

VICINITY MAP
1" = 2000'

SITE DATA

GROSS SITE AREA	16,995 ACRES
EXISTING ZONING	OR-3
EXISTING FORM DISTRICT	SWFD
EXISTING USE	VACANT
PROPOSED USE	OFFICE
PROPOSED BUILDING FLOOR AREA RATIO	87,500 SQ.FT. / 0.12
25' REQUIRED FRONT & STREET SIDE YARD SETBACKS	
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED	250 SPACES
1 SP/350 SF	
MAXIMUM PARKING ALLOWED	438 SPACES
1SP/200 SF	
PARKING PROVIDED	250 SPACES
(INC. 8 ACCESSIBLE SPACES)	
BICYCLE PARKING	
SHORT TERM PARKING REQUIRED	2 SPACES
LONG TERM PARKING REQUIRED	2 SPACES
(TO BE LOCATED WITHIN THE BUILDING)	

LANDSCAPE REQUIREMENTS

VEHICLE USE AREA	152,476 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	11,436 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	15,351 SQ.FT.

RECEIVED
PLANNING & DESIGN SERVICES

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C

SITE AREA INVENTORY	
EX. TREE LINE	44,691 S.F.
26 2"-4" CAL. TYPE A TREES @ 720 SF EACH	18,720 S.F.
TOTAL TREE AREA	63,411 S.F.
APPROX. TREE CANOPY TO BE PRESERVED	
EX. TREE LINE	39,664 S.F.
24 2"-4" CAL. TYPE A TREES @ 720 SF EACH	17,280 S.F.
TOTAL TREE AREA PRESERVED	56,944 S.F.
TREE CANOPY CALCULATIONS	
TOTAL TREE AREA	740,302 S.F.
EX. TREE CANOPY TO BE PRESERVED	56,944 S.F. (7.7%)
TREE CANOPY REQUIRED	133,254 S.F. (18%)
(TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	
ADDITIONAL TREE CANOPY REQUIRED	76,330 S.F. (10.3%)

DRAINAGE NOTES

DETENTION BASIN #1
 $(2.8/12) \times (0.52 - 0.22) \times (2.10 \text{ Ac.}) = 0.147 \text{ Ac}^2\text{FT}$
 $0.147 \text{ Ac}^2\text{FT} \times 43,560 \text{ SF} = 6,404 \text{ Cu}^2\text{FT}$
 PROVIDED 5,400 SF @ AVG 3.0' DEEP

DETENTION BASIN #2
 $(2.8/12) \times (0.60 - 0.22) \times (4.35 \text{ Ac.}) = 0.386 \text{ Ac}^2\text{FT}$
 $0.386 \text{ Ac}^2\text{FT} \times 43,560 \text{ SF} = 16,815 \text{ Cu}^2\text{FT}$
 PROVIDED 13,200 SF @ AVG 3.0' DEEP

EXISTING DETENTION BASIN
 THE REMAINING 10,545 AC. DRAIN TO THE EXISTING DETENTION BASIN AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. THE EXISTING BASIN WAS SIZED FOR THE FULL DEVELOPMENT OF THE 10,545 AC., AS DOCUMENTED BY PREVIOUS DEVELOPMENT REPORTS.

NOTE: ALL DETENTION BASINS, INCLUDING THE OUTLET STRUCTURE, SHALL BE CONTAINED WITHIN A PROPOSED DRAINAGE EASEMENT

WAIVER REQUEST:

WAIVER OF CHAPTER 10.2.B TO ALLOW REQUIRED 20' PERIMETER LANDSCAPE BUFFER AREA TO ENCR OACH MORE THAN 50% INTO EXISTING UTILITY EASEMENTS.

LEGEND

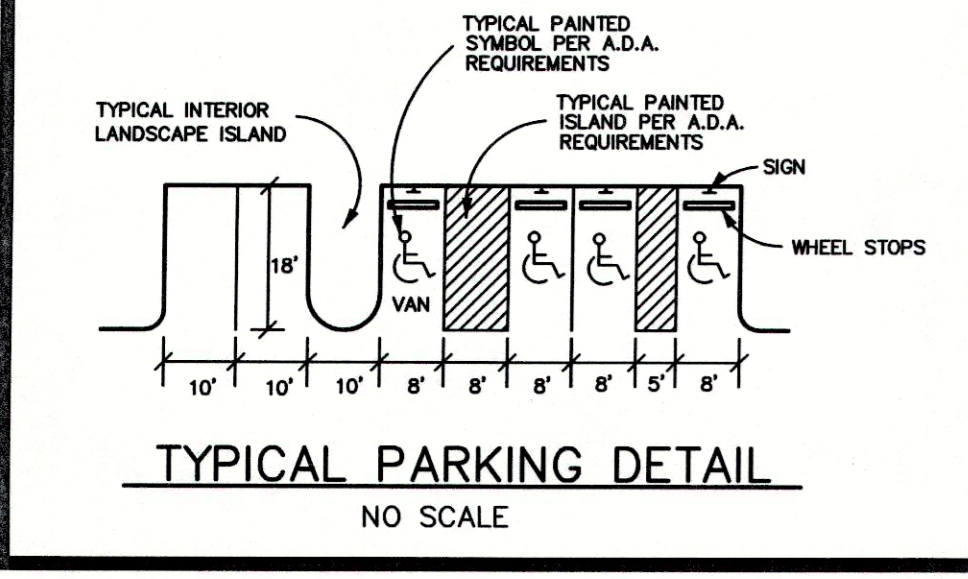
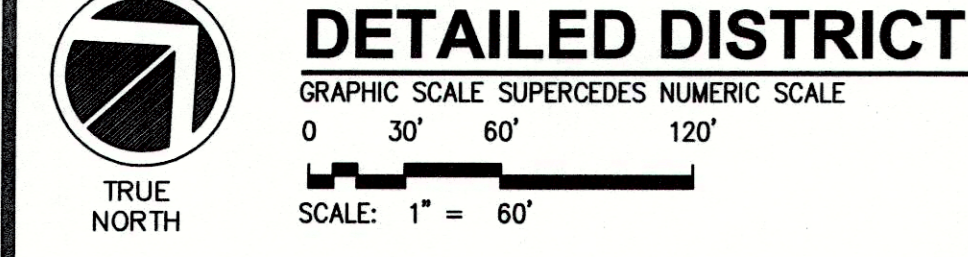
X	EX. FENCE LINE	⊗	GAS VALVE
OHE	OVERHEAD UTILITIES	⊗	GAS METER
S	SANITARY SEWER LINE	⊗	IRRIGATION VALVE
UGE	ELECTRIC LINE	⊗	FIRE HYDRANT
G	GAS LINE	⊗	LIGHT POLE
W	WATER LINE	⊗	SIGN
T	TELEPHONE LINE	⊗	DISABLED PARKING SPACE
⊗	POWER POLE	⊗	SANITARY SEWER MANHOLE
⊗	GUY ANCHOR	⊗	BENCHMARK
⊗	PROP. STORM STRUCTURE	⊗	WATER METER
X-X-X	PROP. FENCE	⊗	TELEPHONE PULLBOX
---	PROP. FLOW LINE	⊗	TELEPHONE PEDESTAL
---	EX. TREE LINE	⊗	WATER VALVE
→	DRAINAGE FLOW	⊗	PROP. HEADWALL

GENERAL NOTES

- 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.
- 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.
- 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 FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
- SANITARY SEWERS TO BE BY PSC AND SUBJECT TO FEES AND CHARGES.
- 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.
- CONSTRUCTION PLAN APPROVAL
- EXISTING DETENTION BASIN VOLUME CAPACITY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- LOTS TO BE CONSOLIDATED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

PRELIMINARY APPROVAL
 Condition of Approval:
 Date: 9/9/15
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
 CONDITIONS:
 DATE: 9/10/15
 LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS



REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REV. PER AGENCY COMMENTS	8/25/15	JMA
2	DHS	BUILDING AREA REVISION	9/2/15	JMA
3	DHS	REV. PER AGENCY COMMENTS	9/8/15	JMA

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 Planning & Design Services

DATE:
 SIGNATURE:

BTM PROJECT NO.: 150011
 SITE INFORMATION:
 TAX BLOCK 5, LOTS 618 & 619
 D.B. 10344 P.C. 775

THORNTONS INC.
 13820 OLD HENRY ROAD
 LOUISVILLE, KENTUCKY 40245

DEVELOPER:
 THORNTONS, INC.
 2120 HIGH HICKHAM PLACE
 SUITE 200
 LOUISVILLE, KENTUCKY 40245

OWNER:
 PAPA OREO DS, LLC
 2120 HIGH HICKHAM PLACE
 SUITE 200
 LOUISVILLE, KENTUCKY 40245

DATE: 07-27-15
 DRAWING: 150151-DPP
 SCALE: 1" = 60'
 SHEET: 1.00

NOT FOR CONSTRUCTION

15DEVPLAN1124