



PROJECT DATA

NOT TO SCALE

TOTAL SITE AREA (C&G) = 2.08 AC (206,776 SF)

NET SITE AREA (PRECISION) = 2.04 AC (202,816 SF)

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EXISTING ALLEY TO BE CLOSED = 2,000 SF

FORM CONTRACT = 2,000 SF

PROPOSED USE = RESTAURANT/CAFE

BUILDING HEIGHT = 3 STORIES

BUILD #1 = 2,175 SF

BUILD #2 = 2,200 SF

BUILD #3 = 2,200 SF

TOTAL BLDG AREA = 6,575 SF

FAR (33.28% / 297,903) = 0.10 (1.0 MAX ALLOWED)

PERMITTED RESTAURANTS (9,110 SF)

MIN. MAX.

BLDG #5 (EXISTING) = 18 SF 81 SF

BLDG #6 (EXISTING) = 46 SF 115 SF

TOTAL PERMITTED RESTAURANT AREA = 64 SF 196 SF

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work on in.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Signage shall be 3'-6" high, 18" wide, and shall be 10' from the curb.
- Construction fencing shall be erected prior to any construction or to be maintained through the project.
- The fencing shall enclose the area beneath the dip line of the site.
- Storage or construction activities shall be permitted within the fenced area.
- Construction requires for dirt control shall be in place during construction to prevent fugitive particulate emissions from reaching adjacent properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by applicable codes.
- Provision for wheelchair access shall be provided for all sidewalks, ramps or public right-of-ways, to be placed in accordance with applicable codes.
- Street trees shall be planted in a manner that does not affect public safety or hamper sight distance. Final location will be determined by the City of Louisville.
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- Connection will be made to meet 5.9.2 reconstruction standards.

MSD NOTES:

- All retail shops must have individual connections per MSD's rules, etc.
- Construction plans and documents shall comply with Louisville and Standard Specifications for other localities and other agencies.
- Sanitary sewer service will be provided by connections and lateral connections to the existing sanitary sewer main.
- Capacity request will be submitted to MSD. Downstream facilities capacity request will be submitted to MSD.
- No 24" or larger pipe shall be used for conceptual purposes.
- Drainage system detailed by crosses (---) is for conceptual purposes.
- MSD granting construction approval.
- All drainage, ETSO, and water quality practices shown on this plan are to be installed in accordance with the requirements of the MSD. The final design of this project must meet all MSD water quality regulations established by MSD. Site layout may change at the MSD's discretion.
- Site is subject to KTC approval and KYTC drainage certification prior to construction.
- All roof drainage from building shall be graded to drain into the proposed drainage system.

