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Misc. Notes

All comments made by KYTC as a prerequisite to approval by MSD, DPW, or any other agency shall be incorporated into final plans for site construction/improvements.

KYTC approval required prior to MSD construction plan approval.

All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.

Handicap parking spaces will comply with the Americans with Disabilities Act.

GENERAL SITE PLAN NOTES

- REFER TO CIVIL DRAWINGS FOR COMPLETE DELINEATION OF WORK.
- AUTHORITY HAVING JURISDICTION:** ALL CONSTRUCTION DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - EROSION PREVENTION AND SEDIMENT CONTROL:** 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 MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING AREAS ARE SEEDED AND STABILIZED. 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. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02. 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. WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
 - THIS PROJECT IS SUBJECT TO MSA WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR ARE GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN THE AREA OF DISTURBANCE IS AT 16,062 SQ. FT.
 - CONTRACTOR SHALL REVIEW ALL EXISTING CONDITIONS, (I.E. FLOOR ELEVATIONS, UTILITIES, MATERIALS, SLOPES, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT AND OWNER.
 - THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
 - THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
 - EXISTING AFFECTED SURFACES SHALL BE PATCHED IN AS REQUIRED TO MATCH EXISTING SURFACES. PRESENT METHOD OF REPAIR OR PATCHING TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
 - CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3500 PSI CONCRETE.
 - ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE JURISDICTION HAVING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR WITH NO ADDITIONAL EXPENSE TO THE OWNER.
 - ACCESSIBLE RAMP SHALL HAVE A MAXIMUM SLOPE OF 1:12.
 - ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO LOUISVILLE CITY CODES AND KENTUCKY STATE DOT REGULATIONS AND SPECIFICATIONS.
 - GRASS OR GROUND COVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.

SITE DATA

- SITE AREA: 2.7 ac
- EXISTING ZONING: B5
- FORM DISTRICT: IN
- EXISTING USE: BANQUET HALL/TAVERN
- PROPOSED ZONING: C2
- PROPOSED USE: EVENT SPACE/TAVERN
- OCCUPANCY: A2 (INDOOR AND OUTDOOR)
- INDOOR BANQUET HALL: 7,950 USABLE (11,710 gsf)
- OUTDOOR DINING: 3,070 gsf
- PASSIVE OPEN AREAS: 5,600 gsf
- EXISTING IMPERVIOUS: 39,110 gsf
- PROPOSED IMPERVIOUS: 74,350 gsf (INCREASE: 15,240 sqft)
- EXISTING VEHICLE USAGE AREA (VUA): 42,175 gsf

PARKING CALCULATIONS

- TOTAL PARKING EXISTING: 125 SPACES
- TOTAL PARKING REQUIRED: 114 SPACES
- EVENT VENUE: 7,950 gsf/100 = 80
- OUTDOOR DINING: 3,070 gsf/250 = 12
- PASSIVE OPEN AREAS: 5,600 gsf/250 = 22
- PARKING REDUCTIONS:
- 10% PUBLIC TRANSIT
 - 20% NATIONAL REGISTER
 - 20% SITE DESIGN APP-5A
- ACCESSIBLE PARKING PROVIDED: 5 SPACES (2 VAN SPACE)

BICYCLE PARKING (9.1.12.L)

- 6 LONG-TERM REQUIRED
- 12 SHORT-TERM REQUIRED

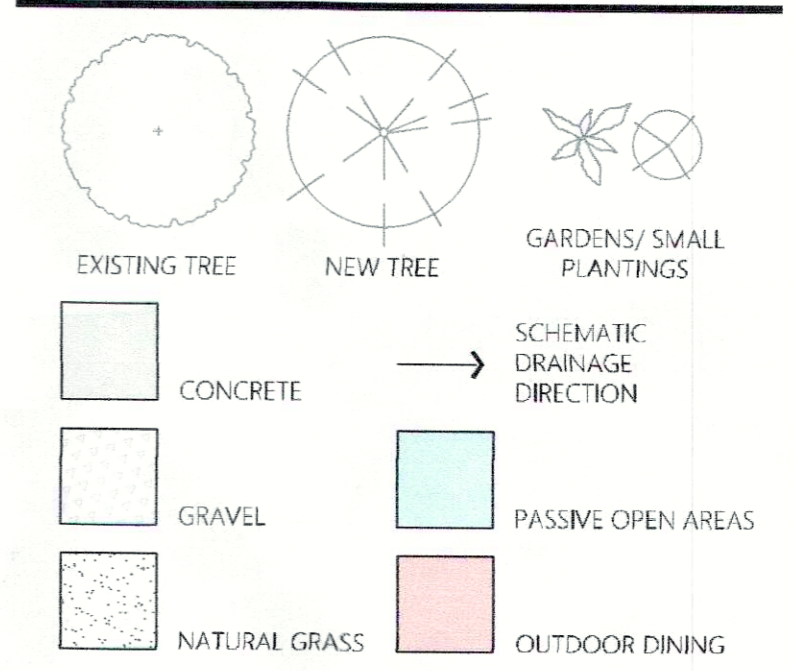
MOTORCYCLE PARKING (9.1.12.K)

- 6 SPACES

TREE CANOPY

- OWNER TO HIRE ARBORIST TO INSPECT EXISTING TREES AND SUGGEST PRUNING, TRIMMING, AND/OR REMOVAL.
- 10% CANOPY INCREASE REQUIRED OR 11,761 sf (CLASS A)
 - 3 TYPE A TREES PER 100 LINEAR FT (TABLE 10.2.3-10.2.4)
 - TYPE A TREES PROVIDED: 20 (14,400 sf)
 - WHITE PINE, BALD CYPRESS, RED MAPLE, ELM
 - TYPE C TREES PROVIDED: 2 (212 sf)
 - EASTERN REDBUD
 - TOTAL CANOPY PROVIDED (NEW) = 12.5% OR 14,612 sf

LANDSCAPING LEGEND



WORK
architecture + design

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DETAILED DISTRICT DEVELOPMENT PLAN AND ALTERNATIVE LANDSCAPE PLAN

719 Lynn Street
Louisville, KY 40217

Existing Building Renovation and Site Improvements
ATG1801 Louisville, KY

02.26.18
RECEIVED
FEB 28 2018
PLANNING & DESIGN SERVICES

ATG1801

WM# 11728

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DETAILED DISTRICT DEVELOPMENT PLAN AND ALTERNATIVE LANDSCAPE PLAN

3/64"=1'-0"