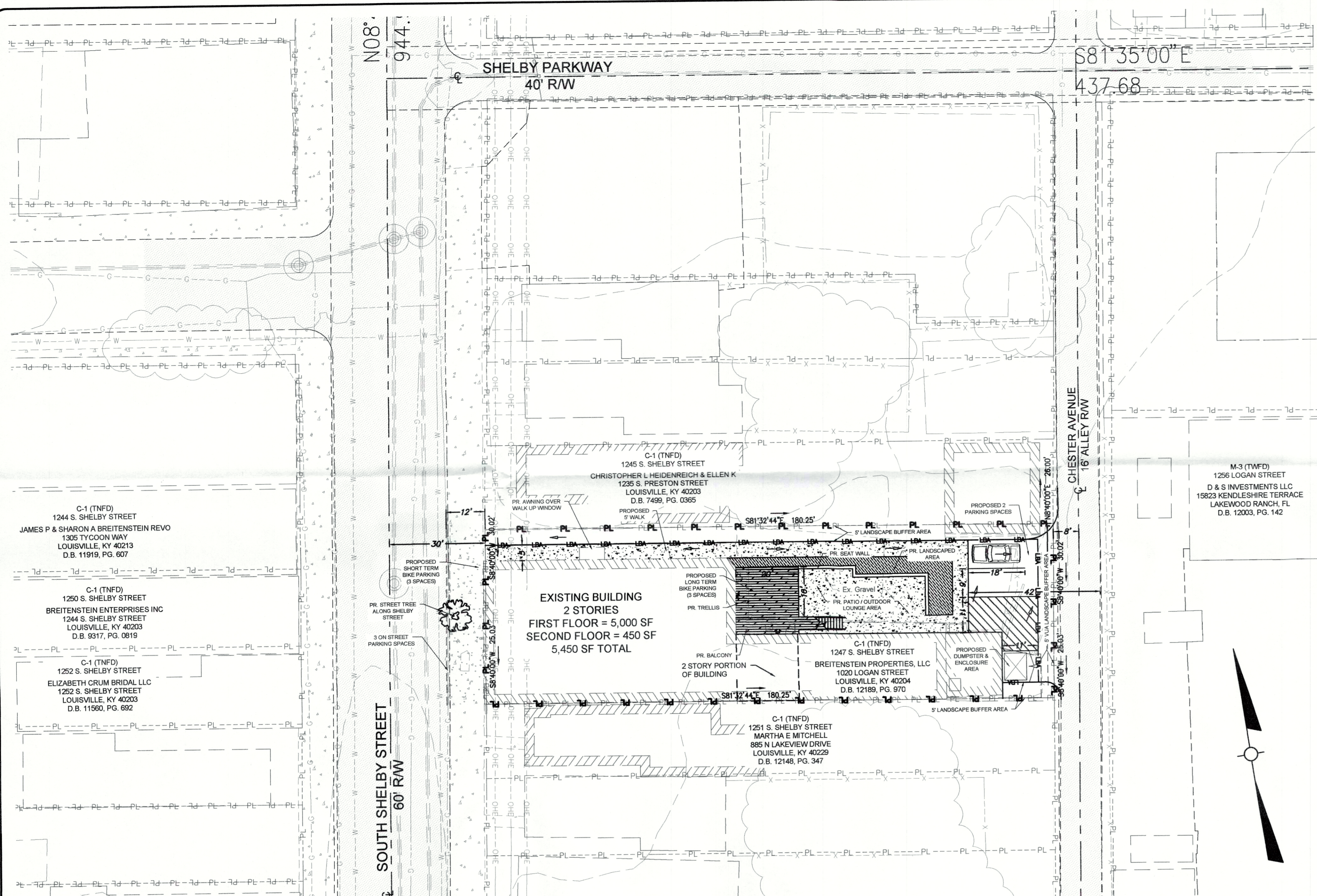


X:\AA-Projects-2021\21053 - Central Construction - Breeze Wine Bar & Spirits - Development Planning - Plot Date: January 27, 2022 - 3:02pm



GENERAL NOTES

- 1) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY...
2) THE DEVELOPMENT LIES IN THE LOUISVILLE #4 FIRE DISTRICT...
3) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS...

MSD NOTES

- 1) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS...
2) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY EXISTING PSC CONNECTION...
3) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY...



UTILITY NOTE: ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT...

TRANSPORTATION NOTES

- 1) ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH MATCHING DRIVE LANES AS REQUIRED BY MPW...
2) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS...

EROSION CONTROL NOTES

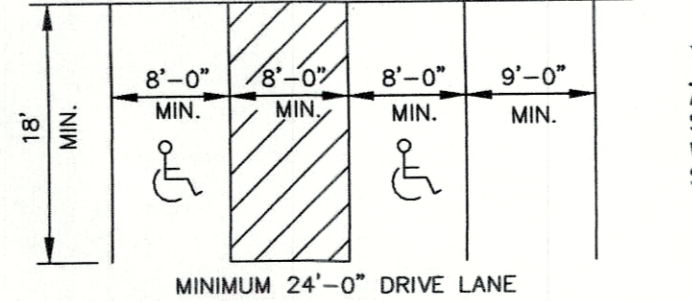
- 1) THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE...
2) ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY...

NOTE

- 1) ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

WAIVER REQUESTED

- 1) WAIVER REQUESTED TO WAIVE THE REQUIRED 12' RIGHT-OF-WAY ALONG SOUTH SHELBY STREET.



WAIVER REQUESTED: A WAIVER IS REQUESTED FROM CHAPTER 10 PART 2 SECTION 10.2.10.A OF THE LAND DEVELOPMENT CODE TO WAIVE THE REQUIRED 5' LBA AND PLANTINGS ALONG THE SOUTHERN PROPERTY LINE.

PARKING SUMMARY

Table with 2 columns: PROPOSED, SPACES. Rows include Tavern + Apt Area (1st & 2nd Floor) with 5,450 SF and 5 SPACES, and Apartment Area w/ Deck (2nd Floor) with 450 SF and 0 SPACES.

Table with 2 columns: MINIMUM PARKING REQUIRED, SPACES. Rows include Form District (11 SPACES), Ex. Land Use (1 SPACES), and Total Maximum Parking Permitted (11 SPACES).

DISTURBANCE AREA

TOTAL DISTURBANCE: 4,302.92 SF

LANDSCAPE DATA

PROPOSED V.I.A.: 2,466 SF; I.L.A. REQUIRED: NONE; I.L.A. PROVIDED: NONE

OWNER

BREITENSTEIN PROPERTIES, LLC, 1020 LOGAN STREET, LOUISVILLE, KY 40204

SITE DATA

1247 SOUTH SHELBY STREET, LOUISVILLE, KY 40204, D.B. 12189, PG. 970

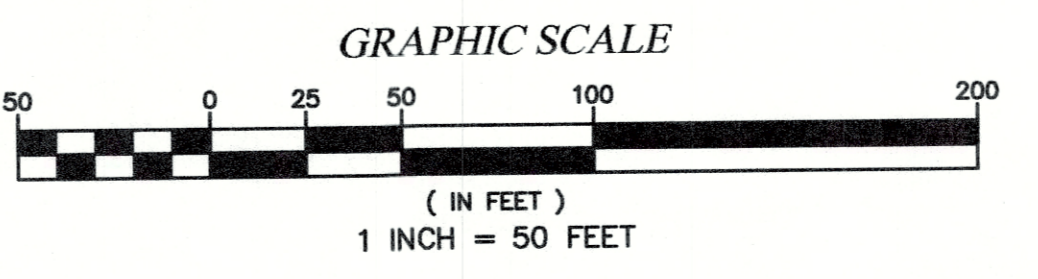
Table with 2 columns: TOTAL SITE AREA, FORM DISTRICT, EX. ZONING, etc. Values include ±0.23 ACRES (9,923.40 SF) and COMMERCIAL (RETAIL/APT - VACANT).

SETBACK DATA

MIN. FRONT YARD: 15'; MAX. FRONT YARD: 25'; STREET SIDE YARD: N/A; SIDE YARD: NONE; REAR YARD: 5'; MAX. BUILDING HEIGHT: 45'

IMPERVIOUS AREA

PRE: 9,923 SF; POST: 9,923 SF; PERCENTAGE OF CHANGE: 0%



ABBREVIATIONS

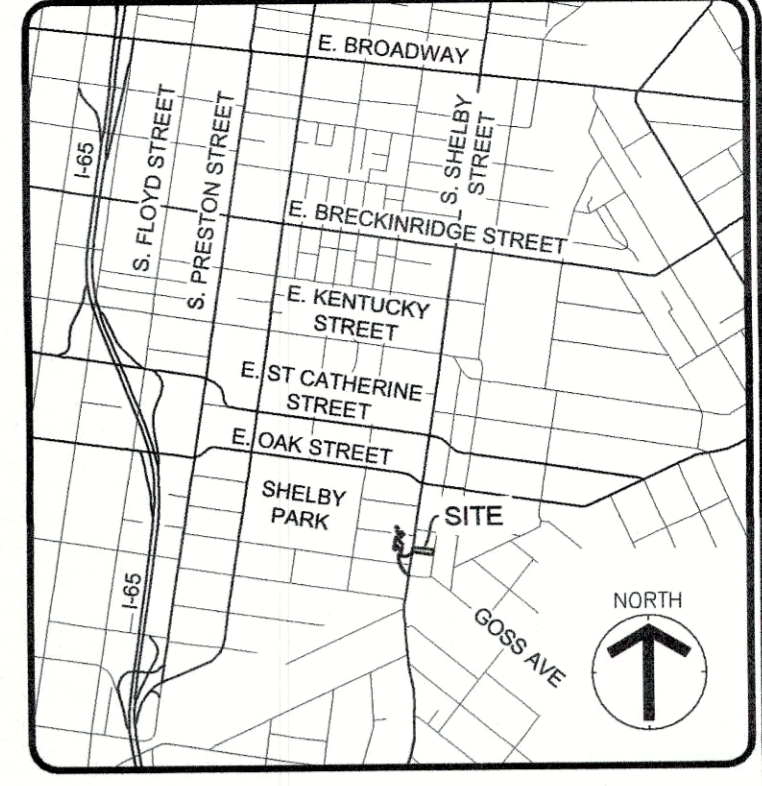
Table of abbreviations for PROPOSED, EXISTING, and BASE OF CURB. Includes terms like FINISHED FLOOR ELEVATION, TOP OF GRATE, INVERT ELEVATION, etc.

EX. LINETYPES

Table of existing linetypes for EX. EDGE OF PAVEMENT, EX. CURB, EX. SHOULDER, EX. STRIPPING, EX. PROPERTY LINE, etc.

PR. LINETYPES

Table of proposed linetypes for PR. EDGE OF PAVEMENT, PR. CURB, PR. SHOULDER, PR. STRIPPING, PR. PROPERTY LINE, etc.



LOCATION MAP

NOT TO SCALE

EX. BLOCKS

Table of existing blocks for EX. FIRE HYDRANT, EX. WATER VALVE, EX. IRRIGATION VALVE, EX. WATER SHUTOFF, EX. WATER METER, EX. MONITORING WELL, EX. WELL, EX. SANITARY SEWER, EX. 4" PSC, EX. 6" PSC, EX. CLEAN OUT, EX. STORM MANHOLE, EX. CATCH BASIN TYPE 1, EX. CATCH BASIN TYPE 2, EX. DOWN SPOUT, EX. TELEPHONE MANHOLE, EX. TELEPHONE PEDESTAL, EX. ELECTRIC MANHOLE, EX. TRANSFORMER, EX. ELECTRIC METER, EX. LIGHT POLE, EX. POWER POLE, EX. GUYWIRE, EX. GAS VALVE, EX. GAS METER, EX. DRILL HOLE, EX. TEST PIT, EX. SIGN, EX. MAILBOX, EX. BOLLARD, EX. SHRUB, EX. TREE, EX. TREE TO BE REMOVED

PR. BLOCKS

Table of proposed blocks for PR. FIRE HYDRANT, PR. WATER VALVE, PR. IRRIGATION VALVE, PR. WATER SHUTOFF, PR. WATER METER, PR. MONITORING WELL, PR. WELL, PR. SANITARY SEWER, PR. 4" PSC, PR. 6" PSC, PR. CLEAN OUT, PR. STORM MANHOLE, PR. CATCH BASIN TYPE 1, PR. CATCH BASIN TYPE 2, PR. DOWN SPOUT, PR. TELEPHONE MANHOLE, PR. TELEPHONE PEDESTAL, PR. ELECTRIC MANHOLE, PR. TRANSFORMER, PR. ELECTRIC METER, PR. LIGHT POLE, PR. POWER POLE, PR. GUYWIRE, PR. SIGN, PR. GAS VALVE, PR. GAS METER, PR. DRILL HOLE, PR. TEST PIT, PR. MAILBOX, PR. BOLLARD, TEMPORARY BENCHMARK, PR. SHRUB, PR. TREE

HERITAGE ENGINEERING, LLC logo and contact information: 603 North Shore Drive, Jeffersonville, IN 47130, (512) 289-8201, (502) 952-1413 Fax

CENTRAL CONSTRUCTION CO. logo and contact information: 1020 LOGAN STREET, LOUISVILLE, KY 40204, PHONE: (502) 636-5382

REZONING PLAN GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN FOR THE BREEZE WINE BAR & SPIRITS 1247 SOUTH SHELBY STREET, LOUISVILLE, KY 40203

JOB NO: 21053, HORIZ. SCALE: 1"=20', VERT SCALE: N/A, DESIGNED BY: CGH, CHECKED BY: SHW, DATE: NOVEMBER 22, 2021, SHEET

C03

21-ZONE-0153

21-ZONE-0153 Binding Elements

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. The existing vehicle access point Shelby Street is to be closed and the curb and sidewalk restored.
4. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
6. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
7. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system permitted on the site.
8. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
9. There will be a masonry wall constructed and attached to the seat wall, extending 6-feet above the seat wall.
10. The walk-up window shall have hours of operation from 7 AM – 9 PM.