

# GENERAL NOTES:

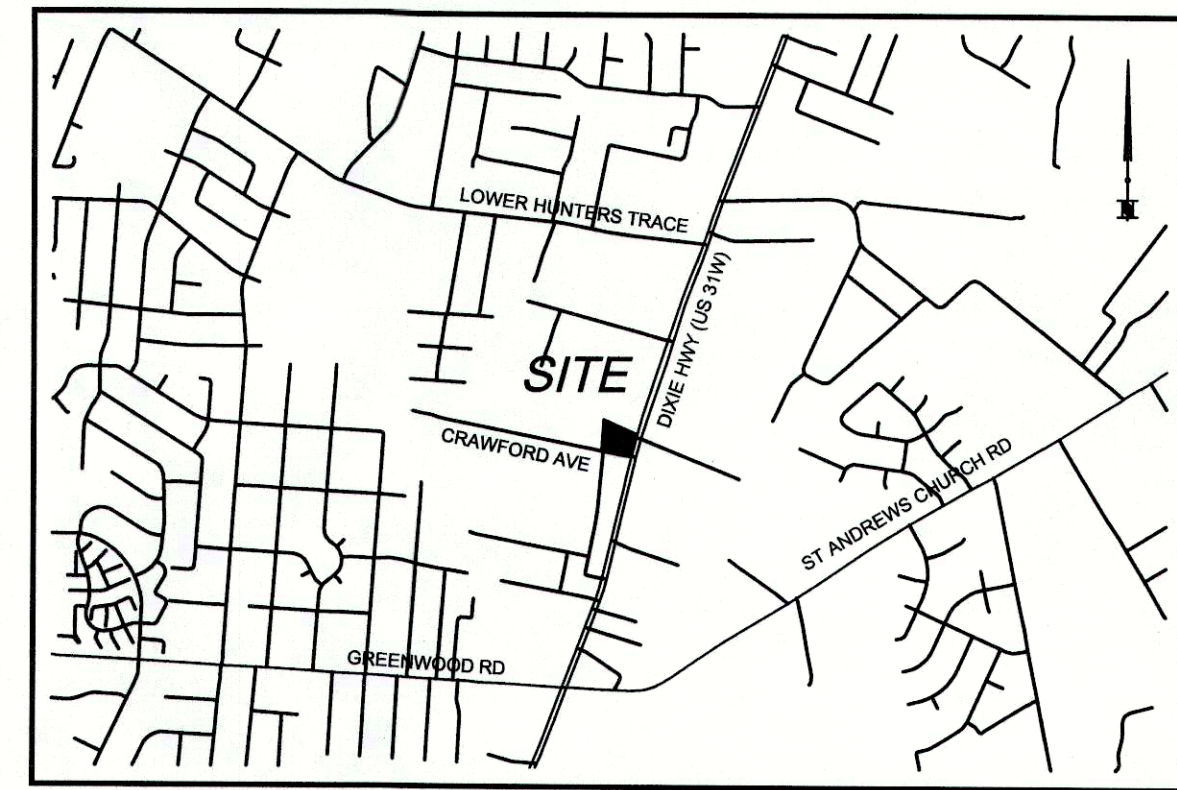
1. PROPOSED BUILDING TO UTILIZE EXISTING SANITARY SEWER CONNECTION.
2. DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM 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 DOWNSTREAM 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. DOWNSTREAM 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-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 M. Kest*  
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	328 SQ.FT.
BANK	3,270 SQ.FT.
	0.13

## F.A.R.

<b>PARKING REQUIREMENTS:</b>	
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%)

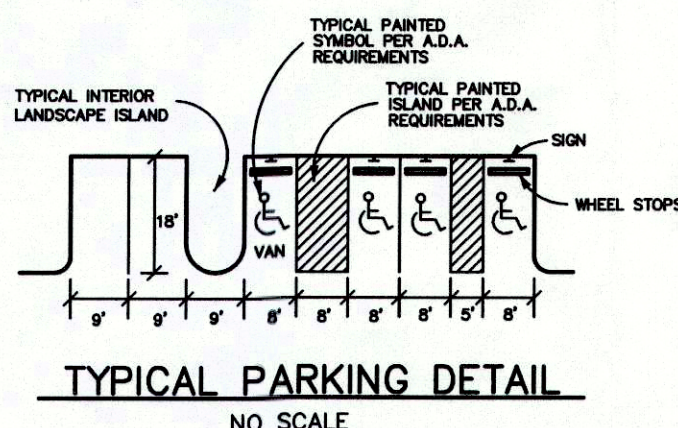
## WAIVER REQUESTS:

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

**RECEIVED**  
MAY 20 2015  
PLANNING & DESIGN SERVICES

## LEGEND

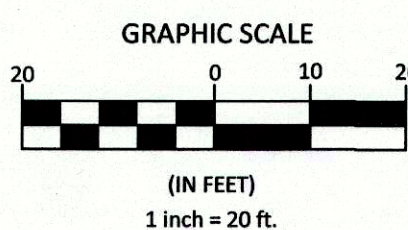
Property Line	—●—
Right-of-Way Line	—●—
Easement Line	—●—
Overhead Utility Line	—●—
Gas Line	—●—
Water Line	—●—
Telephone Pullbox	—●—
Curb Inlet	—●—
Catch Basin	—●—
Light Pole	—●—
Power Pole	—●—
Guy	—●—
Tree - size as shown	—●—
Wheel stop	—●—
To Be Removed	—●—
Manhole	—●—
Gas Valve	—●—
Water Valve	—●—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



**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

**PRELIMINARY APPROVAL**  
Condition of Approval:  
*Donny M. Kest*  
Date: \_\_\_\_\_  
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT



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, Engineers & Surveyors  
3001 Taylor Springs Drive Louisville, Kentucky 40220  
(502) 459-8402 (502) 459-9427 Fax  
www.btmeng.com

**TITLE: DISTRICT DEVELOPMENT PLAN**  
**6900 DIXIE HIGHWAY**  
**LOUISVILLE, KENTUCKY**

BTM PROJECT NO. 140139	DEVELOPER: BTM ENGINEERING, INC.
SITE INFORMATION: TOWN: BUCKY, CO. KY, LOT 257, D.B. 9231 PG. 748	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**