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PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 DATE: 02/26/18
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
 Condition of Approval:
 Date: 02/26/18
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

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.



DETAILED DISTRICT DEVELOPMENT PLAN AND ALTERNATIVE LANDSCAPE PLAN

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 BMPs 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 SOIL 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 OR 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 16.05 ACRES.
 - 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 RAMPS 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: P5
- FORM DISTRICT: TN
- 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: 53,110 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:	
1. 10% PUBLIC TRANSIT	
2. 20% NATIONAL REGISTER	
3. 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

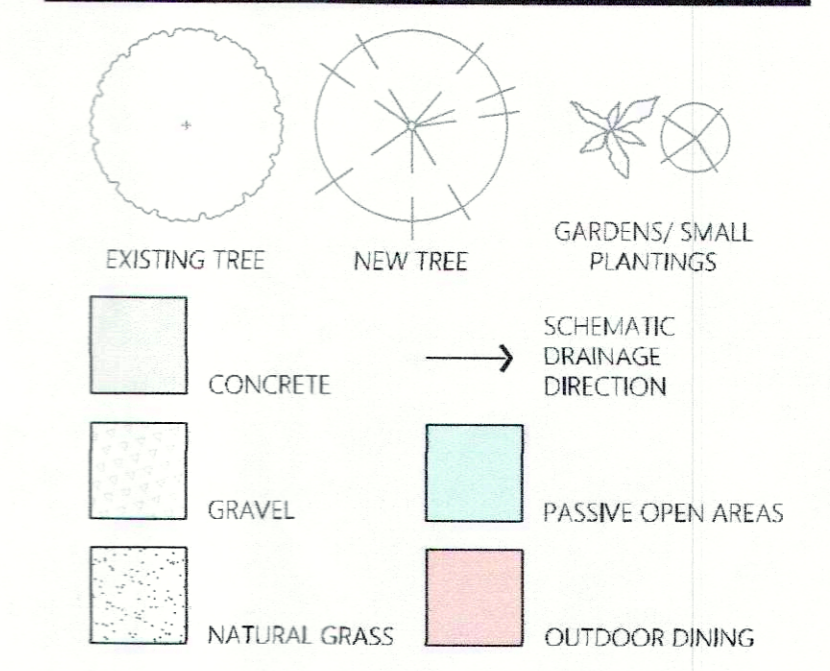
MOTORCYCLE PARKING (9.1.12.K)

-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



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 Louisville, KY Northern, KY
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 502.632.3232

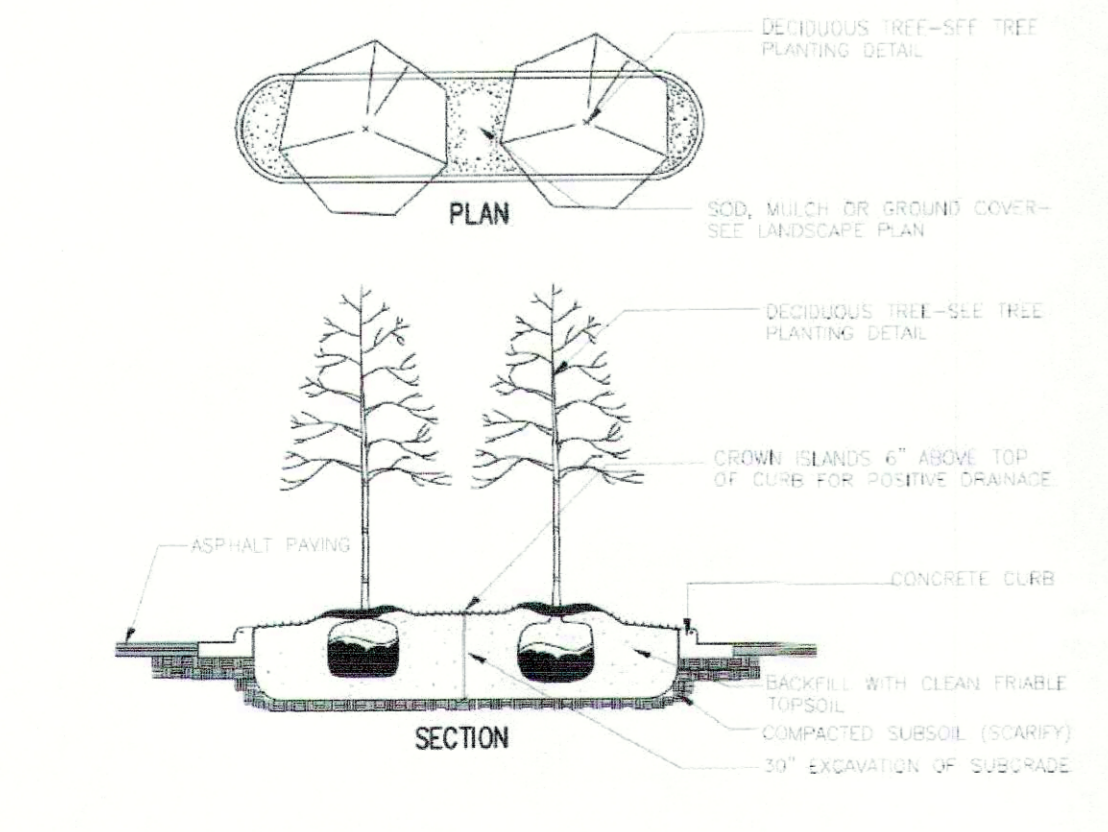
DETAILED DISTRICT DEVELOPMENT PLAN AND ALTERNATIVE LANDSCAPE PLAN
 719 Lynn Street
 Louisville, KY 40217

02.26.18
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 PLANNING & DESIGN SERVICES
 ATG1801
 WM# 11728
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ATG1801
 Existing Building Renovation and Site Improvements
 Louisville, KY

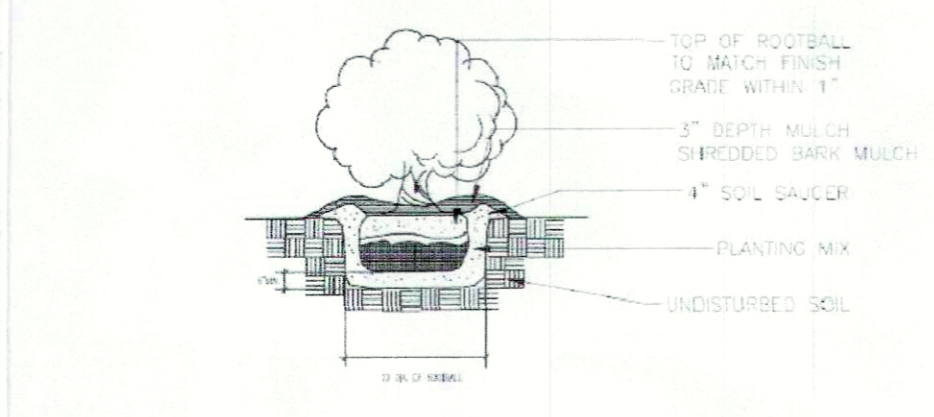
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04 TREE ISLAND PLANTING DETAIL



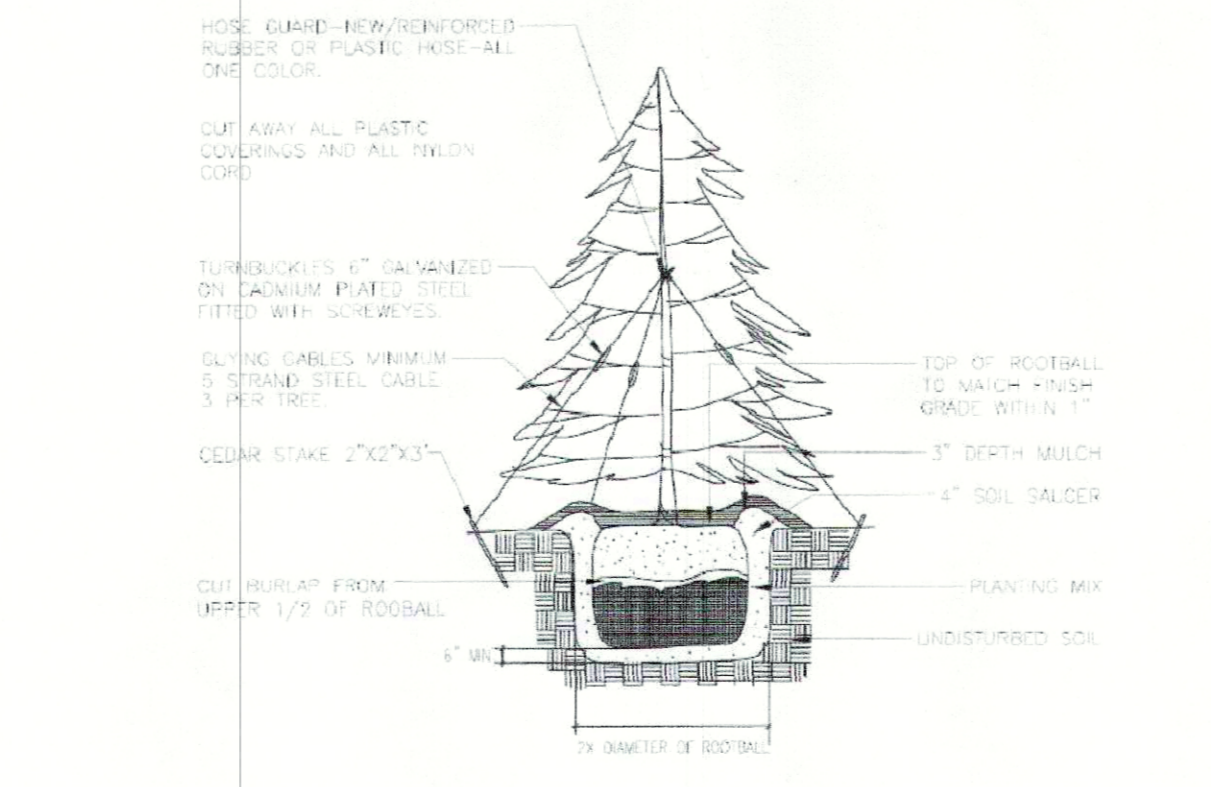
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03 SHRUB PLANTING DETAIL



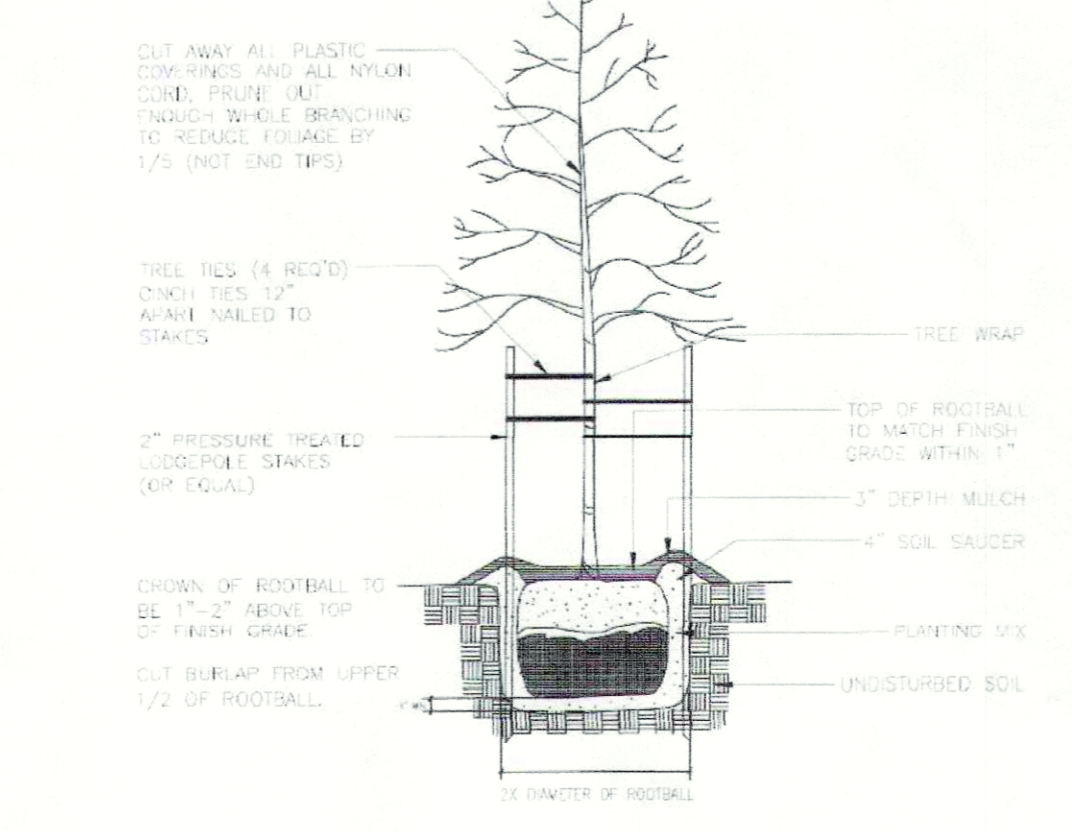
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02 EVERGREEN TREE PLANTING DETAIL



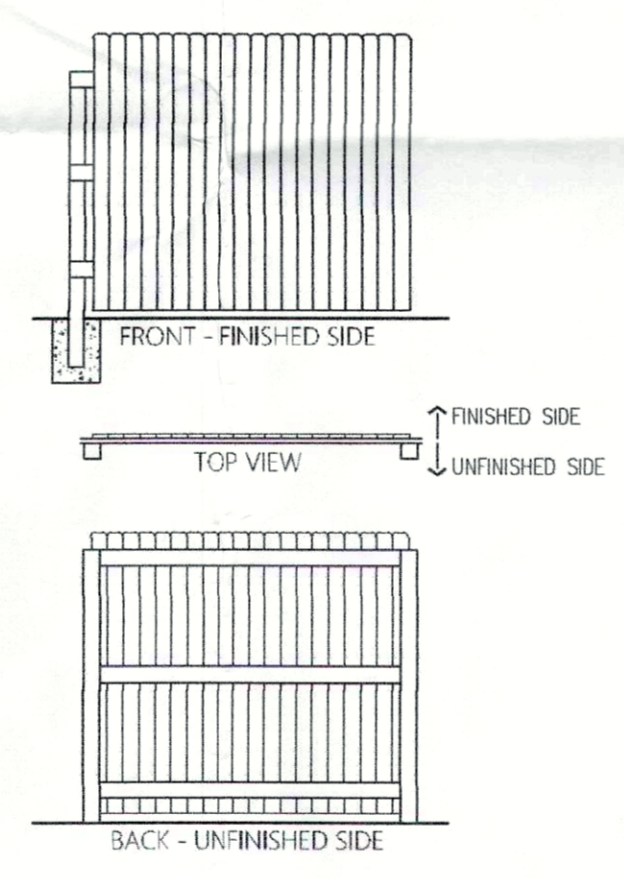
S0.2 NOT TO SCALE

01 TREE PLANTING DETAIL



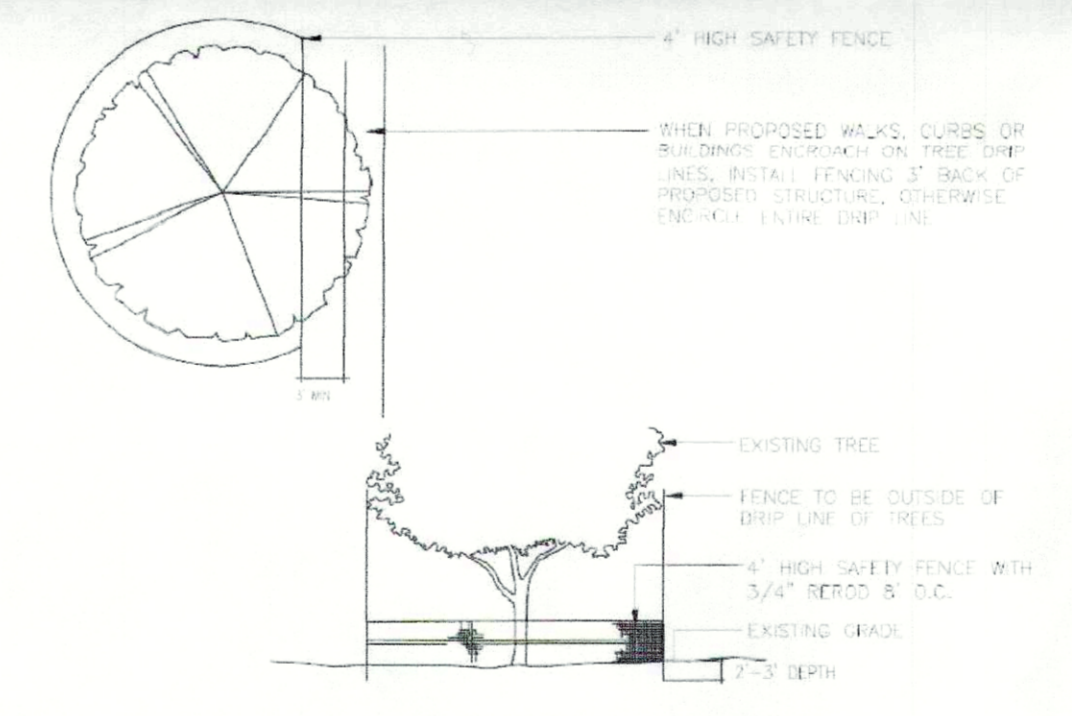
S0.2 NOT TO SCALE

06 DUMPSTER SCREENING DETAIL



S0.2 1/4"=1'-0"

05 TREE PROTECTION DETAIL



S0.2 NOT TO SCALE

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 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
 - THIS PROJECT IS SUBJECT TO MS4 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 18,086.54 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.
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TREES AND SHRUBS

- ALL TREES LOCATED IN GRASSED AREAS SHALL BE PLANTED AS PER DETAIL AND MULCHED WITH AT LEAST FOUR (4) FOOT DIAMETER OF SHREDDED BARK MULCH TO A MINIMUM 3" DEPTH.
- SHRUB BEDS SHALL BE MOUNDING WITH TOPSOIL A MINIMUM OF 6" ABOVE TOP OF CURB AND SHALL BE MULCHED WITH A 3" DEPTH OF SHREDDED BARK MULCH.
- TREES SHALL BE PLANTED NO CLOSER THAN FIVE (5) FEET FROM BACK OF SIDEWALK OR BUILDING STRUCTURE.
- ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
- ALL TREES ARE TO BE STAKED AND GUYED PER PLANTING DETAILS.
- IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERPETUALLY MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER LAND DEVELOPMENT CODE REGULATIONS. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE VERGE AND ASSOCIATED TREES WITHIN THE VERGE UNLESS THE AGENCY HAVING JURISDICTION OVER THAT VERGE ASSUMES THAT RESPONSIBILITY.
- ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT PLANTING PERIOD, WHOEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
- ALL PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED DUE TO WORK REQUIRED BY THE UTILITY COMPANY SHALL BE IMMEDIATELY REPLACED BY THE OWNER IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 10 REQUIREMENTS.
- AN AUTHORIZED INSPECTOR SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS LOCATED IN THE RIGHT OF WAY. PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN; OR REPORTED AS A PUBLIC HAZARD.

MAINTENANCE OF LANDSCAPING

- THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

WORK
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Louisville, KY Northern, KY
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502.652.5232

LANDSCAPE DETAIL
719 Lynn Street
Louisville, KY 40217

02.26.18
ATG1801
WM# 11728
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DESIGN DEVELOPMENT
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