

**TREE CANOPY CALCULATIONS**

SINCE THE INCREASE IN BUILDING AREA WILL BE LESS THAN 20% AND THERE IS NO INCREASE IN IMPERVIOUS SURFACE, THIS SITE DOES NOT MEET THE THRESHOLD FOR COMPLIANCE WITH LDC CHAPTER 10.1 PER LDC 10.1.2.

**ILA / VUA CALCULATIONS**

SINCE THE INCREASE IN BUILDING AREA WILL BE LESS THAN 20% AND THERE IS NO INCREASE IN IMPERVIOUS SURFACE, THIS SITE DOES NOT MEET THE THRESHOLD FOR COMPLIANCE WITH LDC CHAPTER 10.2 PER LDC 10.2.2.

**GENERAL NOTES**

- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE GRASS IS ESTABLISHED.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0026E, DECEMBER 5, 2006)
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- SANITARY SEWERS ARE AVAILABLE BY CONNECTION.
- SITE IS < 1 ACRE SO GREEN INFRASTRUCTURE REQUIREMENTS DO NOT APPLY.
- ANY IMPROVEMENTS TO THE ALLEY WILL BE COORDINATED WITH HISTORIC PRESERVATION, METRO PUBLIC WORKS AND MSD. IMPROVEMENTS ON PORTIONS OF THE ALLEY OUTSIDE OF THE PUBLIC RIGHT-OF-WAY (IF ANY) ARE CONTINGENT UPON APPROVAL FROM THE PROPERTY OWNER.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARDS SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- 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.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT EXCESSIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

**EPSC NOTES**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

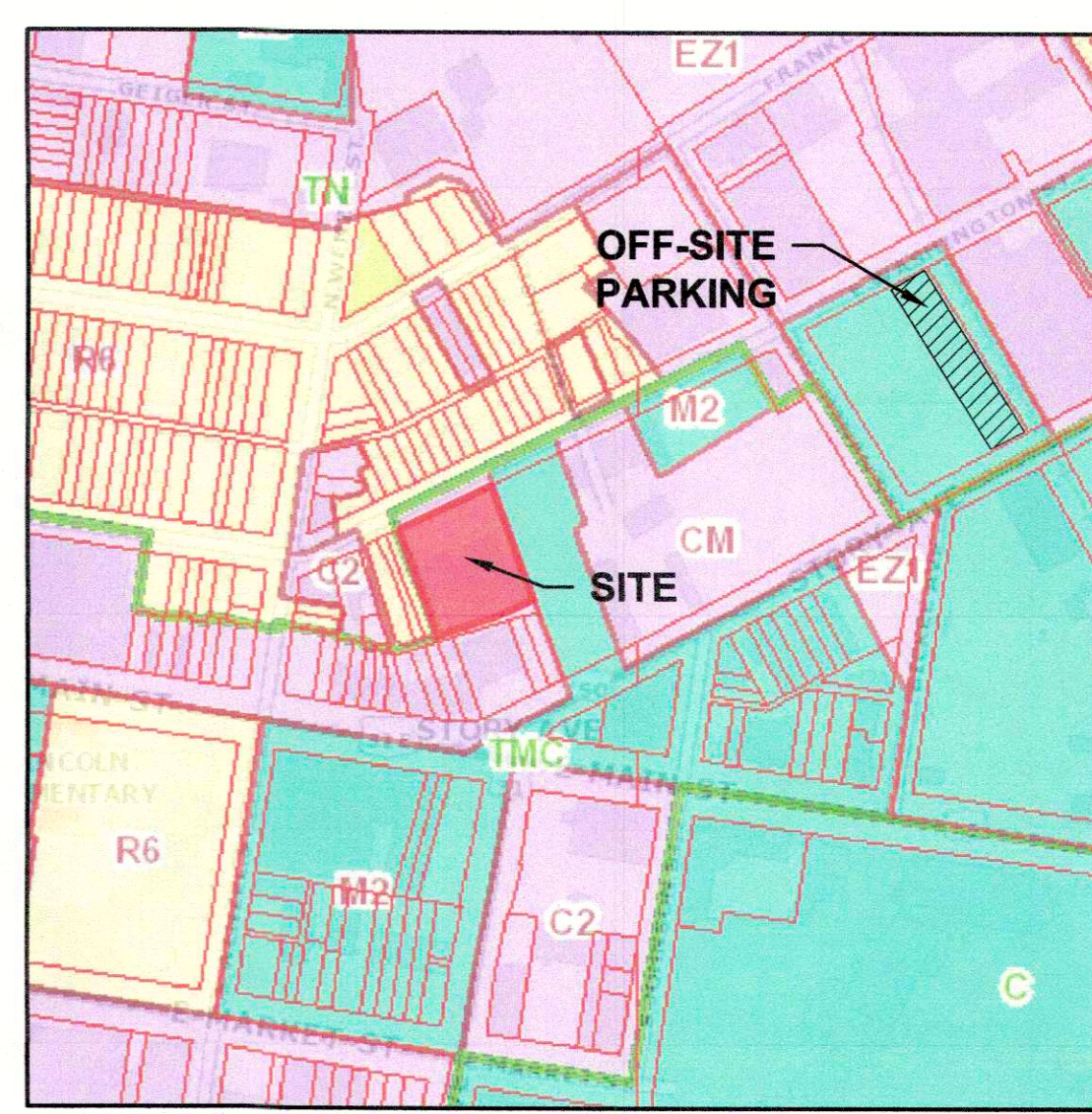
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

**EPSC NOTES**

- INSTALL SILT FENCE AND INLET PROTECTION.
- BEGIN DEMOLITION.
- REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.



**LOCATION MAP**  
NOT TO SCALE

**SITE DATA**

TOTAL SITE AREA:	0.81 ACS (35,958 SF)
EXISTING ZONING:	CM
EXISTING FORM DISTRICT:	TMC
EXISTING USE:	COLD STORAGE
PROPOSED USE:	MICRO-BREWERY & RESTAURANT
EXISTING FOOTPRINT:	16,798 SF
PROPOSED FOOTPRINT:	17,167 SF
EXISTING GROSS FLOOR AREA:	22,220 SF
PROPOSED GROSS FLOOR AREA:	23,311 SF
FAR:	0.65
MAXIMUM BUILDING HEIGHT:	50'

**PARKING CALCULATIONS**

RESTAURANT/OUTDOOR SEATING:	16,638 SF
RETAIL:	580 SF
WAREHOUSE:	8 EMPLOYEES

NOTE: THE TASTING ROOM AND SEATING AREAS FOR THE MICRO-BREWERY ARE CALCULATED AS RESTAURANT. THE PRODUCTION AND STORAGE SPACES ARE CALCULATED AS WAREHOUSE. ALL OUTDOOR SEATING IS ALSO CALCULATED AS RESTAURANT.

MINIMUM PARKING REQUIRED:	1/300 SF	74 SPACES
RESTAURANT @ 1/250 = 68 SPACES		-40%
RETAIL @ 1/500 = 1 SPACE		44 SPACES
WAREHOUSE @ 1/1.5 EMPLOYEES = 5 SPACES		

MAXIMUM PARKING ALLOWED:	1/100 SF	351 SPACES
RESTAURANT @ 1/50 = 339 SPACES		
RETAIL @ 1/150 = 4 SPACES		
WAREHOUSE @ 1/EMPLOYEE = 8 SPACES		

PROPOSED PARKING	44 SPACES
ON-SITE: 11 SPACES	
ON-STREET: 8 SPACES	
OFF-SITE: 27 SPACES	

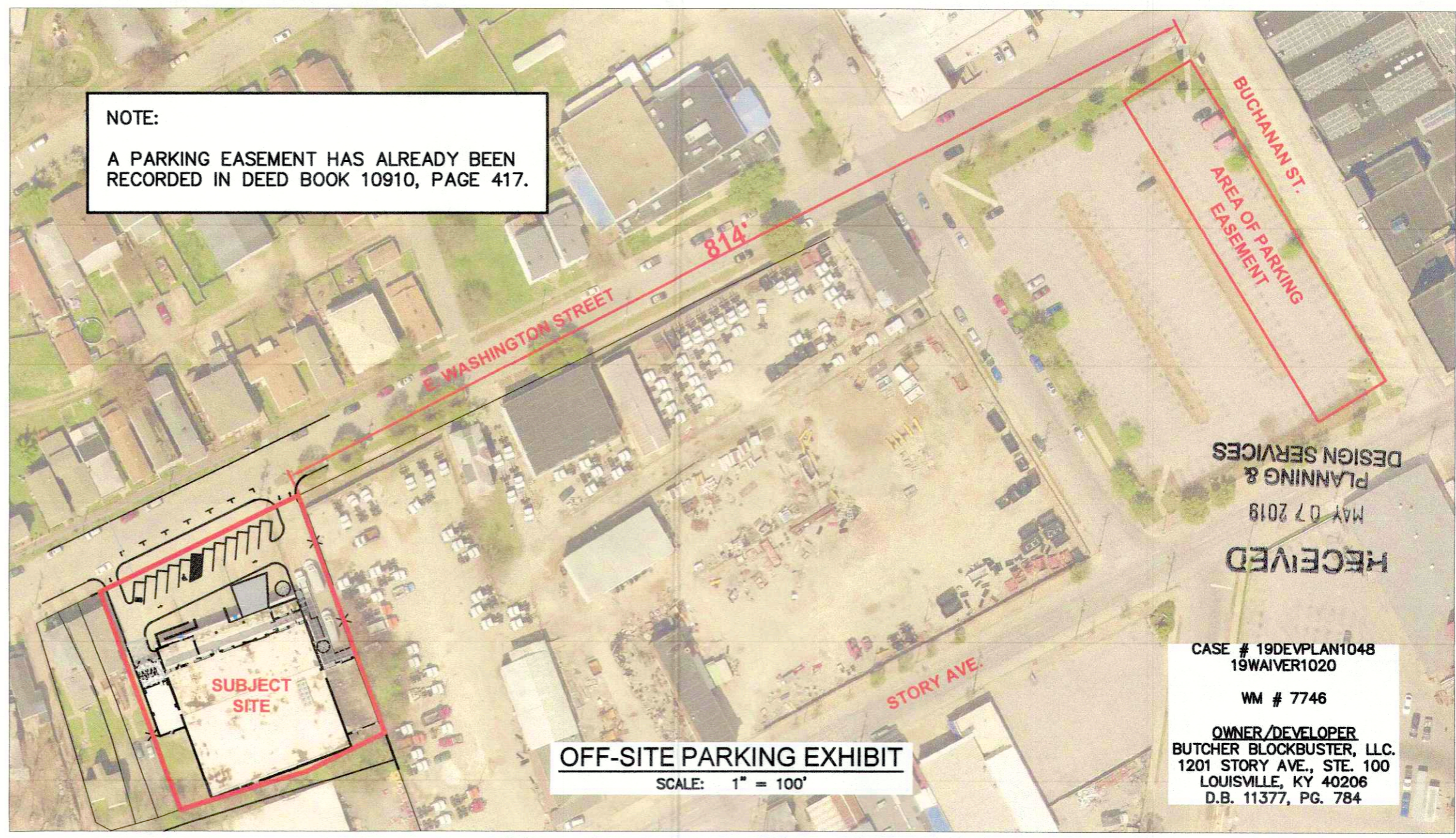
\*THIS SITE QUALIFIES FOR THE FOLLOWING REDUCTIONS PER LDC 9.1.3.F AS FOLLOWS:  
 20% REDUCTION - REHAB. BUILDING ELIGIBLE FOR NATIONAL REGISTER  
 20% REDUCTION - GREEN SITE DESIGN STANDARDS  
 1. PREVIOUSLY DEVELOPED SITE.  
 9. TREES SHADE 20% OF SIDEWALK ALONG WASHINGTON ST.

**BICYCLE PARKING CALCULATIONS**

SHORT TERM PARKING REQUIRED:	4 SPACES
LONG TERM PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	4 SHORT TERM SPACES 2 LONG TERM SPACES (INSIDE THE BUILDING)

**IMPERVIOUS AREA CALCULATIONS**

SITE AREA	35,958 SF
EXISTING IMPERVIOUS AREA:	35,958 SF
PROPOSED IMPERVIOUS AREA:	32,554 SF
DIFFERENCE:	-2,804 SF
APPROXIMATE AREA OF DISTURBANCE:	0.34 ACRES



NOTE:  
A PARKING EASEMENT HAS ALREADY BEEN RECORDED IN DEED BOOK 10910, PAGE 417.

**OFF-SITE PARKING EXHIBIT**  
SCALE: 1" = 100'

**UTILITY WARNING**

THE UNDERGROUND UTILITIES SHOWN ON THIS DOCUMENT HAVE NOT BEEN PRECISELY LOCATED BY EXCAVATION METHODS. SUB-SURFACE UTILITIES HAVE BEEN MAPPED FROM APPARENT SURFACE FEATURES AND INFORMATION FROM EXISTING PUBLIC RECORD DRAWINGS. FEATURES NOT IDENTIFIABLE UPON THE GROUND OR WITHIN CLOSE PROXIMITY OF THE PUBLIC UTILITY OF RECORD ARE NOT TO BE CONSIDERED ACCURATE FOR CONSTRUCTION PURPOSES, EVEN THOUGH THEIR POSITIONS MAY BE SCALED CLOSELY UPON THE MAP. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. (KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123)

**ADDITIONAL REQUESTS**

- WAIVER FROM LDC 5.5.1.A.3.a TO ALLOW PARKING IN FRONT OF THE BUILDING.
  - WAIVER FROM LDC 5.5.1.A.4 TO ALLOW FRONT LOADING DOCK.
- NOTE: VARIANCES ARE NOT NEEDED WHERE EXISTING BUILDINGS DO NO COMPLY WITH SETBACK STANDARDS PER LDC 5.1.2.

**LEGEND**

- 456— EX. MAJOR CONTOUR
- — — EX. MINOR CONTOUR
- X-X- EX. FENCE
- EX. SANITARY SEWER
- EX. STORM SEWER
- — — EX. TREE LINE
- EX. ZONING
- EX. FORM DISTRICT
- => PROPOSED FLOW

SCALE 1"=16'  
0 4 8 16 32



**SABAK, WILSON & LINGO, INC**  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
LOUISVILLE, KENTUCKY 40202  
608 S. THIRD STREET,  
LOUISVILLE, KENTUCKY 40202  
(502) 584-6271



NO.	REVISION	DATE
1	REVISED PER AGENCY COMMENTS	07/17/19
2	REVISED PER AGENCY COMMENTS	07/23/19
3	ARCHITECTURAL REVISIONS	09/07/19

**CATEGORY 2B DEVELOPMENT PLAN**  
PROJECT TITLE:  
**1016 E. WASHINGTON STREET**  
LOUISVILLE, KY 40206  
TAX BLOCK 196, LOT 64, SUBLOT 65  
SHEET TITLE:  
**CAT-2B**  
JOB NO. 3154  
SCALE: 1"=16'  
DATE: 03/01/19  
DRAWING NO.  
**CAT-2B**  
SHEET 1 OF 1

19DEVPLAN1048/19WAIVER1020