

**SITE DATA**

SITE AREA	3.464 ACRES
EXISTING ZONING	C-1 & 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	9,766 SQ.FT.
RETAIL	10,843 SQ.FT.
MEDICAL OFFICE	10,058 SQ.FT.
GENERAL OFFICE	10,058 SQ.FT.
OUTDOOR DINING AREA	375 SQ.FT.
F.A.R.	0.272

**PARKING CALCULATIONS**

MINIMUM PARKING REQUIRED	193 SPACES
RESTAURANT (10,141 SF) (INC. OUTDOOR DINING)	81 SPACES
RETAIL	43 SPACES
MEDICAL OFFICE	40 SPACES
GENERAL OFFICE	29 SPACES
MAXIMUM PARKING ALLOWED	425 SPACES
RESTAURANT (10,141 SF) (INC. OUTDOOR DINING)	203 SPACES
RETAIL	105 SPACES
MEDICAL OFFICE	67 SPACES
GENERAL OFFICE	50 SPACES
MINIMUM PARKING REQUIRED WITH 10% TRC CREDIT PARKING PROVIDED	174 SPACES
INC. 8 HANDICAP SPACES	186 SPACES

**LANDSCAPE REQUIREMENTS**

V.U.A.	64,536 SQ.FT.
7.5% REQUIREMENT	4,840 SQ.FT.
I.L.A PROVIDED	5,101 SQ.FT.

**SITE TREE CANOPY REQUIREMENTS—LOT C**

TREE CANOPY CATEGORY CLASS C

SITE AREA INVENTORY	
8"-8" MAPLE @ 960 SF CREDIT	7,960 S.F.
4"-5" PIN OAK @ 960 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	27,161 S.F. (18%)
TOTAL TREE CANOPY REQUIRED	123,731 S.F. (82%)
ADDITIONAL TREE CANOPY PROVIDED	15,361 S.F. (10.2%)
ADDITIONAL TREE CANOPY REQUIRED	108,370 S.F. (70.2%)
7' 6" TALL TYPE A EVERGREEN TREES @ 720 SF EACH	27,640 S.F. (18.3%)

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:

BY: *Garrett M. ...*

DATE: 6-25-14

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**PRELIMINARY APPROVAL**

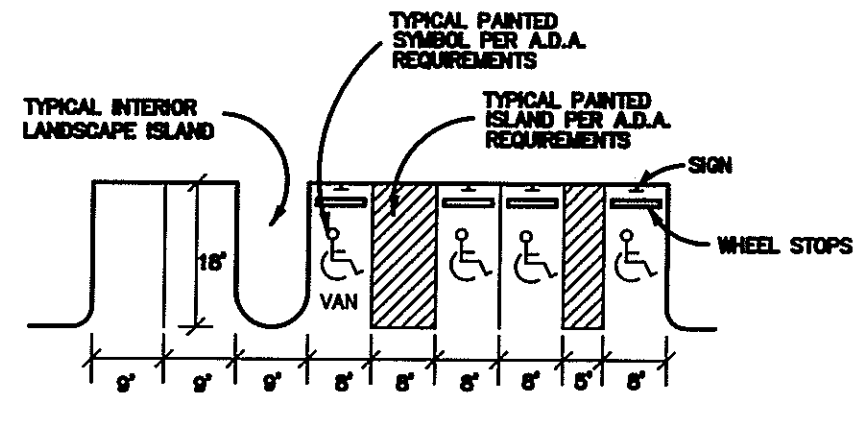
Condition of Approval:

*Garrett M. ...*

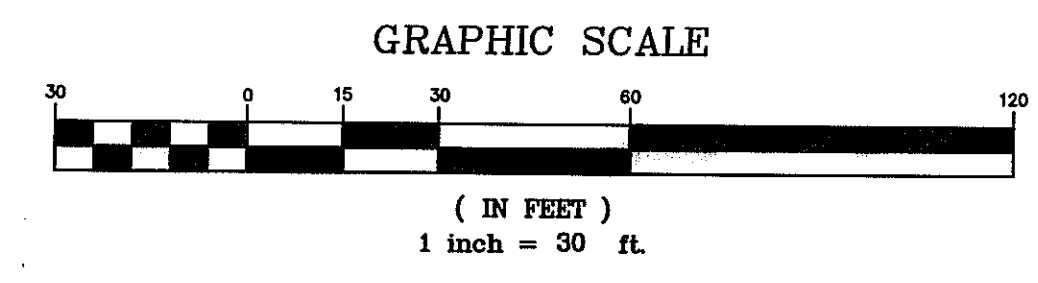
Date: \_\_\_\_\_

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

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



TYPICAL PARKING DETAIL  
NO SCALE



**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 SEEDDED 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 SEEDDED, 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 SIGNS, 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.

**REVISIONS**

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	5/27/14	JMA
2	DHS	REVS. TO ADDRESS AGENCY COMMENTS	5/16/14	JMA
3	DHS	REVS. TO ADDRESS CLIENT REVISIONS	6/16/14	JMA

**BTM Engineering, Inc.**

Consulting Engineers, Landscape Architects, Planners & Surveyors

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(502) 452-8402

www.btmeng.com

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JUN 16 2014

PLANNING & DESIGN SERVICES

**MSD WM #10977**

14DEVPLAN1051