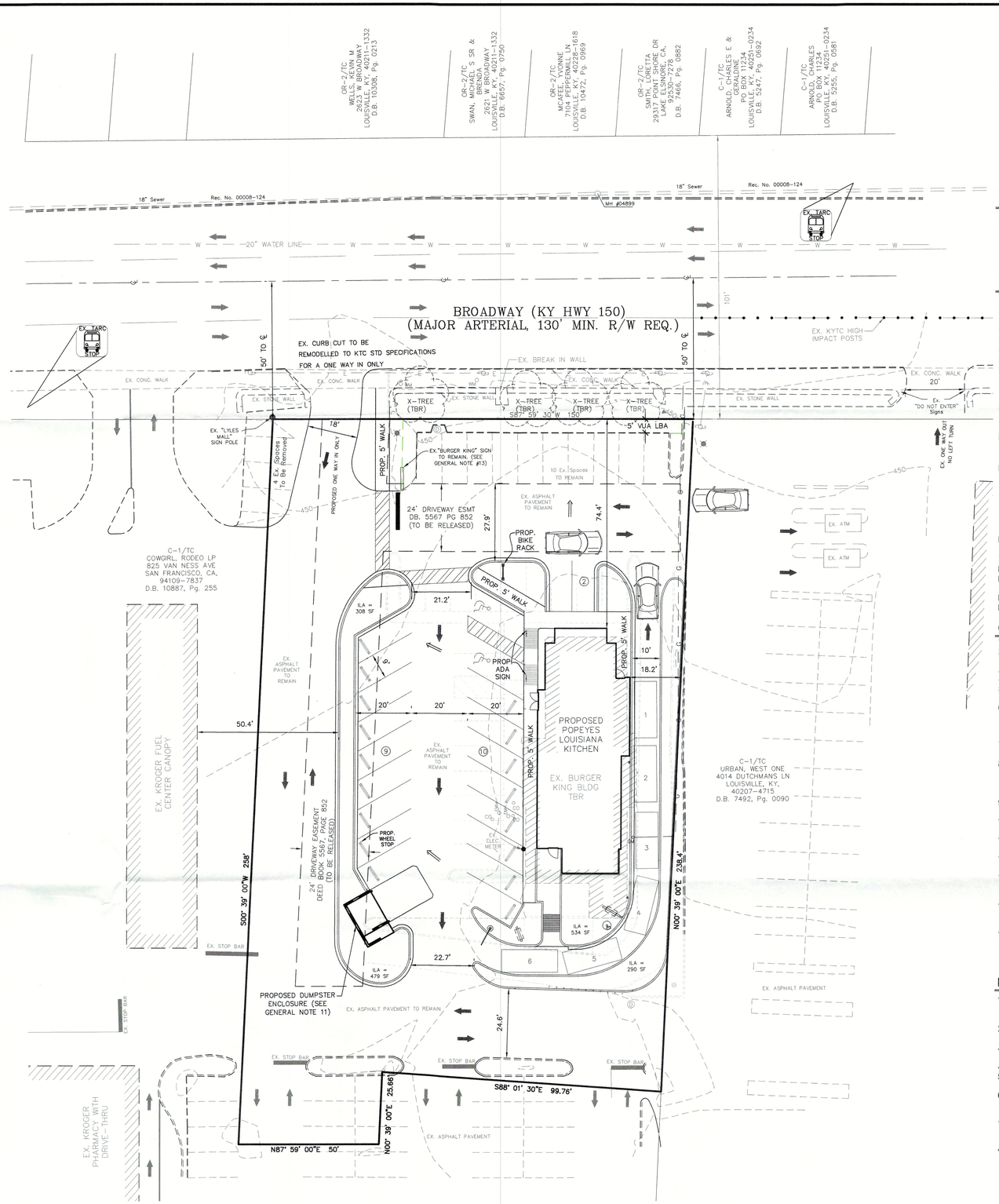
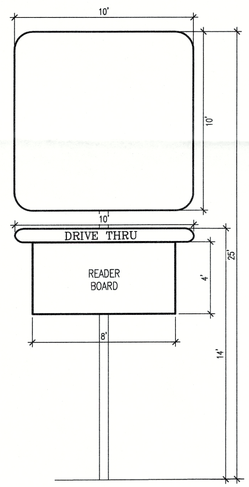
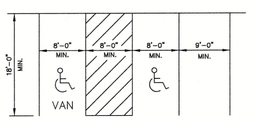




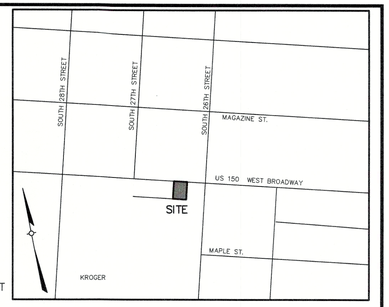
EXISTING SIGN DETAIL
NO SCALE



TYPICAL PARKING SPACE LAYOUT
NO SCALE

LEGEND

- EX. BOLLARD
- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. STORM DRAINAGE MANHOLE
- EX. LIGHT POLE
- EX. SANITARY SEWER MANHOLE
- EX. WATER METER
- EX. GAS METER
- EX. SANITARY SEWER CLEAN-OUT
- EX. UNDERGROUND GAS LINES
- EX. UNDERGROUND WATER LINES
- EX. OVERHEAD ELECTRIC LINES
- EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- EXISTING SEWER AND MANHOLE
- DRAINAGE FLOW DIRECTION
- LIMITS OF DISTURBANCE
- EX. CONTOUR
- EX. TREE TO BE REMOVED
- PROPOSED QUEUE SPACE



LOCATION MAP
NOT TO SCALE

WAIVER REQUESTED

A WAIVER IS REQUESTED FROM LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 5.5.1.A.3.a TO ALLOW THE EXISTING PARKING TO REMAIN IN FRONT OF THE PROPOSED POPEYES BUILDING.

PROJECT DATA

TOTAL SITE AREA	= 0.84 ACRES (36,416 SF)
EXISTING ZONING	= C-1
FORM DISTRICT	= TOWN CENTER
EXISTING USE	= VACANT 3,048 SF RESTAURANT (TO BE DEMOLISHED)
PROPOSED USE	= RESTAURANT
PROPOSED BUILDING AREA	= 2,475 SF
F.A.R.	= 0.07 (1.0 MAX ALLOWED)
PROPOSED BUILDING HEIGHT	= 22' (120' ALLOWED)

SHOPPING CENTER SHARED PARKING REQUIREMENTS:

	MIN.	MAX.
EX. KROGER & LYLES MALL		
125,203/500 SF MIN.	= 250 SPACES	
5 PER 1,000 SF MAX.	=	626 SPACES
EX. MCDONALD'S		
4,178/250 SF MIN.	= 17 SPACES	
4,178/50 SF MAX	=	84 SPACES
PROPOSED POPEYES		
2,475/250 SF MIN.	= 10 SPACES	
2,475/50 SF MAX	=	50 SPACES
TOTAL PARKING REQUIRED	= 277 SP MIN.	760 SP MAX.
TOTAL PARKING PROVIDED	= 519 (32 ADA SP INCLUDED) (INCLUDES 31 SP (2 ADA SP) PROVIDED ON POPEYES TRACT)	
BIKE PARKING REQUIRED/PROVIDED	= 4 SHORT TERM/2 LONG TERM (PROVIDED INDOORS)	
TOTAL VEHICULAR USE AREA	= 27,868 SF	
INTERIOR LANDSCAPE AREA REQUIRED	= 1,394 SF (5%, TRADITIONAL FORM DISTRICT)	
INTERIOR LANDSCAPE AREA PROVIDED	= 1,611 SF	
EXISTING IMPERVIOUS AREA	= 33,599.7 SF	
PROPOSED IMPERVIOUS AREA	= 31,970 SF (4.9% DECREASE)	

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. State Highway encroachment permit will be required for any work done in the right-of-way prior to Metro Public Works construction plan approval
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the Right of Way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
9. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
10. Section 5.1.12 Infill Development Regulations of the Louisville Land Development Code were applied to the Broadway front building setback.
11. The proposed dumpster shall be screened per the Louisville Metro Land Development Code Section 10.2.6.
12. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current MPW standards and shall be inspected prior to bond release.
13. All proposed signage shall comply with Louisville Metro Land Development Code Chapter 8 and acquire the proper permits. Existing Burger King pole sign is to remain and be updated with Popeye's signage. See existing sign detail this sheet.
14. 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 through adjacent sites as determined appropriate by the Dept. of Public Works.
15. A cross access & shared parking agreement has been recorded by D.B. 5518, Page 321 for the Kroger, Popeyes and Lyles Mall (Urban West One) properties.

MSD NOTES:

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0040 E dated December 5, 2006.
4. Drainage pattern depicted by arrows (⟹) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 20,500 S.F.
7. All retail shops must have individual connections per MSD's fats, oil and grease policy.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA (CLASS "A" SITE)	= 36,416 SF
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
TOTAL TREE CANOPY AREA REQUIRED	= 3,642 SF (10%)
PROPOSED TREE CANOPY TO BE PLANTED	= 3,840 SF
TOTAL TREE CANOPY PROVIDED	= 3,840 SF (10.5%)

RECEIVED
JUL 25 2019
PLANNING & DESIGN SERVICES

OWNER:
URBAN WEST ONE
4014 DUTCHMANS LANE
LOUISVILLE, KY, 40207

SITE ADDRESS:
2618 WEST BROADWAY
LOUISVILLE, KY 40211
TAX BLOCK 046B, LOT 005
D.B. 9458, PG. 0205

COUNCIL DISTRICT – 6
FIRE PROTECTION DISTRICT – LOUISVILLE #1

CASE:
19DEVPLAN1098
RELATED CASE:
09-093-83
MSD WM# 11979

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

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	7-15-19	AGENCY COMMENTS	ARH

PROFESSIONAL'S SEAL

PROJECT DATA
FILE NAME: 19084-RODDP.dwg
DATE: 5-13-19
SCALE: AS SHOWN
DRAWN BY: ARH
CHECKED BY: AER

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 WILKINSON AVENUE, SUITE 19 LOUISVILLE, KENTUCKY 40214
PHONE: (502) 366-9375 FAX: (502) 366-9376
WEB SITE: WWW.LDD-INC.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

POPEYES LOUISIANA KITCHEN

DEVELOPER
METTS COMPANY REALTORS
4014 DUTCHMANS LANE, SUITE 15
LOUISVILLE, KY 40207

JOB NO. 19084

SHEET 1 OF 1

19DEVPLAN1098

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