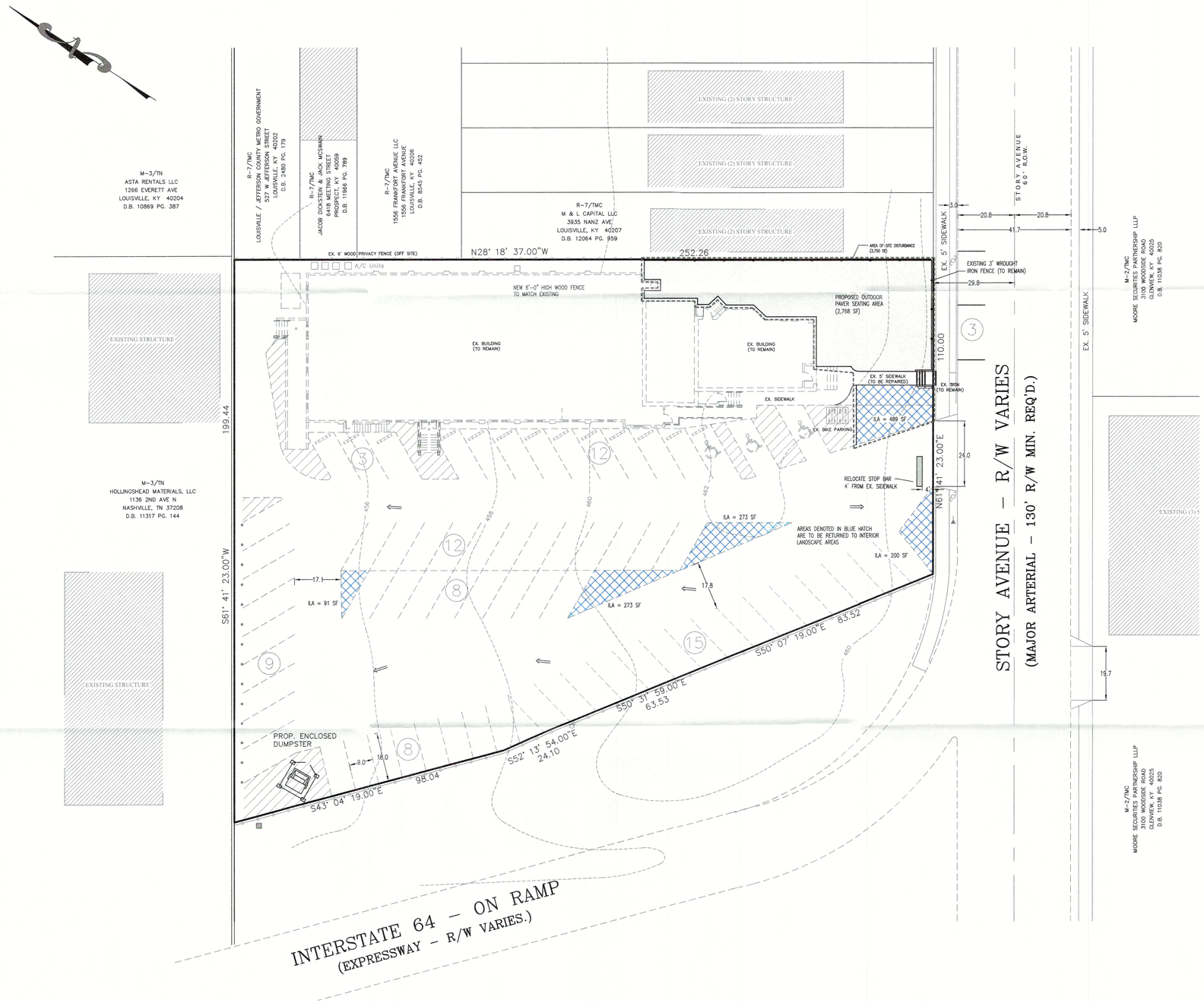
SITE IS LOCATED IN THE BUTCHERTOWN HISTORIC PRESERVATION DISTRICT.



LOCATION MAP
NOT TO SCALE

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. State Highway encroachment permit will be required for the entrance.
4. No increase in drainage run off to state roadways.
5. There shall be no commercial signs in the Right of Way.
6. There shall be no landscaping in the Right of Way without an encroachment permit.
7. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
8. 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 drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
9. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
10. Boundary and contours by deed and lojic mapping and does not constitute a survey.
11. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current Metro Public Works standards and shall be inspected prior to final bond release.
12. All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.

MSD NOTES:

1. Sanitary sewer service will be provided by existing connection and subject to current applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0026F dated February 26, 2021.
3. Existing drainage pattern depicted by arrows (⟹) is for conceptual purposes. Any additional drainage facilities required shall conform to MSD requirements.
4. MSD Single Family, Demolition, or Small Commercial Permit required prior to issue of building permits.

PROJECT DATA

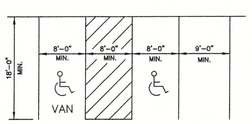
EX. SITE AREA	= 1.0± Ac. (41,168 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= TRADITIONAL MARKETPLACE CORRIDOR
EXISTING USE	= BOWLING ALLEY / NIGHTCLUB
BUILDING HEIGHT	= 1 STORY (60' MAX. ALLOWED)
BUILDING AREA	
EXISTING BUILDING	= 19,489 SF
PROPOSED PATIO ADDITION	= 2,768 SF (14% INCREASE)
TOTAL BUILDING AREA	= 22,257 SF
F.A.R.	= 0.54 (3.0 MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
RESTAURANTS (10,335 SF)		
(1 PER 1000 SF MIN)	11	
(1 PER 100 SF MAX)		104
BOWLING ALLEY (TBD BY DIRECTOR)		
PARKING PROVIDED	= 70 SPACES	
EXISTING IMPERVIOUS	= 39,057 SF	
PROPOSED IMPERVIOUS	= 41,825 SF −1,326 SF (ASPHALT REMOVAL)	
	= 40,499 SF (4% INCREASE)	

LEGEND

- EX. BOLLARD
- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. LIGHT POLE
- EX. CATCH BASIN
- A/C Units — EX. AIR CONDITIONER UNITS
- EX. FENCE
- ⟹ DRAINAGE FLOW DIRECTION
- LIMITS OF DISTURBANCE
- 502 — EX. CONTOUR
- EXISTING ASPHALT TO BE REMOVED AND RETURNED TO INTERIOR LANDSCAPE AREA

RECEIVED
SEP 13 2022
PLANNING & DESIGN SERVICES



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Kentucky 811 Call 811 Before You Dig CALL 2 WORKING DAYS BEFORE YOU DIG!

UTILITY NOTE: ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THE INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-5007 OR LOCAL NO. 502-266-5123) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING THE "KENTUCKY 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

OWNER:
THE VERNON CLUB LLC
1575 STORY AVE
LOUISVILLE, KENTUCKY
40206

SITE ADDRESS:
1575, 1565, 1587, AND 1569 STORY AVE
TAX BLOCK 20E, LOTS 24,25,26,114
D.B. 891, PG. 38

COUNCIL DISTRICT – 4
FIRE PROTECTION DISTRICT – LOUISVILLE #2

CASE : 22-DDP-0060
WATER/SUB#

NO.	DATE	DESCRIPTION	BY

REVISIONS

PROFESSIONAL'S SEAL

PROJECT DATA
FILE NAME: 22134 RDDP
DATE: 8-10-2022
SCALE: AS SHOWN
CHECKED BY: TB
DRAWN BY: TB

L D&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING · LAND SURVEYING · LANDSCAPE ARCHITECTURE
529 WESTPORT ROAD, SUITE 10 · LOUISVILLE, KENTUCKY 40222
PHONE: 502.426.9375 FAX: 502.426.9751
WEB SITE: WWW.LDD-INC.COM

REVISED DETAIL DISTRICT DEVELOPMENT PLAN

THE VERNON

OWNER/DEVELOPER
THE VERNON CLUB LLC
1575 STORY AVENUE
LOUISVILLE, KY 40206

JOB NO. 22134

SHEET 1 OF 1

22-DDP-0060