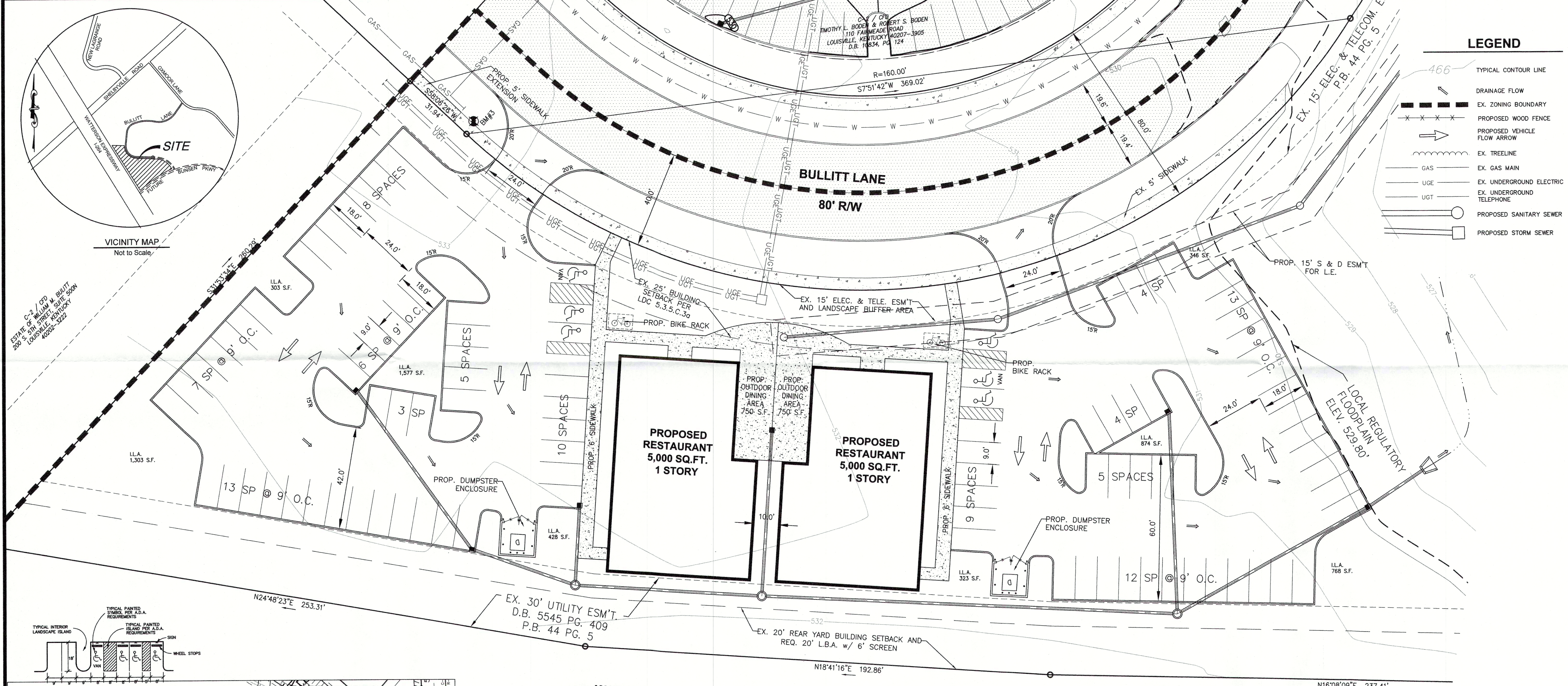
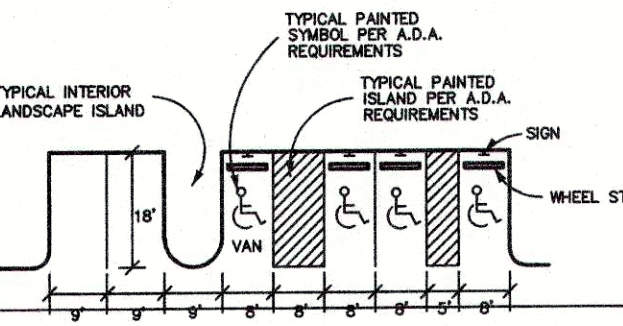


VICINITY MAP  
Not to Scale

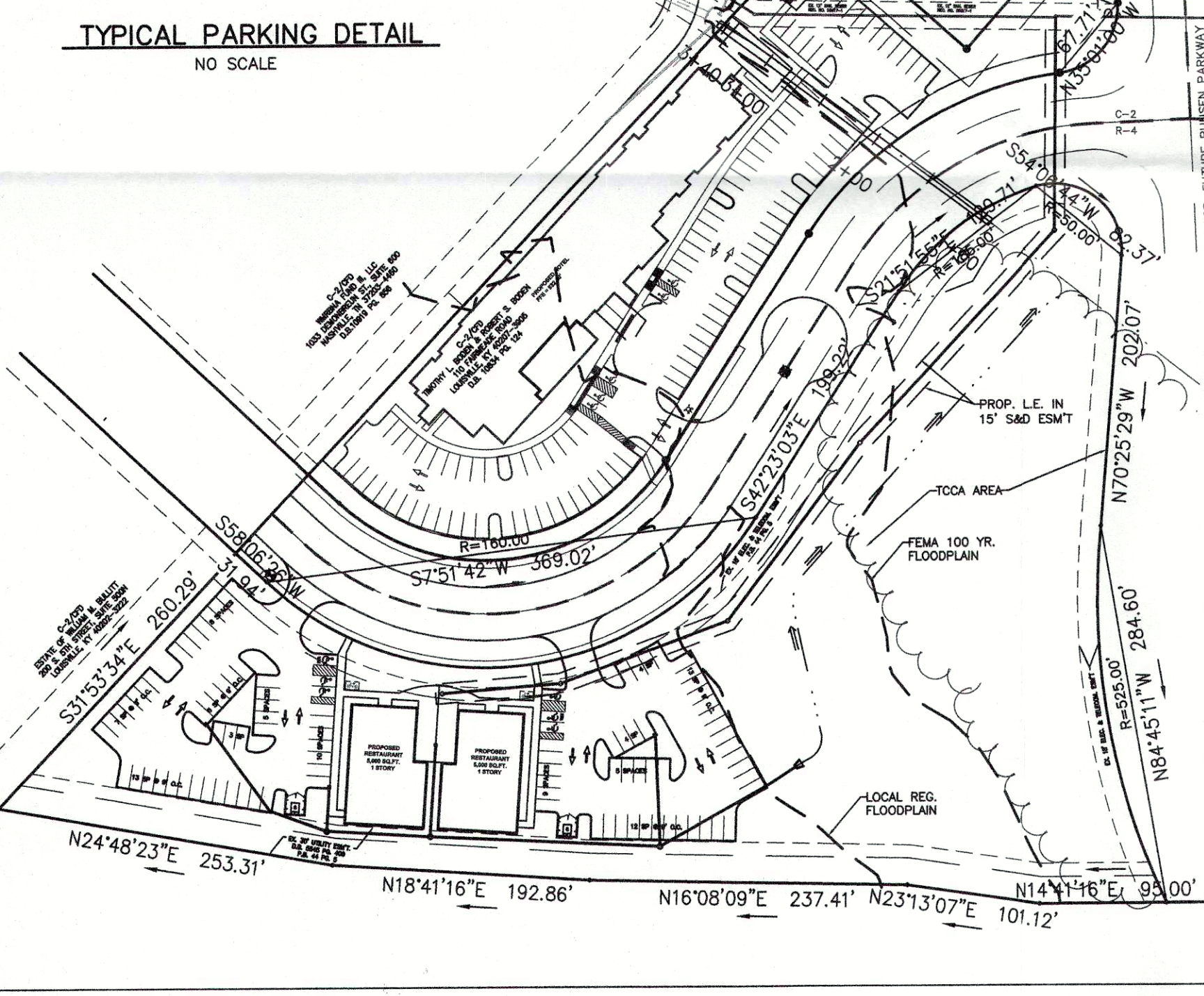


**LEGEND**

- 466 TYPICAL CONTOUR LINE
- DRAINAGE FLOW
- EX. ZONING BOUNDARY
- PROPOSED WOOD FENCE
- PROPOSED VEHICLE FLOW ARROW
- EX. TREELINE
- EX. GAS MAIN
- EX. UNDERGROUND ELECTRIC
- EX. UNDERGROUND TELEPHONE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER



TYPICAL PARKING DETAIL  
NO SCALE



OVERALL SITE  
SCALE: 1" = 100'

**WATTERSON EXPRESSWAY  
I-264  
R/W VARIES**



**SITE DEVELOPMENT PLAN**

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE  
0 10' 20' 40'  
SCALE: 1" = 20'

**GENERAL NOTES**

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. 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.
3. 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.
4. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.
5. 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.
6. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
7. 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.
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 SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
11. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
12. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
13. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
14. COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
15. 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.
16. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
17. SANITARY SEWERS TO BE PROVIDED BY LATERAL EXTENSION AND IS SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
18. SITE SUBJECT TO MSD DRAINAGE BOND PRIOR TO CONSTRUCTION PLAN APPROVAL.
19. 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.
20. EACH RESTAURANT MUST HAVE INDIVIDUAL CONNECTIONS PRE MSD'S FATS, OIL AND GREASE POLICY.
21. IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
22. ALL REQUIRED FILLING IN THE FLOODPLAIN SHALL BE COMPENSATED AT A RATIO OF 1.5:1 IN THE DESIGNATED LOCATION ON THE PLAN.
23. ALL PROPOSED PARKING AREAS BELOW FLOODPLAIN TO HAVE SIGNS PER FLOODPLAIN ORDINANCE.
24. KYTC APPROVAL REQUIRED FOR THE INCREASED RUN-OFF PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
25. MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
26. SITE IS SUBJECT TO REGIONAL FACILITY FEE.
27. SIGNAGE SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
28. LOWEST FINISHED FLOOR ELEVATION TO BE AT OR ABOVE 530.8 AND MACHINERY TO BE AT OR ABOVE 531.8.
29. KY DIVISION OF WATER APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
30. IF THE PROPOSED LATERAL EXTENSION OR STORM SYSTEM REQUIRE WORK IN THE BANKS OF THE STREAM, ARMY CORPS OF ENGINEER APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

**WAIVER & VARIANCE REQUESTS:**

1. WAIVER OF CHAPTER 10.2.B TO ALLOW UTILITY EASEMENTS TO ENCRACH MORE THAN 50% INTO THE REQUIRED LANDSCAPE BUFFER AREA.
2. VARIANCE FROM CHAPTER 5.3.5.C.3.a TO ALLOW OFF-STREET PARKING TO ENCRACH 10' INTO THE FRONT YARD SETBACK.

**TREE CANOPY CALCULATIONS**

TREE CANOPY CATEGORY CLASS C	
TOTAL SITE AREA	211,266 S.F.
EX. TREE CANOPY	63,361 S.F. (30%)
EX. TREE CANOPY TO BE PRESERVED	63,361 S.F. (30%)
TREE CANOPY REQUIRED	31,690 S.F. (15%)
(TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	
ADDITIONAL TREE CANOPY REQUIRED	0 S.F. (0%)
ADDITIONAL TREE CANOPY TO BE PROVIDED (MIN.)	14,760 S.F.
13 TYPE "A" TREES @ 720 SF EACH	9,360 SF
6 TYPE "A" STREET TREES @ 900 SF EA.	5,400 SF
TOTAL TREE CANOPY PROVIDED	78,121 S.F. (36.9%)

**SITE DATA**

SITE AREA	4.85 ACRES (211,266 SQ.FT.)
EXISTING ZONING	R-4
EXISTING FORM DISTRICT	CFD
EXISTING USE	VACANT
PROPOSED ZONING	C-2
PROPOSED USE	RESTAURANTS
PROPOSED BUILDINGS	11,500 SQ.FT.
FLOOR AREA RATIO (FAR)	0.05
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED (1 SP/125 SQ.FT.)	92 SPACES
MAXIMUM PARKING ALLOWED (1 SP/50 SQ.FT.)	230 SPACES
PARKING PROVIDED (INC. 6 HANDICAP SPACES)	99 SPACES
BICYCLE PARKING	
SHORT TERM PARKING (4/REST.)	8 SPACES
LONG TERM PARKING (WITHIN BUILDINGS)	4 SPACES

**LANDSCAPE REQUIREMENTS**

VEHICLE USE AREA	35,909 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	2,693 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	5,922 SQ.FT.



As shown on the Kentucky Geologic Survey's online map, all but the extreme southeast portion of the subject property is in a "non-karst" area. In that southeast portion, and in the general area south of the subject property, Karst Potential is "high" - however, this area is also situated in the floodplain, and there is no development proposed there. According to the Geologic Map of the Jeffersontown Quadrangle, (Moore, Keperle, Peterson, 1972), the portion of the subject property where development is proposed is underlain by the lower portion of the New Albany Shale. On that map, the New Albany is described as a silty, grayish-black, massive, and dense shale. This low-permeability geologic unit restricts groundwater movement, and water lenses advanced in it are generally dry. An on-site field inspection of the subject property was conducted on January 18, 2018, and no karst features were observed.



**CASE # 17ZONE1048  
MSD WM #11694**

REVISIONS	
NO.	DESCRIPTION
1	DHS REV. PER PRE-APP COMMENTS
2	DHS ADD'L MSD COMMENTS

**BTM Engineering, Inc.**  
Consulting Engineers, Architects, Planners & Surveyors  
Serving the Bluegrass and Beyond  
3001 Tolar Springs Drive Louisville, Kentucky 40220  
(502) 459-8402 (502) 459-8427 Fax  
www.btmeng.com

SUBMITTALS	
NO.	DESCRIPTION

**BULLITT LANE RESTAURANTS REZONING**  
400 BULLITT LANE  
LOUISVILLE, KY 40222

BTM PROJECT NO.: 170237  
SITE INFORMATION:  
DEED BOOK 10834, PAGE 124  
TAX BLOCK 885, LOT 173

OWNER / DEVELOPER:  
TIMOTHY L. BODEN &  
ROBERT S. BODEN  
110 FAIRMEADE ROAD  
LOUISVILLE, KY 40207-3905

TITLE: 170237-DDP  
DRAWING: 170237-DDP  
SCALE: 1" = 20'  
SHEET: 1.00