

C-2/SMCFD
LARRY & MARY ANN ROGERS
2214 PLANTATION DRIVE
LOUISVILLE, KY 40216-5350
D.B. 5493 PG. 363

C-2/SMCFD
SPEEDWAY SUPERAMERICA, LLC.
539 S. MAIN STREET
FINDLAY, OH 45840-3229
D.B. 7003 PG. 705

C-1/SMCFD
NATIONAL CITY BANK
OF KENTUCKY
303 E. WACKER DRIVE, SUITE 1040
CHICAGO, IL 60601-5216
D.B. 7142 PG. 168

C-1/SMCFD
NATIONAL CITY BANK OF KENTUCKY
(NOW PNC BANK)
303 E. WACKER DRIVE, SUITE 1040
CHICAGO, IL 60601-5216
D.B. 7142 PG. 168

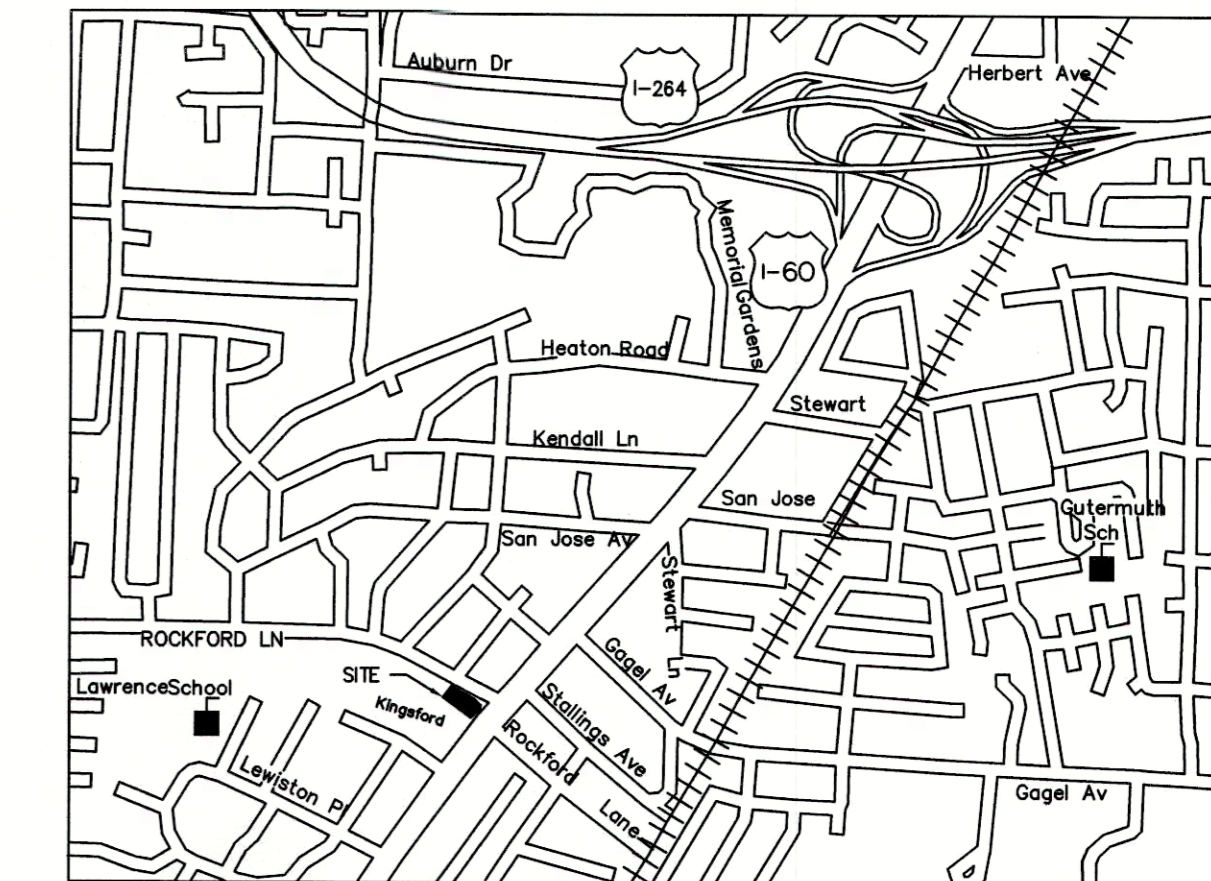


DETAILED DEVELOPMENT PLAN

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

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.
- 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.
- 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.
- 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, BOND AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO FINAL APPROVED PLAN TRANSMITTAL, CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- DEVELOPMENT PLAN SUBJECT TO KENTUCKY TRANSPORTATION CABINET REVIEW.
- 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.
- 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.
- DUMPSTER SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LDC.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING.
- SANITARY SEWERS TO UTILIZE EXISTING CONNECTION.
- ALL SIGNAGE SHALL MEET REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- ALL PROPOSED PAVEMENT SHALL BE OF A HARD DURABLE SURFACE AS REQUIRED BY METRO PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.



VICINITY MAP
NOT TO SCALE

SITE DATA

TOTAL SITE AREA	0.444 ACRES
EXISTING ZONING	C-1
EXISTING FORM DISTRICT	SMCFD
EXISTING USE	FUNERAL HOME
PROPOSED USE	FINANCIAL INSTITUTION
BUILDING AREA	2,300 S.F.
1-STORY, 15 EMPLOYEES	
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED	8 SPACES
(1 SP/300 SF)	
MAXIMUM PARKING ALLOWED	12 SPACES
(1SP/200 SF)	
PARKING PROVIDED	23 SPACES
(INC. 1 ACCESSIBLE SPACE)	
BICYCLE PARKING	NONE REQUIRED

LANDSCAPE REQUIREMENTS

VEHICLE USE AREA	8,780 SQ.FT.
5% LANDSCAPE REQUIREMENT	439 SQ.FT.
(V.U.A. LESS THAN 12,000 SF)	
INTERIOR LANDSCAPE AREA PROVIDED	791 SQ.FT.

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C

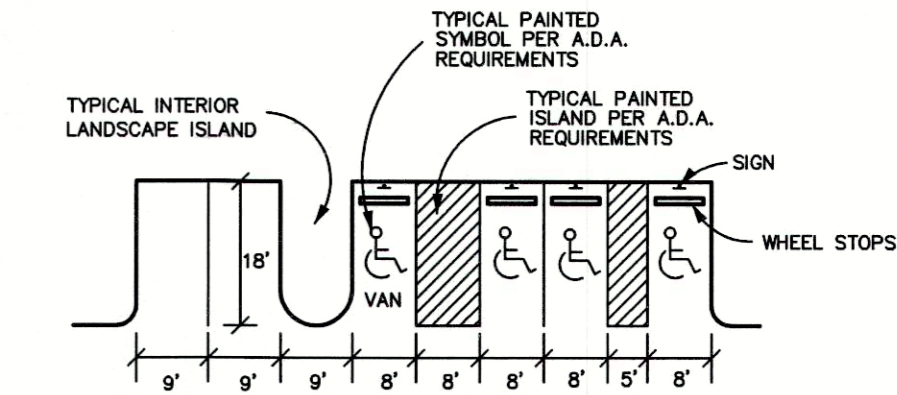
TOTAL SITE AREA	19,358 S.F.
EX. TREE CANOPY TO BE PRESERVED	1,200 S.F. (6%)
TREE CANOPY REQUIRED	3,484 S.F. (18%)
(TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	
ADDITIONAL TREE CANOPY REQUIRED	2,284 S.F. (12%)
ADDITIONAL TREE CANOPY PROVIDED	2,880 S.F. (14.8%)
(4 TYPE 'A' TREES AT 720 SF. EACH)	

WAIVER REQUEST

WAIVER OF CHAPTER 9, TABLE 9.1.2B OF THE LAND DEVELOPMENT CODE TO ALLOW PARKING TO EXCEED THE MAXIMUM ALLOWED.

RECEIVED

JUL 26 2016
PLANNING & DESIGN SERVICES



TYPICAL PARKING DETAIL
NO SCALE

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	7-18-16	CRB

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DATE

SIGNATURE

DATE

NATHAN CHAPPELL
28309
LICENSED PROFESSIONAL ENGINEER

SIGNATURE

BTM PROJECT NO.: 160031

SITE INFORMATION:
T.B. 0200, LOT 6 &
DEED BOOK 10811 PAGE 287

DEVELOPER:
VERTICAL CONSTRUCTION MGMT.
1271 S. WHITE CHAPEL BLVD.
SUITE 180
SOUTH LAKE, TX 76092

OWNER:
DIXIE HIGHWAY, LLC
1271 S. WHITE CHAPEL BLVD.
SUITE 180
SOUTH LAKE, TX 76092

TITLE: **PARKING WAIVER PLAN**
PL & CHECK CASH
4724 DIXIE HIGHWAY, LOUISVILLE, KY 40216

DRAWN BY: MDR/DHS
DATE: 06-17-2016

CHECKED BY: CRB
DRAWING: 160031.01-DDP

SCALE: 1" = 20'

SHEET

MSD WM #XXXX

DDP

NOT FOR CONSTRUCTION