

SITE DATA

SITE AREA	3.464 ACRES
EXISTING ZONING	C-1 & C-2
PROPOSED ZONING	C-2
EXISTING FORM DISTRICT	RCFD
EXISTING USE	VACANT
PROPOSED BUILDING AREA	40,724 SQ.FT.
FIRST FLOOR	20,609 S.F.
SECOND FLOOR	20,115 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	1,277 SQ.FT.
F.A.R.	0.272

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED	198 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
1 SPACE/250 SQ.FT.	
GENERAL OFFICE	57 SPACES
1 SPACE/350 SQ.FT.	

MAXIMUM PARKING ALLOWED

RESTAURANT (6,243 SF)	125 SPACES
(INC. OUTDOOR DINING)	
1 SPACE/50 SQ.FT.	
TAVERN	96 SPACES
1 SPACE/50 SQ.FT.	
RETAIL	105 SPACES
1 SPACE/100 SQ.FT.	
GENERAL OFFICE	101 SPACES
1 SPACE/200 SQ.FT.	

MINIMUM PARKING REQUIRED WITH 10% TARC CREDIT

PARKING PROVIDED	180 SPACES
INC. 8 HANDICAP SPACES	

BICYCLE PARKING

SHORT TERM SPACES	8
LONG TERM SPACES IN BUILDING	4

LANDSCAPE REQUIREMENTS

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

SITE TREE CANOPY REQUIREMENTS-LOT C

TREE CANOPY CATEGORY CLASS C

SITE AREA INVENTORY

8-6" MAPLE @ 950 SF CREDIT	7,960 S.F.
4-6" PIN OAK @ 950 SF CREDIT	3,840 S.F.
TOTAL TREE AREA	11,800 S.F.
TOTAL TREE CANOPY PRESERVED	11,800 S.F.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	150,892 S.F.
EX. TREE CANOPY TO BE PRESERVED	11,800 S.F. (7.8%)
TREE CANOPY REQUIRED	139,092 S.F. (92.2%)
(TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	
ADDITIONAL TREE CANOPY REQUIRED	15,361 S.F. (10.2%)
ADDITIONAL TREE CANOPY PROVIDED	15,840 S.F.
15 2" CALIPER TYPE A TREES @ 720 SF EACH	
7 6" TALL TYPE A EVERGREEN TREES @ 720 SF EACH	
TOTAL TREE CANOPY PROVIDED	27,640 S.F. (18.3%)

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 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 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 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. TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
- 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 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.
- 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 METRO 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.
- MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. FEES WILL APPLY.
- PROPOSED DRAINAGE SHALL CORRESPOND WITH THE CAPACITY OF THE IMMEDIATE DOWNSTREAM PIPE.
- LOW IMPACT DEVELOPMENT AREAS (LID'S) WILL BE CONSIDERED ALONG VON ALLEMEN 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 MSD GREEN INFRASTRUCTURE REQUIREMENTS.

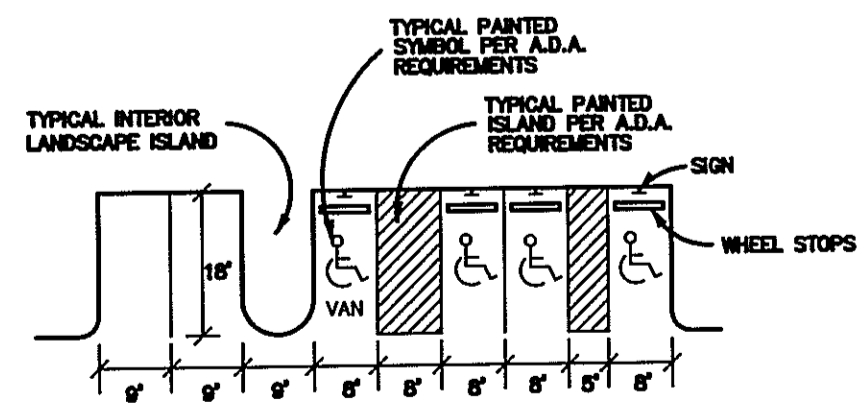
WAIVERS GRANTED:
GRANTED BY DOCKET NO. 14DEVPLAN1051 - 7-17-14

- WAIVER OF CHAPTER 10.2.4.B TO ALLOW UTILITY EASEMENTS TO ENCR OACH MORE THAN 50% INTO REQUIRED LANDSCAPE BUFFERS.
- WAIVER OF CHAPTER 10.2.10 TO ALLOW PROPOSED PARKING TO ENCR OACH INTO REQUIRED 15' V.U.A. L.B.A.

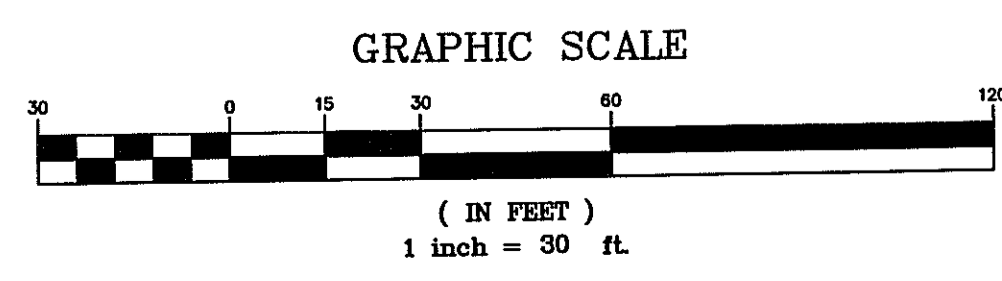
Condition of Approval: _____

Development Review Date: 1/15

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



TYPICAL PARKING DETAIL
NO SCALE



REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	5/21/14	JVA
2	DHS	REVIS. TO ADDRESS AGENCY COMMENTS	5/16/14	JVA
3	DHS	REVIS. TO ADDRESS CLIENT REVISIONS	6/16/14	JVA
4	DHS	ZONING CHANGE FOR ENTIRE TRACT	8/14/14	JVA
5	DHS	ZONE CHANGE REV. PER AGENCY COMMENTS	9/21/14	JVA
6	DHS	ENLARGED PAID AREA/PRELUDE FRING.	12/29/14	JVA

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
"Serving the Bluegrass and Beyond"
3001 Taylor Springs Drive Louisville, Kentucky 40220
(502) 439-9900 Fax (502) 439-9917

DATE: _____

SIGNATURE: _____

DATE: _____

SIGNATURE: _____

DOCKET NO. 14-06-01
REVISIED DISTRICT DEVELOPMENT PLAN
OBC LOTS C & D
9840 & 9850 VON ALLEMEN COURT
LOUISVILLE, KY 40220

BTM PROJECT NO.: 100281
SITE INFORMATION:
PROJECT NO.: 100281
PC: 54 PG. 13
D.B.: 9887 PG. 974
DEVELOPER:
MCMAHAN GROUP VENTURES
3034 HUNTSINGER LANE
LOUISVILLE, KY 40220

TITLE: **PDS CASE # 14ZONE1039**
14LSLCAPE1121
14DEVPLAN1051
9-55-041PW, 14MOD1006
MSD WM #10977

DRAWN BY: DHS
CHECKED BY: JMA/NC
DATE: APRIL 2014
DRAWING: 100291-C&D-DDP
SCALE: 1" = 30'
SHEET

1701139