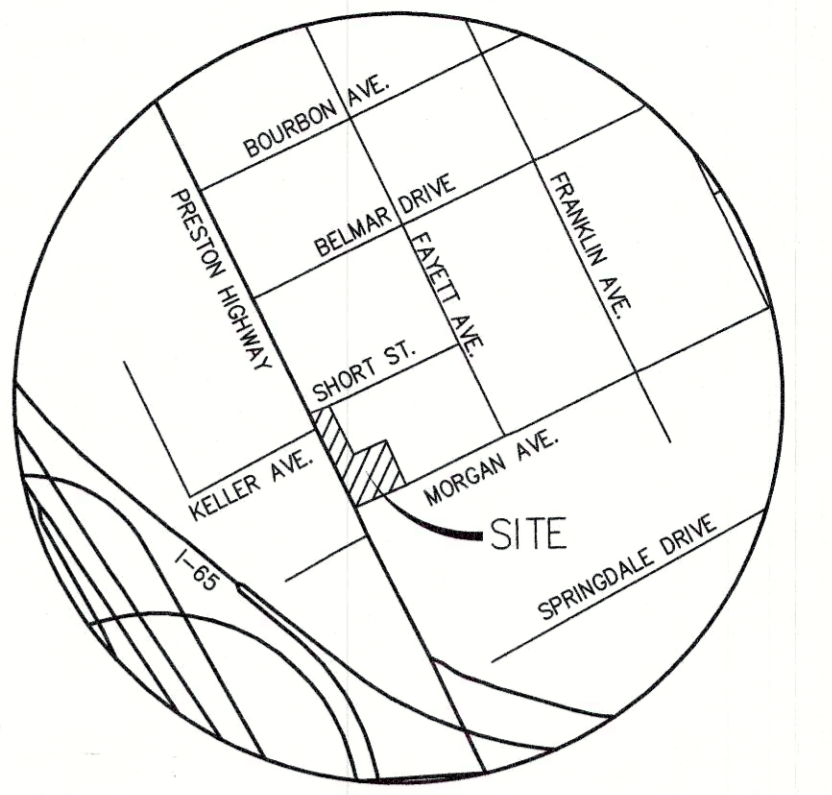


GENERAL NOTES

- 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 PRIOR TO 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 SF	21 SPACES
MEDICAL OFFICE - 3,000 S.F. - 1 SP/250 SF	12 SPACES
RESTAURANT - 5,284 SF - 1 SP/125 SF	42 SPACES
(INCLUDING 988 SF OUTDOOR DINING)	
MICRO-BREWING/STORAGE ADDITION - 1 SP/1 EMP.	6 SPACES
STORAGE - 1,550 SF - 1 SP/1 EMP.	1 SPACE
TARC CREDIT	10%
SITE DESIGN CRITERIA CREDIT	20%

MAXIMUM PARKING ALLOWED

GENERAL OFFICE - 7,296 S.F. - 1 SP/200 SF	36 SPACES
MEDICAL OFFICE - 3,000 S.F. - 1 SP/150 SF	20 SPACES
RESTAURANT - 5,284 SF - 1 SP/50 SF	106 SPACES
(INCLUDING 988 SF OUTDOOR DINING)	
MICRO-BREWING/STORAGE ADDITION - 1 SP/1 EMP.	6 SPACES
STORAGE - 1,550 SF - 1 SP/1 EMP.	1 SPACE

EXISTING PARKING PROVIDED 48 SPACES
PROPOSED PARKING 53 SPACES

BICYCLE PARKING REQUIREMENTS

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

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 ENCRACH INTO THE REQUIRED 25' SETBACK.
- VARIANCE OF CHAPTER 5.3.2.C.2.a OF THE LDC TO ALLOW BUILDING AND PARKING TO ENCRACH 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.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Janet W. Stille*
DATE: *8/27/18*
LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval: _____
Thomas Brown
Date: _____

RECEIVED

APR 09 2018
DESIGN SERVICES

CASE #18DEVPLAN1028
CASE #18VARIANCE1019

RELATED CASES: 9805,
B-240-00, B-250-00
MSD WM #11757

NO.	BY	DATE	CHK

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

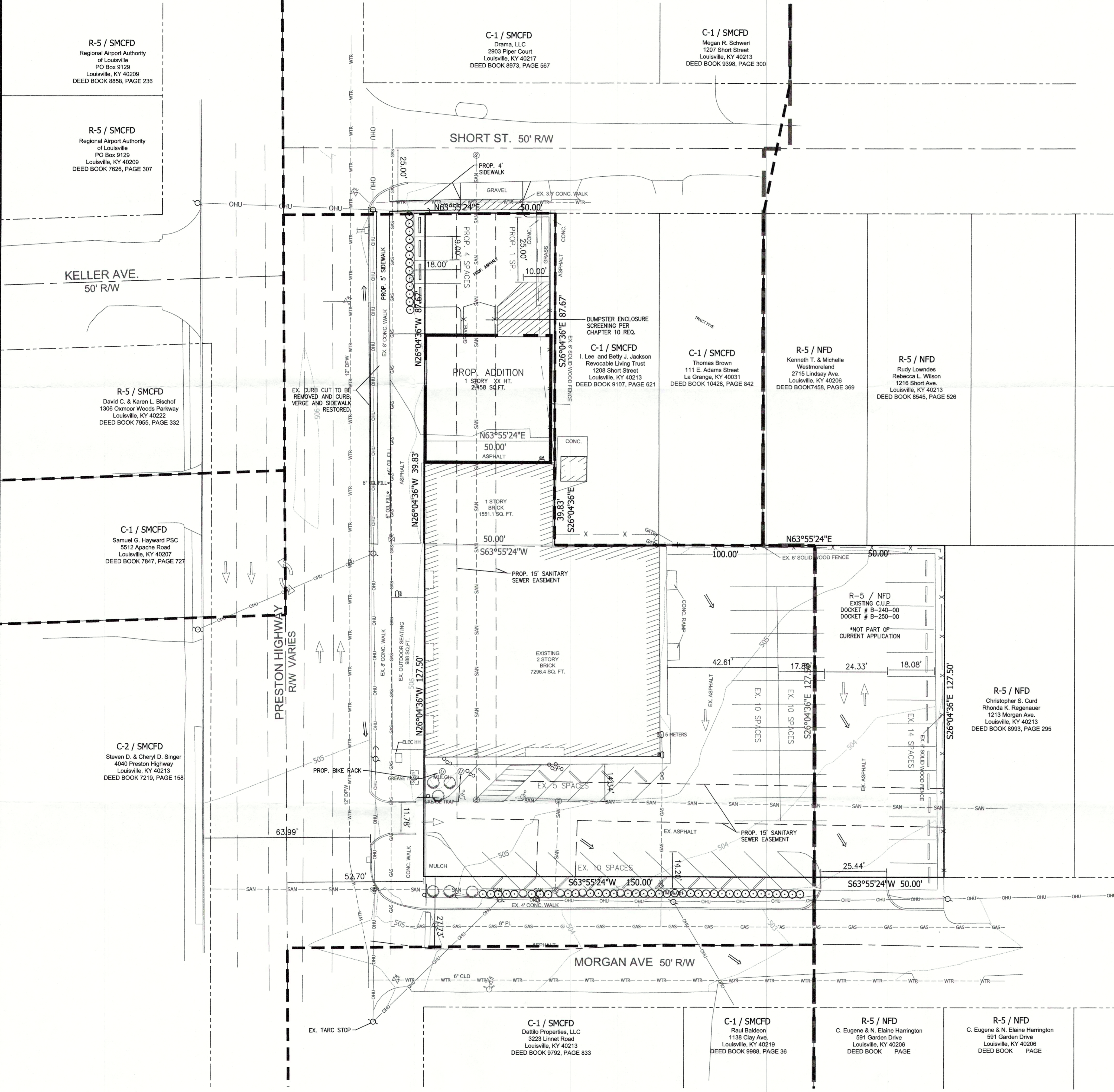
SIGNATURE: _____
DATE: _____

SIGNATURE: _____
DATE: _____

BTM PROJECT NO.: 180038
SITE INFORMATION:
DEED BOOK 10438, PAGE 842
TAX BLOCK 85A, LOTS 115, 118, 121, 123
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**

NOT FOR CONSTRUCTION



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

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

R-5 / SMCFD
Regional Airport Authority
of Louisville
PO Box 9129
Louisville, KY 40209
DEED BOOK 8858, PAGE 236

R-5 / SMCFD
Regional Airport Authority
of Louisville
PO Box 9129
Louisville, KY 40209
DEED BOOK 7626, PAGE 307

KELLER AVE.
50' R/W

R-5 / SMCFD
David C. & Karen L. Bischof
1306 Osmore Woods Parkway
Louisville, KY 40222
DEED BOOK 7955, PAGE 332

C-1 / SMCFD
Samuel G. Hayward PSC
5512 Apache Road
Louisville, KY 40207
DEED BOOK 7847, PAGE 727

C-2 / SMCFD
Steven D. & Cheryl D. Singer
4040 Preston Highway
Louisville, KY 40213
DEED BOOK 7219, PAGE 158

C-1 / SMCFD
Drama, LLC
2903 Piper Court
Louisville, KY 40217
DEED BOOK 8973, PAGE 567

C-1 / SMCFD
Megan R. Schweri
1207 Short Street
Louisville, KY 40213
DEED BOOK 9398, PAGE 300

C-1 / SMCFD
I. Lee and Betty J. Jackson
Revocable Living Trust
1208 Short Street
Louisville, KY 40213
DEED BOOK 9107, PAGE 621

C-1 / SMCFD
Thomas Brown
111 E. Adams Street
La Grange, KY 40031
DEED BOOK 10428, PAGE 842

R-5 / NFD
Kenneth T. & Michelle
Westmoreland
2715 Lindsay Ave.
Louisville, KY 40206
DEED BOOK 7456, PAGE 369

R-5 / NFD
Rudy Lowmies
Rebecca L. Wilson
1216 Short Ave.
Louisville, KY 40213
DEED BOOK 8545, PAGE 526

R-5 / NFD
Christopher S. Cund
Rhonda K. Regensauer
1213 Morgan Ave.
Louisville, KY 40213
DEED BOOK 6895, PAGE 295

C-1 / SMCFD
Datto Properties, LLC
3223 Linnet Road
Louisville, KY 40213
DEED BOOK 9792, PAGE 833

C-1 / SMCFD
Raul Baldon
1138 Clay Ave.
Louisville, KY 40219
DEED BOOK 9998, PAGE 36

R-5 / NFD
C. Eugene & N. Elaine Harrington
591 Garden Drive
Louisville, KY 40206
DEED BOOK PAGE

R-5 / NFD
C. Eugene & N. Elaine Harrington
591 Garden Drive
Louisville, KY 40206
DEED BOOK PAGE

18 DevPlan 1028