

GENERAL NOTES:

1. PROPOSED BUILDING TO UTILIZE EXISTING SANITARY SEWER CONNECTION.
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. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
4. 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.
5. DETENTION FOR THIS PROJECT WILL BE PROVIDED OFF-SITE IN AN EXISTING DETENTION BASIN ADJACENT TO THE SUBJECT PROPERTY. VERIFICATION OF DETENTION VOLUME AND DOWNSIDE CAPACITY WILL BE COMPLETED PRIOR TO MSD APPROVAL OF CONSTRUCTION PLANS.
6. 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.
7. 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.
8. 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.
9. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
10. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
11. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
12. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
13. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN CRAWFORD AVENUE RIGHT-OF-WAY.
14. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC FOR ALL WORK DONE WITHIN THE DIXIE HIGHWAY RIGHT-OF-WAY.
15. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
16. VERGE AREAS WITHIN CRAWFORD AVENUE RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
17. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
18. 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.
19. 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 2'x6'x7" IN DIMENSION AS REQUIRED IN THE LDC. LONG TERM BICYCLE PARKING IS LOCATED WITHIN THE PROPOSED BUILDING.
20. RIGHT-OF-WAY DEDICATION FOR CRAWFORD AVENUE BY DEED OR MINOR PLAT PRIOR TO CONSTRUCTION APPROVAL.
21. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTION PER MSD'S FATS, OILS AND GREASE POLICY.
22. THE FINAL DESIGN OF THIS 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.
23. DOWNSIDE CAPACITY REQUEST REQUIRED PRIOR TO PRE APPROVAL.

C-2 / SMCFD
Home Depot USA, INC
2455 Paces Ferry Road SE
Atlanta, Georgia 30339-1834
Deed Book 9325 Page 321

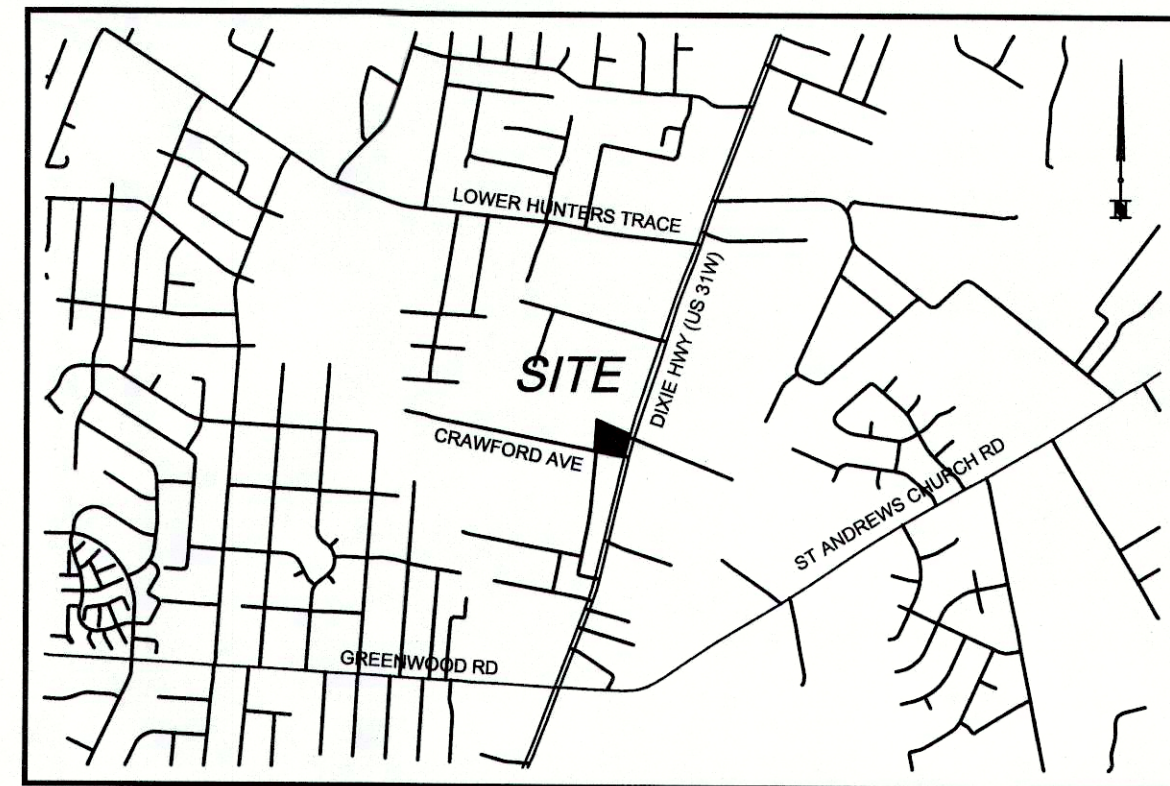
Cross Access and Easement
Deed Book 6897 Page 953

C-1 & C-2 / SMCFD
Becht Rehabilitation Enterprises, LLC
4430 Crawford Avenue
Louisville, Kentucky 40258-3706
Deed Book 7468 Page 396

C-1 / SMCFD
Fred Robert Ewald, Trustee
3810 E. Coast Highway, Suite 4
Corona Del Mar, CA 92625-2543
Deed Book 8852 Page 649

C-2 / SMCFD
Dixie Depot, LLC
3700 S. Water Street, Suite 100
Pittsburgh, PA 15203-2366
Deed Book 9422 Page 971

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: *Donny Mallett*
DATE: *5-20-15*
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS



VICINITY MAP
Scale: 1" = 2000'

Project Data

SITE AREA	1.43 ACRES
NET SITE AREA	1.38 ACRES
EXISTING ZONING	C-2
EXISTING FORM DISTRICT	SMCFD
EXISTING USE	BANK
EXISTING BUILDING AREA	1,686 SQ.FT.
PROPOSED USE	RESTAURANT/BANK
* PROPOSED BUILDING AREA	7,632 SQ.FT.
RESTAURANT	4,362 SQ.FT.
OUTDOOR DINING AREA	3,270 SQ.FT.
BANK	0.13

F.A.R.

PARKING REQUIREMENTS:	
MIN. PARKING REQUIRED	49 SPACES
RESTAURANT - 1SP / 125 SQ.FT. (4,690 S.F.) -	38 SPACES
BANK - 1SP / 300 SQ.FT. -	11 SPACES
MAX. PARKING ALLOWED	110 SPACES
RESTAURANT - 1SP / 50 SQ.FT. (4,690 S.F.) -	94 SPACES
BANK - 1SP / 200 SQ.FT. -	16 SPACES

PARKING REQUIRED w/ 10% TARC CREDIT 44 SPACES

TOTAL PARKING PROVIDED	59 SPACES
PARKING ON SITE	49 SPACES
PARKING IN EASEMENT AREA (INC. 3 ACCESSIBLE SPACES)	10 SPACES

BICYCLE PARKING REQUIREMENTS

SHORT TERM SPACES REQUIRED	4 SPACES
LONG TERM SPACES REQUIRED (WITHIN BUILDING)	2 SPACES

Landscape Requirements

EXISTING V.U.A.	9,872 S.F.
EXISTING I.L.A.	0 S.F.
PROPOSED V.U.A.	27,876 S.F.
7.5% I.L.A. REQUIREMENT	2,091 S.F.
I.L.A. PROVIDED	2,951 S.F.

TREE CANOPY REQUIREMENTS

TREE CANOPY CATEGORY CLASS C

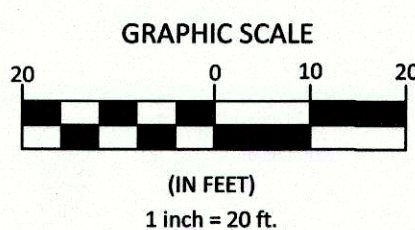
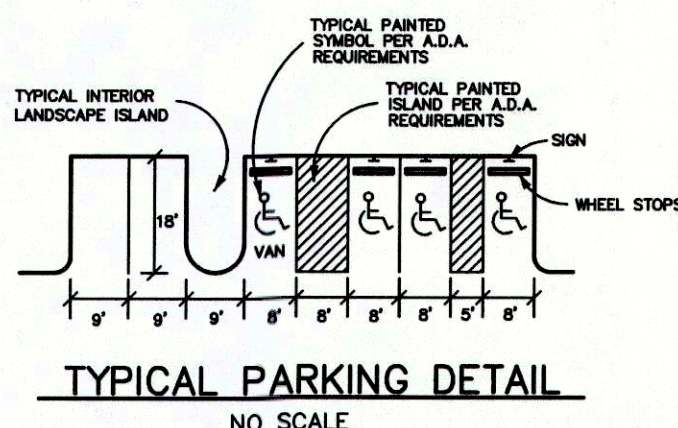
TOTAL TREE AREA	0 S.F.
TOTAL TREE AREA TO BE PRESERVED	0 S.F.
TREE CANOPY CALCULATIONS	
TOTAL SITE AREA	60,113 S.F.
EX. TREE CANOPY TO BE PRESERVED	0 S.F.
TREE CANOPY REQUIRED	12,023 S.F. (20%)
ADDITIONAL TREE CANOPY REQUIRED	12,023 S.F. (20%)
ADDITIONAL TREE CANOPY PROVIDED	12,240 S.F. (20.4%)
TOTAL TREE CANOPY PROVIDED	12,240 S.F. (20.4%)

WAIVER REQUESTS:

1. WAIVER OF CHAPTER 10.2.10 TO ALLOW PROPOSED PARKING TO ENCRACH INTO THE REQUIRED 10' V.U.A. LANDSCAPE BUFFER AREA.

LEGEND

—●—	Property Line
— — —	Right-of-Way Line
— — —	Easement Line
— — —	Overhead Utility Line
— — —	Gas Line
— — —	Water Line
— — —	Telephone Pullbox
— — —	Curb Inlet
— — —	Catch Basin
— — —	Light Pole
— — —	Power Pole
— — —	Guy
— — —	Tree - size as shown
— — —	Wheel stop
— — —	To Be Removed
— — —	Manhole
— — —	Gas Valve
— — —	Water Valve
— — —	Drainage flow
— — —	Prop. Silt Fence



NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REV. PER AGENCY COMMENTS/ARCHITECT	4/15/15	JMA
2	DHS	REV. PER AGENCY COMMENTS	5/11/15	JMA
3	DHS	REV. PER MSD COMMENTS	5/19/15	JMA

BTM Engineering, Inc.
Consulting Engineers, Planners, Architects, Surveyors
& Scientists
3001 Taylor Springs Drive Louisville, Kentucky 40220
(502) 459-8402 (502) 459-9427 Fax
www.btmeng.com

DISTRICT DEVELOPMENT PLAN
6900 DIXIE HIGHWAY
LOUISVILLE, KENTUCKY

BTM PROJECT NO. 140139	SITE INFORMATION
DEVELOPER: BTM ENGINEERING, INC.	TAX BLOCK: 0339 LOT 257
DIXIE HIGHWAY DEVELOPMENT LLC	D.B. 9231 PG. 748
415 SPRING STREET	JEFFERSONVILLE, INDIANA 47130
OWNER: PNC BANK	
620 LIBERTY AVENUE	
PITTSBURGH, PA 15222	

DRAWN BY: DHS	CHECKED BY: JMA
DATE: 4-20-2015	
DRAWING: 140139-DDP	
SCALE: 1" = 20'	
SHEET	

CASE No. 15DEVPLAN1058
MSD WM# 11163

P1.00

NOT FOR CONSTRUCTION