



GENERAL NOTES
 1. This site is located in a Historic Preservation District.
 2. Work within the right-of-way(s) is subject to construction bond and permit by Louisville Metro Transportation Planning.

- LEGEND**
- ⊖ Indicates a set rebar (5/8"x24") with a blue plastic cap stamped "JASON GRAVES KY PLS 4010"
 - ⊖ Indicates a set 2 inch long "MAC" nail with washer stamped "JASON GRAVES PLS 4010"
 - Indicates a found lime cut on limestone wall
 - ⊖ Indicates a water meter
 - ⊖ Indicates a fire hydrant
 - ⊖ Indicates a sanitary sewer manhole
 - Indicates a utility pole
 - ⊖ Indicates a gas valve
 - Existing tree (as noted)

BEARING DATUM
KY GRID NORTH
 Designated meridian is based on G.P.S. observations taken along a random traverse line on 10/19/2017.
 Kentucky North Zone 1601
 Horizontal Datum: NAD83
 Vertical Datum: NAVD88
 Geoid Model: Geoid 120
 G.P.S. Unit: Spectra Precision Epoch 50 (Dual Frequency)
 Method: Network RTK

FLOOD NOTE
 Flood plain determination is restricted to a review of the Flood Insurance Rate Maps (F.I.R.M.) latest revisions and shall not be construed as a conformation of or denial of flooding potential. The property shown hereon is in Zone "X", which is NOT in a flood area as located by F.E.M.A. Map No. 21111-C-0042-E, Dated 12/05/2006.

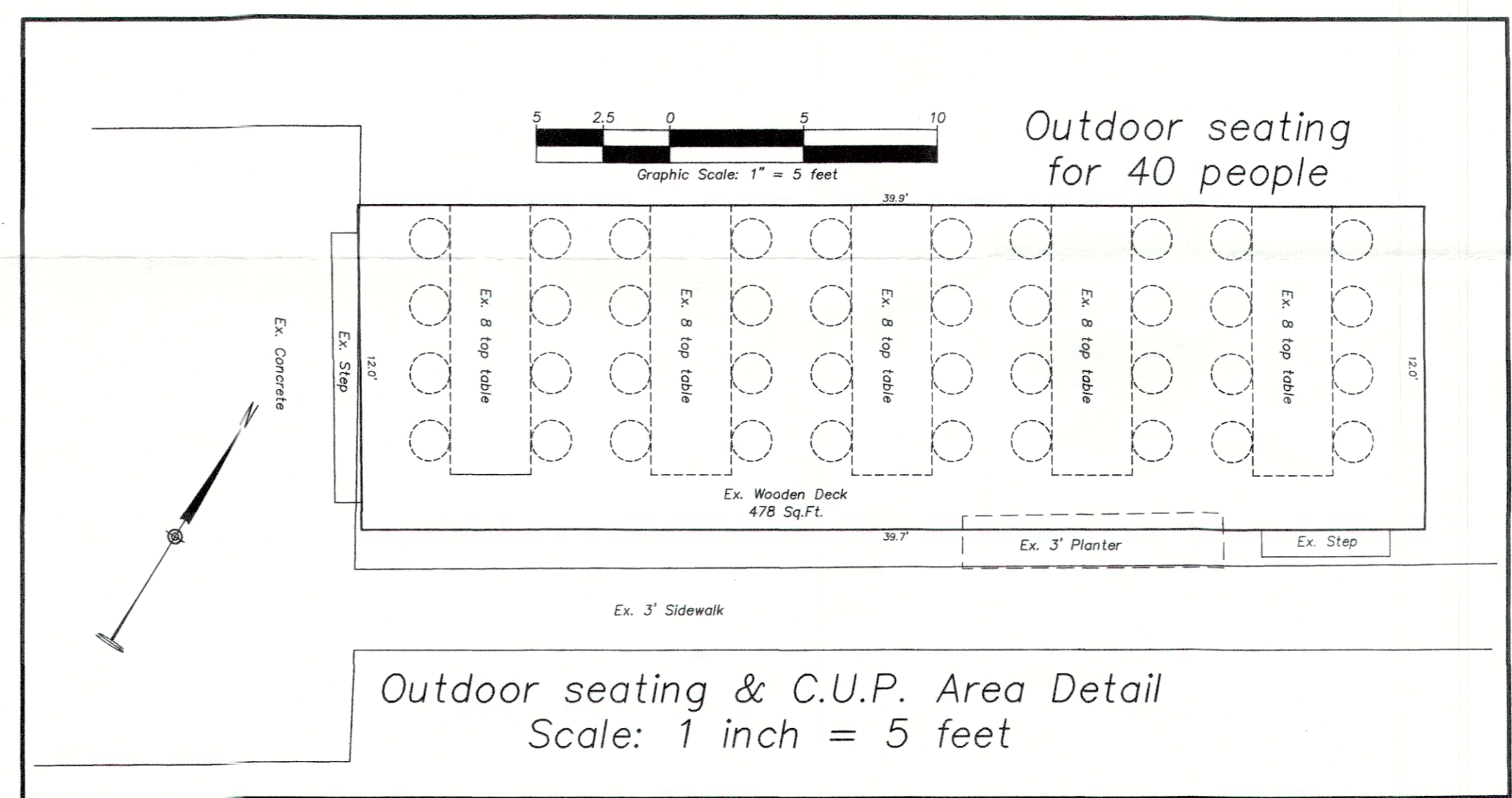
PROJECT SUMMARY

Existing Form District:	Traditional Neighborhood
Existing Zoning:	CT
Existing Use:	Restaurant
Proposed Use:	Restaurant
Site Acreage:	4,397± Sq.Ft.
Min. Lot Area:	N/A
Min. Lot Width:	None
Min. Front Yard Setback:	15 ft.*
Min. Street Side Yard Setback:	3 ft.*
Max. Front Yard Setback:	25 ft.*
Min. Side Yard Setback:	none
Min. Rear Yard Setback:	5 ft.
Max. Height:	45 ft. or 3 stories
Max. F.A.R.:	1.0
Max. Density:	34.84 dwelling/acre

Note: MSD single lot residential construction permit required prior to issue of building permits.



See detail of outdoor seating and C.U.P. area below



PRELIMINARY APPROVAL
 Condition of Approval: _____
 Date: 4/4/18
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
 DATE: 4/11/18
 BY: [Signature]
 CONDITIONS:

Graphic Scale: 1" = 10 feet

LAND SURVEYORS CERTIFICATION
 I, Kenneth Jason Graves, hereby certify that I am a Licensed Professional Land Surveyor in compliance with the laws of the Commonwealth of Kentucky, and I further certify that this plot of survey was completed by me. This survey was completed by the method of random traverse with adjustments. The unadjusted precision ratio of said traverse loop was 1:26,514 and was not adjusted. The directional and linear measurements, as witnessed by the monuments shown hereon, are true and correct to the best of my knowledge and belief. This plot meets or exceeds the standards of governing authorities for an URBAN survey per 201-KAR-18.150.

10/27/2017
 Kenneth Jason Graves Date
 Licensed Professional Land Surveyor No. 4010



jason graves
land surveying
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 jason@louisvillelandsurveyor.com
 www.louisvillelandsurveyor.com

BOUNDARY SURVEY & SITE PLAN
SITE INFORMATION:
 Property Located at: 619 Baxter Avenue, Louisville, KY 40204
 Property Owner: SDT, LLC
 Address: 1816 Kline Court, Louisville, KY 40205
 Source of Ownership: Deed Book 093-039-002 Page 62 (Jefferson County, KY)
 Tax ID: 0680-0027-0000

CLIENT:
 Morels Cafe
 619 Baxter Avenue
 Louisville, KY 40204
 Site Contact: Rami Newman

THIS DOCUMENT COMPLIES WITH 201-KAR-18-150

REVISIONS

1	01/31/2018 - Highlight C.U.P. area and show parking
2	
3	
4	
5	
6	

RECEIVED
 MAR 16 2018
 PLANNING & DESIGN SERVICES

Drawn By: J.Graves | Checked By: J.Graves
 Date: 10/27/2017
 Field Date: 10/19/2017
 Drawing: 619 Baxter Avenue - SITE PLAN
 Horizontal Scale: 1" = 10'
 Vertical Scale: 1" = N/A
 Sheet 1 of 1