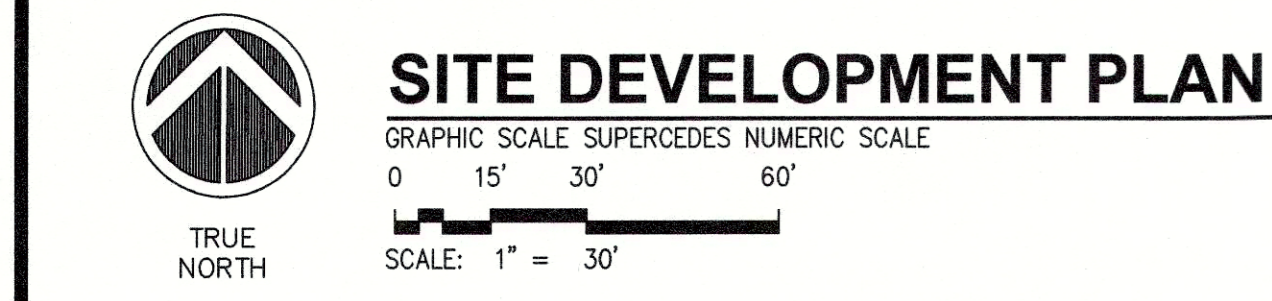


SITE DATA

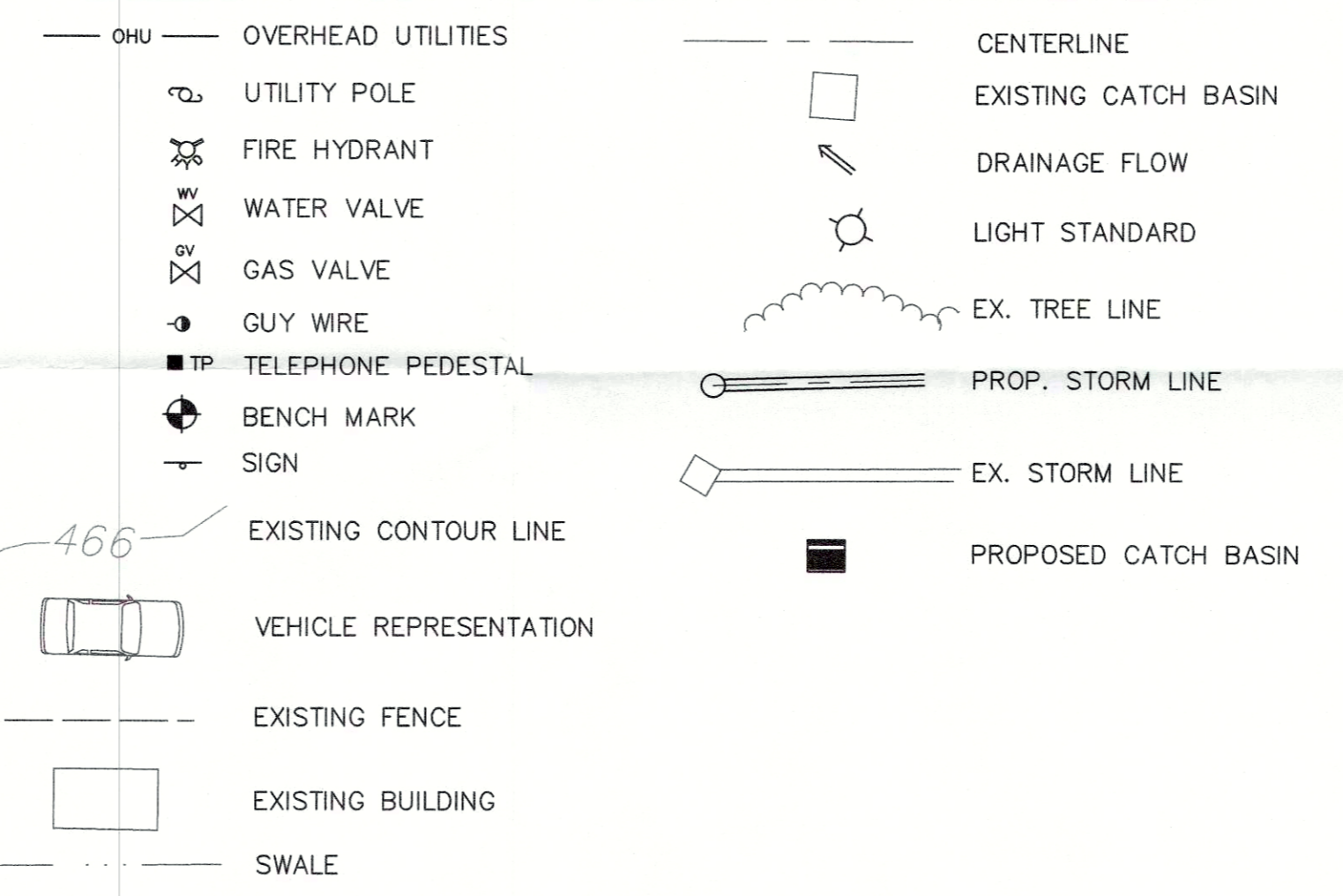
SITE AREA	2.54 ACRES
EXISTING ZONING	C-1
EXISTING FORM DISTRICT	NFD
EXISTING USE	VACANT
PROPOSED ZONING	C-2
PROPOSED USE	
LOT 1	
LOT AREA	0.799 ACRES (34,801.37 SQ.FT.)
PROPOSED USE	BANK
PROPOSED BUILDING AREA	3,175 SQ.FT.
FLOOR AREA RATIO (F.A.R.)	0.09
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED	11 SPACES
MAXIMUM PARKING ALLOWED	16 SPACES
PARKING PROVIDED	12 SPACES
LANDSCAPE REQUIREMENTS	
V.U.A. REQUIREMENT	9,876 SQ.FT.
I.L.A. PROVIDED	741 SQ.FT.
LOT 2	
LOT AREA	0.948 ACRES (41,283.23 SQ.FT.)
PROPOSED USE	AUTO SERVICE
PROPOSED BUILDING AREA	8,735 SQ.FT.
FLOOR AREA RATIO (F.A.R.)	0.21
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED	28 SPACES
MAXIMUM PARKING ALLOWED	52 SPACES
PARKING PROVIDED	34 SPACES
LANDSCAPE REQUIREMENTS	
VEHICLE USE AREA	12,795 SQ.FT.
I.L.A. PROVIDED	960 SQ.FT.
LOT 3	
LOT AREA	0.793 ACRES (34,560.14 SQ.FT.)
PROPOSED USE	RETAIL
PROPOSED BUILDING AREA	7,150 SQ.FT.
FLOOR AREA RATIO (F.A.R.)	0.21
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED	29 SPACES
MAXIMUM PARKING ALLOWED	48 SPACES
PARKING PROVIDED	32 SPACES
LANDSCAPE REQUIREMENTS	
VEHICLE USE AREA	13,934 SQ.FT.
I.L.A. PROVIDED	1,045 SQ.FT.
BICYCLE PARKING	
SHORT TERM	2 SPACES PER BLDG.
LONG TERM	2 SPACES PER BLDG.*
*LONG TERM SPACES LOCATED WITHIN EACH BUILDING.	



GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- 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.
- 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 BMP'S SHALL BE INSTALLED PRE 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 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- WHERE CONSTRUCTION OR 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.
- 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.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FLUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, 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. 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 TO BE DEVELOPED.
- 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.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
- SANITARY SEWER SERVICE BY HOLDING TANK. BOARD OF HEALTH APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- SITE SUBJECT TO MSD DRAINAGE BOND PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 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.
- ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- SIGNAGE WILL FOLLOW LDC REQUIREMENTS OF CHAPTER 8.
- A CROSS ACCESS AGREEMENT SHALL BE RECORDED PRIOR TO PERMITS.
- KENTUCKY TRANSPORTATION CABINET REVIEW REQUIRED.
- BUILDINGS SHALL BE IN COMPLIANCE WITH CHAPTER 5.5 AND 5.6 OF THE LAND DEVELOPMENT CODE.
- DRAINAGE FROM NORTH PROPERTY LINE IS INTERCEPTED IN EXISTING SWALE AND DIRECTED INTO EXISTING DRAINAGE TO THE WEST. ANY FLOW ONTO LOT 1 SHALL BE DIRECTED INTO PROPOSED DETENTION BASIN 1.

LEGEND



VARIANCE REQUESTS

- VARIANCE OF CHAPTER 5.3.1.C TO ALLOW PROPOSED LOT 1 AND LOT 2 BUILDINGS 1 TO EXCEED MAXIMUM 95' SETBACK ALONG BARDSTOWN ROAD PARKWAY.
- VARIANCE OF CHAPTER 5.3.1.C TO ALLOW PROPOSED LOT 3 BUILDING TO EXCEED MAXIMUM 80' SETBACK ALONG CEDAR CREEK ROAD.

WAIVER REQUESTS

- WAIVER OF CHAPTER 10.2.10 TO REDUCE THE REQUIRED V.U.A. L.B.A. ALONG CEDAR CREEK CONNECTOR FROM 10' TO 7.5'.
- WAIVER OF CHAPTER 10.2.4.B.3 TO ALLOW LANDSCAPE BUFFER AREAS TO OVERLAP WITH UTILITY AND DRAINAGE EASEMENTS BY MORE THAN 50%.

IMPERVIOUS AREA (SITE)

TOTAL SITE AREA	2.54 ACRES
EXISTING IMPERVIOUS SURFACE	1.08 ACRES (42.52%)
PROPOSED IMPERVIOUS SURFACE	1.70 ACRES (67.09%)
INCREASE IN IMPERVIOUS SURFACE	0.62 ACRES (24.41%)
TOTAL SITE DISTURBANCE	2.50 ACRES

DETENTION CALCULATIONS

DETENTION BASIN #1

$$ExCm = (0.36 \times 0.95) + (0.15 \times 0.22) = 0.74$$

$$PostCm = (0.35 \times 0.95) + (0.16 \times 0.22) = 0.72$$

DETENTION CALCS

$$(0.72 - 0.74) \times (2.8/12) \times (0.51 \text{ Ac.}) = 0.0 \text{ AcFt} \sim 0 \text{ CuFt.}$$

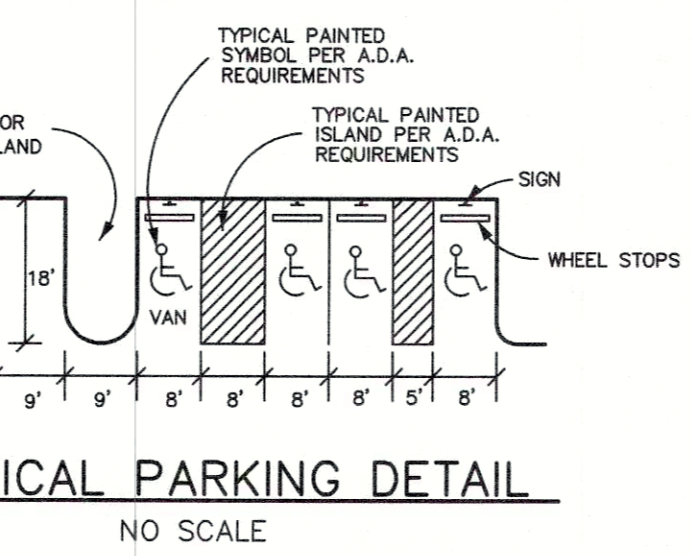
DETENTION BASIN #2

$$ExCm = (0.62 \times 0.95) + (1.06 \times 0.22) = 0.49$$

$$PostCm = (1.42 \times 0.95) + (0.26 \times 0.22) = 0.84$$

DETENTION CALCS

$$(0.84 - 0.49) \times (2.8/12) \times (1.68 \text{ Ac.}) = 0.137 \text{ AcFt} \sim 5,976 \text{ CuFt.}$$



SITE TREE CANOPY REQUIREMENTS

TREE CANOPY CATEGORY CLASS C (TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)

TREE CANOPY CALCULATIONS	
TOTAL SITE AREA	110,645 SQ. FT.
TOTAL EXISTING TREE CANOPY	29,131 SQ. FT. (26%)
EX. TREE CANOPY TO BE PRESERVED	0 SQ. FT.
TREE CANOPY REQUIRED	22,129 SQ. FT. (20%)
ADDITIONAL TREE CANOPY REQUIRED	22,129 SQ. FT. (20%)
ADDITIONAL TREE CANOPY TO BE PROVIDED	22,320 SQ. FT. (20.1%)
(31 2" CAL. TYPE A TREES @ 720 EACH)	
TOTAL TREE CANOPY PROVIDED	22,320 SQ.FT. (20.1%)

REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REV PER AGENCY COMMENTS	8-8-18	CRB
2	DHS	ADD REV PER AGENCY COMMENTS	7-27-18	CRB
3	DHS	ADD REV PER AGENCY COMMENTS	8-14-18	CRB
4	DHS	ADD REV PER AGENCY COMMENTS	8-15-18	CRB
5	DHS	ADD REV PER AGENCY COMMENTS	8-15-18	CRB
6	DHS	REV PER CLIENT REQUEST	8-21-18	CRB

BTM Engineering, Inc.
 Consulting Engineers, Landscape Architects, Planners & Surveyors
 "Serving the Bluegrass and Beyond"
 3001 Taylor Springs Drive Louisville, Kentucky 40220
 (502) 639-8427 Fax
 www.btmeng.com

DATE _____

SIGNATURE _____

DATE _____

SIGNATURE _____

REVISED DISTRICT DEVELOPEMNT PLAN
PARK COMMUNITY CREDIT UNION
7710 BARDSTOWN RD. & 7509 CEDAR CREEK RD.
LOUISVILLE, KY 40291-3307

TITLE: _____

OWNER / DEVELOPER: PARK COMMUNITY CREDIT UNION
 6101 FEIN VALLEY ROAD
 LOUISVILLE, KENTUCKY 40228-1097

DATE: 3-1-18

DRAWN BY: DHS CHECKED BY: CRB

DRAWING: 160158-RDDP

SCALE: 1" = 30'

SHEET: 1.00

CASE #18ZONE1020
CASE #14DEVPLAN1033
MSD WM #10948

RECEIVED
 AUG 27 2018
 PLANNING &
 DESIGN SERVICES

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