	20,115 S.F.
SECOND FLOOR	20,115 S.F.

PROPOSED USES

RESTAURANT	4,986 SQ.FT.
TAKEN	486 SQ.FT.
RESTAURANT (CLM SP)	10,843 SQ.FT.
RETAIL	10,843 SQ.FT.
GENERAL OFFICE	10,843 SQ.FT.
OUTDOOR DINING AREA	370 SQ.FT.
F.A.R.	0.272

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED	203 SPACES
RESTAURANT (CLM SP)	43 SPACES
(INC. OUTDOOR DINING)	
TAKEN	48 SPACES
RETAIL	43 SPACES
GENERAL OFFICE	40 SPACES
MINIMUM PARKING ALLOWED	420 SPACES
RESTAURANT (CLM SP)	107 SPACES
(INC. OUTDOOR DINING)	
TAKEN	96 SPACES
RETAIL	105 SPACES
GENERAL OFFICE	87 SPACES
MINIMUM PARKING REQUIRED WITH 10% STAIR CREDIT PARKING PROVIDED	184 SPACES
INC. 8 HANDICAP SPACES	

LANDSCAPE REQUIREMENTS

V.I.L.A.	64,536 SQ.FT.
7.5% REQUIREMENT	4,840 SQ.FT.
L.I.A. PROVIDED	4,536 SQ.FT.

SITE TREE CANOPY REQUIREMENTS - LOT C

MIN. TREE CANOPY	1,000 SQ. FT.
MIN. TREE CANOPY	1,000 SQ. FT.
MIN. TREE CANOPY	1,000 SQ. FT.
MIN. TREE CANOPY	1,000 SQ. FT.
MIN. TREE CANOPY	1,000 SQ. FT.

RECEIVED

5/22/2014
 PDS CASE # 14ZONE1039
 14LSCAPE1121
 14DEVPLAN1051
 9-55-041PW, 14MID1006
 MSD WM #10977

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	05/22/14	ISSUE FOR PERMIT	BTM
2	06/11/14	REVISIONS TO PERMIT	BTM
3	06/11/14	REVISIONS TO PERMIT	BTM
4	06/11/14	REVISIONS TO PERMIT	BTM
5	06/11/14	REVISIONS TO PERMIT	BTM
6	06/11/14	REVISIONS TO PERMIT	BTM
7	06/11/14	REVISIONS TO PERMIT	BTM
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18	06/11/14	REVISIONS TO PERMIT	BTM
19	06/11/14	REVISIONS TO PERMIT	BTM
20	06/11/14	REVISIONS TO PERMIT	BTM

BTM Engineering Inc.
 BTM ENGINEERING, INC.
 1000 W. BROWNBORO ROAD, SUITE 100
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 WWW.BTMENGINEERING.COM

DETAILED DISTRICT DEVELOPMENT PLAN
 OLD BROWNBORO ROAD
 14ZONE1039
 14LSCAPE1121
 14DEVPLAN1051
 9-55-041PW, 14MID1006
 MSD WM #10977

DATE: 06/11/14
 SCALE: 1" = 30'



Ground View from Von Allmen Ct.



Ground View from Von Allmen Ct.



Ground View from Brownsboro Rd.