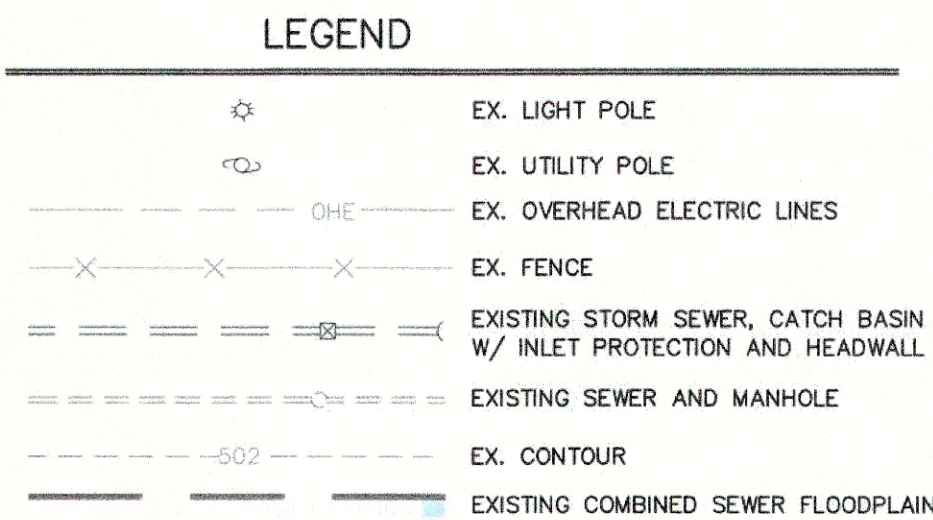


VARIANCE APPROVED: (8/3/20; 20-VARIANCE-0033)

1. A VARIANCE WAS APPROVED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 5.1.8. TO ALLOW A PROPOSED BUILDING TO EXCEED THE 5' MAXIMUM SETBACK REQUIREMENT.

WAIVERS REQUESTED:

1. A WAIVER IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 10.2.10 TO ALLOW PAVEMENT WITHIN THE VUA LANDSCAPE BUFFER AREA ADJACENT TO BROADWAY.
2. A WAIVER IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 5.5.1.A.3. AND 5.9.2.C. TO ALLOW A DRIVE LANE IN FRONT OF THE PROPOSED BUILDING.
3. A WAIVER IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 10.2.10 TO ALLOW EXISTING PAVEMENT AND A PROPOSED DUMPMSTER TO ENCROACH INTO THE 10' REQUIRED LANDSCAPE BUFFER AREA ALONG 13TH STREET AND BROADWAY.

## PROJECT DATA

|                           |                                    |
|---------------------------|------------------------------------|
| TOTAL SITE AREA           | = 3.52± ACRES (153,147 SF)         |
| EXISTING ZONING           | = C-2                              |
| FORM DISTRICT             | = TRADITIONAL MARKETPLACE CORRIDOR |
| EXISTING USE              | = RETAIL                           |
| PROPOSED USE              | = RETAIL AND RESTAURANT            |
| EXISTING BLDG AREA        | = 33,720 SF                        |
| PROPOSED BLDG AREA:       |                                    |
| BLDG #1 RETAIL/RESTAURANT | = 4,000 SF                         |
| BLDG #2 RESTAURANT        | = 2,100 SF                         |
| TOTAL BLDG AREA           | = 39,820 SF                        |
| FLOOR AREA RATIO          | = 0.26 (5.0 MAX ALLOWED)           |

|                        |             |            |
|------------------------|-------------|------------|
| PARKING REQUIRED:      | MIN.        | MAX.       |
| RETAIL: (33,720 SF)    |             |            |
| 1/1,000 SF MIN.        | = 34 SPACES |            |
| 1/200 SF MAX.          | =           | 169 SPACES |
| RESTAURANT: (6,100 SF) |             |            |
| 1/1,000 SF MIN.        | = 6 SPACES  |            |
| 1/100 SF MAX.          | =           | 61 SPACES  |

|                                 |   |                                               |
|---------------------------------|---|-----------------------------------------------|
| BICYCLE PARKING REQUIRED:       |   |                                               |
| BLDG #1                         | = | 3 LONG TERM/3 SHORT TERM                      |
| BLDG #2                         | = | 3 LONG TERM/3 SHORT TERM                      |
| TOTAL BICYCLE PARKING REQUIRED: |   | = 6 LONG TERM/6 SHORT TERM                    |
| TOTAL BICYCLE PARKING PROVIDED: |   | = 6 SHORT TERM (6 LONG TERM PROVIDED INDOORS) |

|                                  |                   |
|----------------------------------|-------------------|
| TOTAL VEHICULAR USE AREA         | = 53,488 SF       |
| INTERIOR LANDSCAPE AREA REQUIRED | = 4,012 SF (7.5%) |
| INTERIOR LANDSCAPE AREA PROVIDED | = 4,015 SF        |

|                          |                               |
|--------------------------|-------------------------------|
| EXISTING IMPERVIOUS AREA | = 119,699 SF                  |
| PROPOSED IMPERVIOUS AREA | = 117,324 SF (1.98% DECREASE) |

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the Right of Way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads or neighboring properties.
8. Concrete wheel stops or curbing at least 6 inches high and 6 inches wide shall be provided to prevent vehicles from overhanging abutting sidewalks, properties, or public rights-of-way to protect landscaped areas and to protect adjacent properties. Such wheel stops or curbing shall be located at least 3 feet from any adjacent wall, fence, property line, woody vegetation, sidewalk, or structure.
9. Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
10. Construction plans, bond and KTC permit will be required prior to construction approval by MPW.
11. A crossover access agreement between the subject site and 1201 W. Broadway is recorded in D.B. 5314, PG. 441.
12. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current MPW standards and shall be inspected prior to final bond release.
13. Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.

## MSD NOTES:

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request has been approved by MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0041 E dated December 5, 2006.
4. Drainage pattern depicted by arrows (==>) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
7. Drainage shall be designed to sheet flow to existing drainage system. Any new pipes required shall tie into existing storm system.
8. All retail shops must have indoor connections per MSD's fats, oils and grease policy.
9. Lowest finished floor to be at or above 455.77 and lowest machinery to be at or above 456.77.

RELATED CASES:

19-CAT2-0008  
19-WAIVER-0008 & 0027  
20-VARIANCE-0033

CASE NUMBER:  
22-CAT2-0047

COUNCIL DISTRICT - 4  
FIRE PROTECTION DISTRICT - LOUISVILLE #2

WM# 12009

| REVISIONS |          |                     |      |
|-----------|----------|---------------------|------|
| NO.       | DATE     | DESCRIPTION         | BY   |
| 1         | 11-6-19  | AGENCY COMMENTS     | ARRI |
| 2         | 3-9-20   | AGENCY COMMENTS     | ARRH |
| 3         | 5-27-20  | AGENCY COMMENTS     | MH   |
| 4         | 6-18-20  | ADJUSTED FENCE/GATE | MH   |
| 5         | 9-26-22  | RE-SUBMITAL         | MH   |
| 6         | 10/14/23 | AGENCY COMMENTS     | TF   |

PROFESSIONAL'S SEAL

PROJECT DATA

FILE NAME: 19050-CATEGORY 2-B.dwg

DATE: 9-26-22

SCALE: AS SHOWN

CHECKED BY: MH

DRAWN BY: MH

**LD&D**  
**LAND DESIGN & DEVELOPMENT, INC.**  
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
807 WARDEN AVENUE SUITE 101 LOUISVILLE, KENTUCKY 40202  
FAX: 502.464.9975 PHONE: 502.464.9974  
WEB SITE: WWW.LD-D-NC.COM

CATEGORY 2B PLAN

JOB NO.  
19050

SHEET 1 OF 1

22-CAT2-0047