



VICINITY MAP
NOT TO SCALE

- FORM DISTRICT: TRADITIONAL MARKETPLACE CORRIDOR
- FORM DISTRICT: TRADITIONAL NEIGHBORHOOD
- JEFFERSON FORM DISTRICT BOUNDARY

LANDSCAPE SUMMARY

STATISTIC	REQUIREMENT	PROVIDED
LANDSCAPE DESIGN	AREA OF NEW IMPROVEMENTS	AREA OF NEW IMPROVEMENTS
PROPERTY PERIMETER LANDSCAPE BUFFER AREAS	OR-3 ZONED - 8' 10" WITH 3 LARGE OR MED. TREES AND 8' SCREEN	WAVIER REQUEST
TREE CANOPY PRESERVED TREE CANOPY	CLASS A (TMC) 0%	TREE CANOPY CALCULATIONS TYPE A 2" TREES @ 720 SQ FT
NEW TREE CANOPY	10% *SEE REDUCTIONS AND CALCULATIONS BELOW	1,577 SQ FT / 720 SQ FT = 2.2
TOTAL TREE CANOPY	10%	2 TREES
ILA	535 SQ. FT. = 5% OF 10,700 SQ. FT. VUA AND 3 TREES = 1 TREE PER 4,000 SQ. FT. VUA	1,000 SQ. FT. AND 6 TREES
VUA PERIMETER PLANTING	ADJACENT TO A ROADWAY - 1 TYPE A TREE PER 50 LINEAR FT. OF BOUNDARY AND 3 FT TALL CONTINUOUS SCREEN CONSISTING OF PLANTINGS AND FENCE	2 TREES AND 3 FT TALL CONTINUOUS SCREEN
VUA LANDSCAPE BUFFER	ADJACENT TO A ROADWAY 10,700 SQ FT = 5 FT.	5 FT

* REDUCTIONS
1/2 REQUIREMENT DUE TO EXPANSION <50% GFA
33% REDUCTIN FOR FAR > .30
CALCULATIONS
47,045 SQ FT x 10% = 4,705 SQ FT
4,705 SQ FT X .50 = 2,353 SQ FT
2,353 SQ FT X .33 = 1,577 SQ FT

EPSC NOTES

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 BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON 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.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

UTILITY NOTE

1) ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE KENTUCKY 811 FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

2) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

GENERAL NOTES

- 1) ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
- 2) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- 3) EXPANSION JOINTS SHALL BE PLACED IN ALL CONCRETE CURBS AT ALL RADIIUS POINTS, BETWEEN ALL WALLS AND CURBS AND EVERY 25' ALONG STRAIGHT SECTIONS.
- 4) SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE VEGETATION IS ESTABLISHED.
- 5) MSD SANITARY SEWERS AVAILABLE BY CONNECTION. DO NOT LATERAL EXTENSION. RECAPTURE FEES DO NOT APPLY.
- 6) FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 7) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- 8) THERE SHALL BE NO INCREASE IN DRAINAGE RUN OFF TO STATE ROADWAYS. THERE SHALL BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS, IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
- 9) CONSTRUCTION PLANS, BOND AND PERMIT WILL BE REQUIRED BY KTC AND METRO WORKS FOR ANY WORK WITHIN THE RIGHT-OF-WAY PRIOR TO CONSTRUCTION APPROVAL.
- 10) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 11) EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- 12) THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ANY REMAINING SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- 13) ALL JOINTS WHERE NEW PAVEMENT ADJOINS EXISTING PAVEMENT SHALL BE SAW CUT, TO INSURE A STRAIGHT CLEAN LINE, OR WILL BE CARRIED TO THE NEXT EXPANSION JOINT ON DOT R.O.W. WHERE FEASIBLE.
- 14) LOCATION OF DUMPSTER WILL BE COORDINATED WITH CITY SANITARY.

METROPOLITAN SEWER DISTRICT NOTES

- 1) 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.
- 2) 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 34,400 S. F.
- 3) ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- 4) SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEE'S ANY APPLICABLE CHARGES.
- 5) SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR POST DEVELOPMENT DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.
- 6) LOCATION OF THE PSC FOR BUILDING "H" SHALL BE FIELD LOCATED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL, RELOCATION OR EASEMENTS MAY BE REQUIRED.

DEVELOPMENT SUMMARY

STATISTIC	REQUIREMENT	PROVIDED
SITE AREA	N/A	1.04 ACRES
ALLEY AREA (TO BE CLOSED)	N/A	0.04 ACRES
TOTAL SITE AREA	N/A	1.08 ACRES
TOTAL PARKING	MIN: 1 SPACE / 250 SQ FT OF GFA MAX: 1 SPACE / 50 SQ FT OF GFA * SEE BELOW FOR CALCULATIONS	44 SPACES
HANDICAP PARKING STALLS	2 PER 26 - 50 SPACES	3 SPACES (2 VAN ACCESSIBLE)
TOTAL BICYCLE PARKING	4 SPACES	4 SPACES
TOTAL DISTURBED ACRES	N/A	0.67 ACRES

BUILDING SUMMARY

EXISTING FLOOR AREA TO REMAIN	N/A	12,487 SQ. FT.
PROPOSED BUILDING FLOOR AREA	N/A	1,664 SQ. FT.
OUTDOOR DINNING AND SEATING	N/A	4,125 SQ. FT.
GROSS FLOOR AREA (GFA)	N/A	14,151 SQ. FT.
GROSS BUILDING FOOTPRINT AREA	N/A	8,600 SQ. FT.
EXISTING BUILDING HEIGHT	N/A	31.75 FT.
PROPOSED ADDITION HEIGHT	50 FT. OR 4 STORIES EXCLUDING ROOFTOP EQUIPMENT	< 32 FT.
FRONT YARD SETBACK	NONE- MAX. FRONT SETBACK SHALL BE NO GREATER THAN 15 FT. FROM ROW	135 FT.
REAR YARD SETBACK	5 FT.	31.5 FT.
SIDE YARD SETBACK	NONE	0 FT.
SIDE YARD SETBACK - ADJACENT TO RESIDENTIAL USE / ZONE	5 FT.	22 FT.

IMPERVIOUS SUMMARY

PROPOSED IMPERVIOUS	N/A	41,243 SQ. FT.
EXISTING IMPERVIOUS	N/A	47,050 SQ. FT.

*14,151 SQ FT / 250 SQ FT PER SPACE = 57 SPACES REQUIRED
PARKING REDUCTIONS SEC. 9.1.1.F :
10% REDUCTION WITHIN 200' OF TRANSIT WAY
20% REDUCTION OF HISTORIC REHABILITATED STRUCTURE
20% REDUCTION SITE CRITERIA OF RE-USE OF EXISTING SITE
= 50% TOTAL REDUCTION
57 SPACES X .50 = 29 SPACES REQUIRED

ADJOINING PROPERTIES

- | | |
|---|---|
| A CAVE HILL CEMETERY
701 BAXTER AVE.
LOUISVILLE, KY. 40204
ZONED R1
TRADITIONAL NEIGHBORHOOD
HISTORIC SITE | G TROYE D. POWERS
1517 E BRECKINRIDGE STREET
LOUISVILLE, KY. 40204
D.B. 7178, PG. 164
ZONED UN
TRADITIONAL NEIGHBORHOOD |
| B CHURCH OF ADVENT
901 BAXTER AVE.
LOUISVILLE, KY. 40204
ZONED C2
TRADITIONAL MARKETPLACE CORRIDOR
HISTORIC SITE | H M & D REALTY, LLC
1250 E BROADWAY
LOUISVILLE, KY. 40204
D.B. 8962, PG. 886
ZONED C2
TRADITIONAL MARKETPLACE CORRIDOR |
| C GILWIN DEVELOPMENT, LLC
2111 POQUITO STREET
AUSTIN, TX. 78722
D.B. 8755, PG. 574
SITE ADDRESS
1525 E BRECKINRIDGE STREET
LOUISVILLE, KY. 40204
ZONED C2
TRADITIONAL MARKETPLACE CORRIDOR
HISTORIC SITE | I OLIVER PROPERTIES, LLC
P.O. BOX 4794
LOUISVILLE, KY. 40204
D.B. 8425, PG. 70
SITE ADDRESS
1236 E BROADWAY
LOUISVILLE, KY. 40204
ZONED OR3
TRADITIONAL MARKETPLACE CORRIDOR |
| D CATHERINE A. IRWIN & STEPHEN DRIESLER
1703 BONNYCASTLE AVE
LOUISVILLE, KY. 40205
D.B. 8953, PG. 394
SITE ADDRESS
1523 E BRECKINRIDGE STREET
LOUISVILLE, KY. 40204
ZONED UN
TRADITIONAL NEIGHBORHOOD
HISTORIC SITE | J OLIVER PROPERTIES, LLC
2219 WALTERDALE TERRACE
LOUISVILLE, KY. 40205
D.B. 10304, PG. 431
SITE ADDRESS
1238 E BROADWAY
LOUISVILLE, KY. 40204
ZONED OR3
TRADITIONAL MARKETPLACE CORRIDOR
HISTORIC SITE |
| E DAWN BECKHAM BOSTON
1521 E BRECKINRIDGE STREET
LOUISVILLE, KY. 40204
D.B. 8227, PG. 918
SITE ADDRESS
1240 E BROADWAY
LOUISVILLE, KY. 40204
ZONED UN
TRADITIONAL NEIGHBORHOOD
HISTORIC SITE | K KENNIE R. & PATRICIA COMBS
2606 EVERGREEN WYNDE
LOUISVILLE, KY. 40253
D.B. 10447, PG. 772
SITE ADDRESS
1519 E BRECKINRIDGE STREET
LOUISVILLE, KY. 40204
ZONED CR, C2 & OR3
TRADITIONAL MARKETPLACE CORRIDOR
HISTORIC SITE |
| F PURE POTENTIAL PROPERTIES, LLC
6204 REGAL SPRINGS DRIVE
LOUISVILLE, KY. 40205
D.B. 10373, PG. 1
SITE ADDRESS
1519 E BRECKINRIDGE STREET
LOUISVILLE, KY. 40204
ZONED UN
TRADITIONAL NEIGHBORHOOD
HISTORIC SITE | L LOUISVILLE BAXTER APARTMENTS, LLC
495 S HIGH STREET, STE. 150
COLUMBUS, OH. 43215
D.B. 10797, PG. 380
SITE ADDRESS
650 BAXTER AVE
LOUISVILLE, KY. 40204
ZONED CR, C2 & OR3
TRADITIONAL MARKETPLACE CORRIDOR
HISTORIC SITE |

CONSTRUCTION LEGEND

- LIGHT DUTY BITUMINOUS PAVEMENT
- DECORATIVE PAVERS
- CONCRETE PAVEMENT / SIDEWALK

LEGEND

- SYMBOLS THAT MAY APPEAR ON DRAWING
- EXISTING OVERHEAD ELECTRIC
 - EXISTING OVERHEAD TELEPHONE
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING FENCE
 - EXISTING SANITARY SEWER
 - EXISTING UNDERGROUND TELEPHONE LINE
 - EXISTING GAS LINE
 - EXISTING WATER LINE
 - EXISTING POWER POLE
 - EXISTING GAS VALVE
 - EXISTING COMMUNICATIONS BOX
 - EXISTING GAS METER
 - EXISTING STORM MANHOLE
 - EXISTING ELECTRIC METER
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING LIGHT POLE
 - EXISTING FIRE HYDRANT
 - EXISTING TELEPHONE MANHOLE

GENERAL SITE NOTES

1. OWNER: NAME - KENNIE R. & PATRICIA COMBS
ADDRESS - 2606 EVERGREEN WYNDE, LOUISVILLE, KY 40223
NAME - VANTAGE CENTER, LLC.
ADDRESS - 2804 EVERGREEN WYNDE, LOUISVILLE, KY 40223
2. DEVELOPER: NAME - GOODFELLAS PIZZERIA
ADDRESS - 603 MAIN STREET, COVINGTON, KY 41011, (859) 916-5209
3. EXISTING ZONING: C2 - HIGH DENSITY COMMERCIAL
4. EXISTING LAND USE : COMMERCIAL (GAS STATION / AUTO SERVICE)
5. PROPOSED LAND USE : COMMERCIAL (RESTAURANT)
6. FORM DISTRICT : TRADITIONAL MARKETPLACE CORRIDOR
7. OVERLAY DISTRICT: BARDSTOWN ROAD
8. HISTORICAL DISTRICT: HIGHLANDS
9. FEMA FLOOD ZONE : ZONE X - OTHER FLOOD AREAS OUTSIDE OF THE 0.2 % ANNUAL CHANCE OF FLOODPLAIN.

KEY NOTES

1. LIGHT DUTY BITUMINOUS PAVEMENT.
2. CONCRETE PAVEMENT.
3. HEAVY DUTY CONCRETE PAD.
4. DECORATIVE PAVERS.
5. PROPOSED RAMP.
6. HEADER CURB.
7. ADA COMPLIANT SIDEWALK.
8. HANDICAP PARKING STALLS.
9. ABOVE GROUND HANDICAP PARKING SIGN (2 VAN ACCESSIBLE).
10. TACTILE WARNING STRIP.
11. DUMPSTER ENCLOSURE.
12. BIKE RACK
13. TRASH RECEIPTACLE
14. EXISTING FREESTANDING SIGN - TO BE REMOVED AND REPLACE WITH NEW MONUMENT SIGN
15. 36" SCREENING WALL
16. LOADING AREA
17. FENCE
18. FIREPIT, TABLES, AND BOCCIE BALL
19. BUS STOP BENCH AND TRASH CAN AS PER TARC
20. BOLLARDS PLACED TO PREVENT TRAFFIC ON PAVED
21. TWO (2) LONG TERM BIKE SPACES INSIDE BUILDING

REVISIONS

NO.	DATE	DESCRIPTION
1	1/19/19	PER COMMENTS
2	2/6/19	PER COMMENTS
3	2/20/19	PER COMMENTS
4	3/22/19	PER COMMENTS

DEVELOPMENT PLAN



GOODFELLAS PIZZERIA
1244-1250 EAST BROADWAY
LOUISVILLE, KENTUCKY

AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
45 Astorway, Louisville, KY 40202
603.421.1222

SCALE: 1" = 20'
DATE: 03-25-19
DRAWN BY: M. GONSALVES

CHECKED BY: J. MEYER

T:118 PROJECTS:18-XXX
GOODFELLAS: DevelopmentSite
Development PLANS

SHEET: DP



WM #11902