



3 VICINITY MAP
SCALE: NTC

PROJECT DATA

PROPERTY INFORMATION	EXISTING IMPERVIOUS 12,858 SF
PRIMARY ADDRESS : 1000 GOSS AVE. LOUISVILLE KY	PROPOSED IMPERVIOUS 18,317 SF NET INCREASE 5,459 SF
PRIMARY PARCEL ID : 026C 0157 0000	
DEED BOOK : 12314 PAGE 717-722	
EXISTING ZONING DISTRICT : C-1	PARKING REQUIREMENTS
EXISTING FORM DISTRICT : TRADITIONAL NEIGHBORHOOD	OUTDOOR DINING AREA : 7,100 SF
EXISTING USE : RESTAURANT	MIN. PARKING REQUIRED (1SP/1000 SF) = 7 SPACES MAX. PARKING REQUIRED (1SP/100 SF) = 71 SPACES
PROPOSED USE : RESTAURANT WITH OUTDOOR ALCOHOL SALES AND INDOOR LIVE ENTERTAINMENT	TOTAL PARKING PROVIDED : 12 SPACES ON-SITE PARKING - 1 SPACE ON-STREET PARKING - 11 SPACE
PROPERTY ADDRESSES :	BIKE PARKING REQUIREMENTS
1000 GOSS AVE. 026C 0157 0000 DB: 12261 PAGE: 837-840	BIKE PARKING REQUIRED : 3 SPACES OR 10% OF REQ. PARKING BIKE PARKING PROVIDED : 8 SPACES
1004 GOSS AVE. 026C 0159 0000 DB: 11961 PAGE: 603-607	
1006 GOSS AVE. 026C 0160 0000 DB: 11961 PAGE: 603-607	1000 GOSS BUILDING INFORMATION
1008 GOSS AVE. 026C 0161 0000 DB: 11961 PAGE: 603-607	EXISTING BUILDING AREA : 2850 SF CONDITIONED [FIRST FLOOR RESTAURANT = 2050 SF] [2ND FLOOR RESIDENTIAL = 800 SF]
TOTAL GROSS SITE AREA : 0.4435 ACRES (19,320 SF)	OUTDOOR COVERED PATIO & PERGOLA : 713 SF
OUTDOOR DINING AREA : 7,100 SF	

GENERAL NOTES

- PARKING AREAS AND DRIVE LANES TO BE HARD AND DURABLE SURFACE.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED, OR TURNED OFF.
- CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OR TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY, THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- THE DEVELOPMENT LIES IN THE LOUISVILLE #4 FIRE DISTRICT.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT IF THE THRESHOLDS ARE MET.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
- STREET TREES FOR COMMERCIAL USES IN TRADITIONAL FORM DISTRICTS SHALL BE PLANTED AT A RATIO OF NO LESS THAN 1 LARGE (TYPE A) TREE PER 30 LINEAL FEET OF RIGHT OF WAY, OR 1 MEDIUM (TYPE B) TREE PER 25 LINEAL FEET, OR 1 SMALL (TYPE C) TREE PER 20 LINEAL FEET. SMALL TREES ARE PERMITTED ONLY WHERE UTILITY LINES OR OTHER SITE CONSTRAINTS WILL NOT ALLOW INSTALLATION OF LARGE OR MEDIUM TREES.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY. IN ALL ZONING AND FORM DISTRICTS, ANY LIGHTING SHALL BE ARRANGED SO AS NOT TO SHINE DIRECTLY ON AN ADJOINING PROPERTY.
- ALL LIGHT FIXTURES IN ALL FORM DISTRICTS THAT EMIT MORE THAN 3,500 LUMENS SHALL BE FULLY SHIELDED LUMINAIRES.

CONDITIONAL USE PERMIT REQUEST

TO ALLOW OUTDOOR ALCOHOL SALE & USE IN A C-1 ZONE DISTRICT FOR PROPERTY ADDRESSES (1000, 1004, 1006 & 1008 GOSS AVE.)
TO ALLOW FOR INDOOR LIVE ENTERTAINMENT INSIDE BUILDING LOCATED AT 1000 GOSS AVE.

LEGEND

- EXISTING BUILDING ON SITE
- EXISTING NEIGHBORING BUILDINGS
- FENCE
- OUTDOOR ALCOHOL SALES & USE AREA 7100 SF
- UTILITY POLE
- WATER METER
- TOPOGRAPHY LINE
- TREE

GRAPHIC SCALE



1 SITE PLAN

SCALE: 1/16" = 1'-0"

LIGHT FIXTURE TYPES



DECORATIVE CHANDELIER



DECORATIVE PENDANT



LED STRING LIGHTS



WALL SCONCE - AIMING DOWN

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- DOWNSPOUTS AND ANY ADDITIONAL IMPERVIOUS AREA SHALL BE DIRECTED TO THE ALLEY.
- SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
- SITE IS SUBJECT TO REGIONAL FACILITIES FEE'S. SITE SHALL SHEET FLOW TO THE ALLEY. VERIFICATION OF CAPACITY OF THE CATCH BASINS AT THE RIGHT OF WAY REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF PERMITS.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

TRANSPORTATION PLANNING NOTES

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND LOUISVILLE METRO WORKS RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY LOUISVILLE METRO PUBLIC WORKS.
- VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS STANDARDS.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS IF REQUIRED.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES, IF REQUIRED.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMPS SHALL CONFIRM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.

CASE # 22-CUPPA-0168
MSD WM # 12487

LMS DESIGN
814 FRANKLIN ST.
LOUISVILLE KY 40206
TEL 317 345 4398

PROFESSIONAL SEAL

OWNER :
FAP PROPERTIES LLC
4757 ROCKFORD PLZ. LOUISVILLE KY 40216

SITE ADDRESS :
1000 GOSS AVE. LOUISVILLE KY 40217

GENERAL NOTES :

- CONTRACTOR TO VERIFY ALL PROPOSED & EXISTING DIMENSIONS, QUANTITIES, & FIELD CONDITIONS AS REQUIRED FOR PROPER COMPLETION OF WORK. CONTRACTOR TO NOTIFY DESIGNER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.
- UNDER NO CIRCUMSTANCES ARE DRAWINGS TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
- LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
- THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR, ALL GENERAL NOTES, DRAWINGS, ADDENDA, CHANGE ORDERS, AND OTHER APPROVED MODIFICATION TO THE CONTRACT.
- CONTRACTOR SHALL MAKE AVAILABLE TO EACH SUBCONTRACTOR, PRIOR TO SIGNING SUB-CONTRACTORS, COMPLETE COPIES OF THE CONTRACT DOCUMENTS AND KEEP ALL CONTRACTORS UP-TO-DATE WITH ALL REVISIONS AND CHANGES TO THE CONTRACT DOCUMENTS THROUGHOUT THE PROJECT. SUBCONTRACTORS ARE BOUND TO GENERAL NOTES AND CONDITIONS THAT MAY BE SHOWN ON PAGES OTHER THAN THOSE WHERE THEIR WORK IS INDICATED.

PROJECT

HAUCKS CORNER
COURTYARD

PROJECT NO. 2207

ISSUE DATE 09/27/2022

PROJECT NO. REVISION DATE

SCALE AS NOTED

SHEET TITLE

CUP SITE PLAN

SHEET NO.

C100