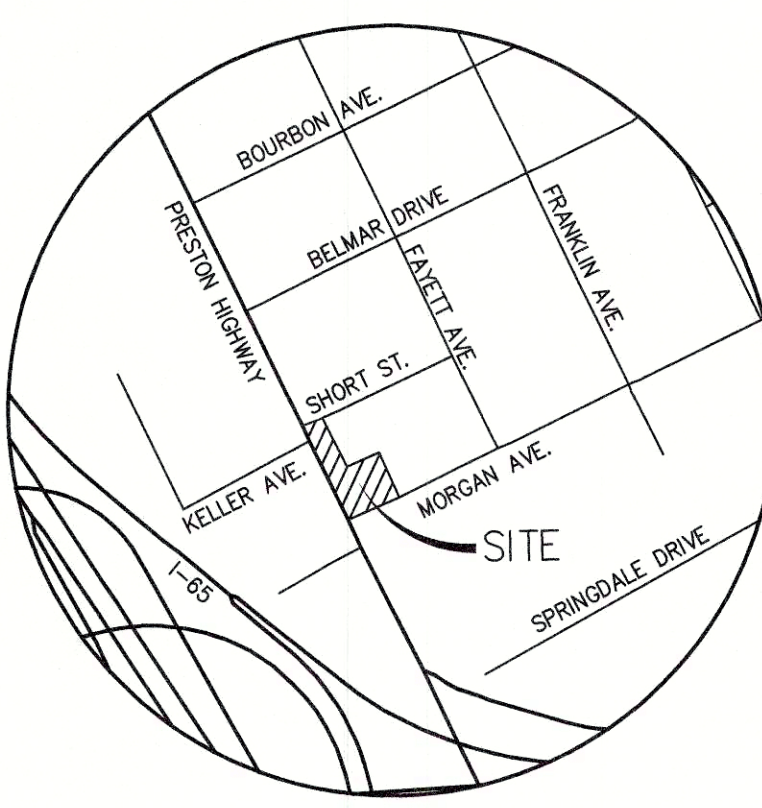


GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. 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.
- 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.
- 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.
- ALL SIGHT LIGHTING SHOULD BE DIRECTED DOWN AND AWAY FROM ADJACENT RESIDENTIAL PROPERTIES AND DRIVERS EYES.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- 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.
- 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.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- SANITARY SEWERS TO UTILIZE EXISTING CONNECTION.
- ALL ON-SITE SIGNAGE WILL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- KENTUCKY TRANSPORTATION CABINET REVIEW REQUIRED.
- EASEMENT FOR EXISTING SEWER SHALL BE GRANTED AND AN ENCROACHMENT PERMIT SHALL BE SUBMITTED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- EXISTING SEWER LINE AND ALL POSSIBLE PROPERTY SERVICE CONNECTIONS TO BE LOCATED ALONG THE ENTIRE SUBJECT SITE TO ENSURE THE PROPOSED EASEMENT COVERS THE EXISTING FIELD CONDITIONS.



LOCATION MAP
NOT TO SCALE

SITE DATA

SITE AREA	0.73 ACRES (31,875 SQ.FT.)
EXISTING ZONING	C-2 & R-5
EXISTING FORM DISTRICT	SMCFD & NFD
EXISTING BUILDING AREA/USE	17,130 SQ.FT.
GENERAL OFFICE (2ND FLOOR)	7,296 SQ.FT.
MEDICAL OFFICE (1ST FLOOR)	3,000 SQ.FT.
RESTAURANT (1ST FLOOR)	5,284 SQ.FT.
(INCLUDES 988 S.F. OUTDOOR DINING)	
STORAGE (1ST FLOOR-ONE STORY)	1,550 SQ.FT.
PROPOSED ADDITION	2,458 SQ.FT.
MICRO-BREWING AND STORAGE	
TOTAL BUILDING AREA	19,588 SQ.FT.
(INCLUDES 988 S.F. OUTDOOR DINING)	
FLOOR AREA RATIO	0.61

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED	57 SPACES
GENERAL OFFICE - 7,296 S.F. - 1 SP/350 S.F.	21 SPACES
MEDICAL OFFICE - 3,000 S.F. - 1 SP/250 S.F.	12 SPACES
RESTAURANT - 5,284 S.F. - 1 SP/125 S.F.	42 SPACES
(INCLUDING 988 SF OUTDOOR DINING)	
MICRO-BREWING/STORAGE ADDITION - 1 SP/1 EMP.	6 SPACES
STORAGE - 1,550 S.F. - 1 SP/1 EMP.	1 SPACE
TARC CREDIT	10%
SITE DESIGN CRITERIA CREDIT	20%
MAXIMUM PARKING ALLOWED	169 SPACES
GENERAL OFFICE - 7,296 S.F. - 1 SP/200 S.F.	36 SPACES
MEDICAL OFFICE - 3,000 S.F. - 1 SP/150 S.F.	20 SPACES
RESTAURANT - 5,284 S.F. - 1 SP/50 S.F.	106 SPACES
(INCLUDING 988 SF OUTDOOR DINING)	
MICRO-BREWING/STORAGE ADDITION - 1 SP/1 EMP.	6 SPACES
STORAGE - 1,550 S.F. - 1 SP/1 EMP.	1 SPACE

EXISTING PARKING PROVIDED

EXISTING PARKING PROVIDED	48 SPACES
PROPOSED PARKING	53 SPACES

BICYCLE PARKING REQUIREMENTS

REQUIRED:	
SHORT TERM BICYCLE PARKING	4 SPACES
LONG TERM BICYCLE PARKING	2 SPACES
(LOCATED WITHIN BUILDING)	

LANDSCAPE REQUIREMENTS

LESS THAN 20% INCREASE, THEREFORE NO LANDSCAPE REQUIREMENTS.

VARIANCE REQUESTS:

- VARIANCE OF CHAPTER 5.3.2.C.2.b OF THE LDC TO ALLOW BUILDING AND PARKING TO ENCOACH INTO THE REQUIRED 25' SETBACK.
- VARIANCE OF CHAPTER 5.3.2.C.2.a OF THE LDC TO ALLOW BUILDING AND PARKING TO ENCOACH INTO THE REQUIRED SETBACK ALONG PRESTON HIGHWAY.

PARKING WAIVER REQUEST:

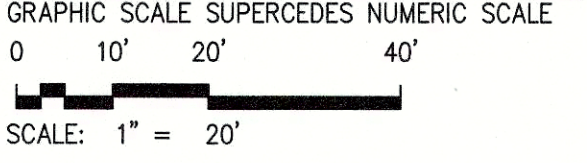
- WAIVER FROM CHAPTER 9.1.3, TABLE 9.1.2.A OF THE LDC TO REDUCE PARKING REQUIREMENT BY 4 SPACES, FROM 57 TO 53.

RECEIVED
APR 09 2018
BTM ENGINEERING & DESIGN SERVICES

IMPERVIOUS AREA (SITE)

AREA OF DISTURBANCE	5,186 SQ.FT.
EXISTING IMPERVIOUS SURFACE	4,689 SQ.FT. (90.4%)
PROPOSED IMPERVIOUS SURFACE	4,684 SQ.FT. (90.3%)
NET DISTURBANCE	-5 SQ.FT. (0.1%)

DETAILED DISTRICT DEVELOPMENT PLAN



REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
"Serving the Bluegrass and Beyond"
3001 Taylor Springs Drive Louisville, Kentucky 40220
(502) 439-9427 Fax
www.btmeng.com

DATE

SIGNATURE

DATE

SIGNATURE

BTM PROJECT NO.: 180038
SITE INFORMATION:
DEED BOOK 10428, PAGE 842
TAX BLOCK 65A, LOTS 115, 118, 122, 263

DISTRICT DEVELOPMENT PLAN
4031, 4035, 4041 PRESTON HIGHWAY &
1209 MORGAN AVENUE
LOUISVILLE, KY 40213

OWNER / DEVELOPER:
THOMAS BROWN
111 E. ADAMS STREET
LA GRANGE, KENTUCKY 40031

DRAWN BY: DHS
CHECKED BY: CRB
DATE: FEBRUARY 2018
DRAWING: 180038-DDP
SCALE: 1" = 20'
SHEET: DDP

CASE #18DEVPLAN1028
CASE #18VARIANCE1019
RELATED CASES: 9805,
B-240-00, B-250-00
MSD WM #11757

NOT FOR CONSTRUCTION

18 DevPlan 1028