



VICINITY MAP

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES:**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION 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.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM THE CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED AND ADEQUATELY CONTAINED THROUGHOUT WITH THE USE OF SILT FENCE.

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 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 DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

**DEVELOPMENT NOTES:**

1. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED 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 THE PLAN SHALL BE SUBMITTED TO THE CITY OF LOUISVILLE FOR REVIEW AND APPROVAL; ANY CHANGES/ADDITIONS/ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.

2. ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH AND OTHER DEBRIS.

**UTILITY PROTECTION NOTES:**

ALL UTILITIES ON THIS PLAN ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. PRIOR TO EXCAVATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY PROTECTION CENTER (BUD) AT 1-800-752-6007, WHICH WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF THE BELOW GROUND UTILITIES. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.

**VEHICLE USE AREA:**

VJA = 1,580 SF  
 <8,000 SF - NO ILA REQUIRED

**WAIVER SUMMARY**

WAIVER REQUESTED TO REDUCE THE MINIMUM NUMBER OF PARKING SPACES BY 5 SPACES, FROM 10 TO 5 SPACES.

**PARKING CALCULATIONS:**

|                                   |                          |
|-----------------------------------|--------------------------|
| <b>RESTAURANT</b>                 |                          |
| EXISTING FIRST FLOOR              | 1,591 SF                 |
| EXISTING SECOND FLOOR             | 1,354 SF                 |
| EXISTING THIRD FLOOR              | 935 SF                   |
| PROPOSED KITCHEN ADDITION         | 940 SF                   |
| PROPOSED PATIO SEATING            | 300 SF                   |
| TOTAL                             | 5,120 SF                 |
| *SF WITH CEILINGS 7'-0" OR HIGHER |                          |
| MIN ALLOWABLE RESTAURANT          | 5,120 SF/250 = 20 SPACES |
| MAX ALLOWABLE RESTAURANT          | 5,120 SF/50 = 102 SPACES |

|                      |                 |
|----------------------|-----------------|
| <b>REDUCTIONS</b>    |                 |
| 1. TRANSIT ROUTE     | 10% REDUCTION   |
| 2. GREEN DEVELOPMENT | 20% REDUCTION   |
| 3. HISTORIC PROPERTY | 20% REDUCTION   |
| TOTAL REDUCTIONS     | 50% = 10 SPACES |

MINIMUM REQUIRED 10 SPACES

|                    |          |
|--------------------|----------|
| SPACES PROVIDED    | 1 SPACES |
| STREET PARKING     | 4 SPACES |
| OFF-STREET PARKING | 4 SPACES |
| TOTAL              | 5 SPACES |

WAIVER REQUESTED FOR 5 SPACES

**BICYCLE PARKING CALCULATION**

|                 |   |
|-----------------|---|
| SPACES REQUIRED | 4 |
| SHORT TERM      | 2 |
| LONG TERM       | 2 |

|                 |   |
|-----------------|---|
| SPACES PROVIDED | 4 |
| SHORT TERM      | 2 |
| LONG TERM       | 2 |

**LOT COVERAGE CALCULATIONS:**

TOTAL LOT = 6,008.95 SF  
 EXISTING BUILDING FOOTPRINT = 1,591 SF  
 PROPOSED BUILDING ADDITION FOOTPRINT = 940 SF (59% INCREASE)  
 TOTAL BUILDING = 2,531 SF  
 PERCENTAGE COVERED = 42 %

**IMPERVIOUS AREA CALCULATION:**

EXISTING IMPERVIOUS AREA = 4,751.74 SF = 79.1% OF SITE  
 INCREASE IN IMPERVIOUS AREA = 398.55 SF  
 TOTAL IMPERVIOUS AREA = 5,50.29 SF = 85.7% OF SITE

**TREE CANOPY REQUIREMENTS**

TOTAL AREA 6009 SQ. FT.  
 EXISTING TREE CANOPY: 428 SQ. FT.

EXISTING TREE CANOPY TO REMAIN  
 COUNTING TOWARDS REQUIREMENT: 0 SQ. FT.

REQUIRED TREE CANOPY:  
 CLASS A 601 SQ. FT. (10%)  
 66% REDUCTION (FAR) -396 SQ. FT.  
 TOTAL REQUIRED 205 SQ. FT.

TOTAL TREE CANOPY PROVIDED: 1 TYPE A TREE = 720 SQ. FT.

**SITE DATA:**

DEVELOPER: ROCCO CADOLINI  
 ROC RESTAURANT  
 190-A DUANE STREET  
 NEW YORK CITY, NY 10013

OWNER: ROCCO CADOLINI  
 STALSO LLC  
 190-A DUANE STREET  
 NEW YORK CITY, NY 10013

SITE ADDRESS: 1327 BARDSTOWN ROAD  
 LOUISVILLE, KY 40204

D.B. PG.:  
 PRIMARY: 10422, 0991  
 ADDITIONAL: 8656, 0960

PARCEL ID/TAX BLOCK & LOT #  
 PRIMARY: 094W00010000, 094W00020000  
 ADDITIONAL: 075F00730000

ACREAGE: 6,009 SF = 0.138 ACRE

EXISTING ZONING: C-2  
 ADJACENT ZONING: C-2

FORM DISTRICT: TRADITIONAL MARKETPLACE  
 CORRIDOR

EXISTING USE: COMMERCIAL  
 PROPOSED USE: RESTAURANT

|            |       |      |
|------------|-------|------|
| SETBACKS   | MIN   | MAX  |
| FRONT      | NONE  | 15'  |
| SIDE       | 3.33' | NONE |
| REAR/ALLEY | 5'    | NONE |

EXISTING BUILDING HEIGHT: APPROXIMATELY 31'-7" HEIGHT.  
 PROPOSED ADDITION HEIGHT: 13'-4" HEIGHT

COUNCIL DISTRICT: 8  
 FIRE DISTRICT: LOUISVILLE #4

EXISTING SIGN: APPROX: 6 SF OF SIGN FACE

EXISTING EASEMENTS: NONE  
 PROPOSED EASEMENTS: NONE

**SQUARE FOOTAGE CALCULATION**

|                          |               |
|--------------------------|---------------|
| <b>EXISTING</b>          |               |
| FIRST FLOOR:             | 1,591 SQ. FT. |
| SECOND FLOOR:            | 1,354 SQ. FT. |
| THIRD FLOOR:             | 935 SQ. FT.   |
| TOTAL EXISTING:          | 3,880 SQ. FT. |
| <b>PROPOSED ADDITION</b> |               |
| KITCHEN:                 | 940 SQ. FT.   |
| TOTAL PROPOSED:          | 940 SQ. FT.   |
| INCREASE:                | 24.2%         |
| TOTAL FLOOR AREA:        | 4,820 SF      |
| PROPOSED OUTDOOR:        | 300 SF        |
| PATIO SEATING            |               |
| EXISTING FAR:            | 0.65          |
| PROPOSED FAR:            | 0.80          |

**LEGEND**

- PROPERTY LINE
- - - - - EXISTING CONTOUR
- - - - - UTILITY EASEMENT OR DESIGN SETBACK/BUFFER
- STREET CENTER LINE
- ← DRAINAGE FLOW ARROW
- EXISTING TREE
- PROPOSED TREE
- EXISTING LANDSCAPING
- PROPOSED LANDSCAPING
- ⊗ PARKING SPACE NUMBER
- ▨ EXISTING LANDSCAPE AREA
- ▨ PROPOSED LANDSCAPE AREA

**AIR QUALITY NOTE:**

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION EVENTS TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

**SANITARY SEWER:**

EXISTING SANITARY SEWER PIPE IS LOCATED WITHIN BARDSTOWN ROAD, AND FLOWS TO CSO 162 @ SOUTH FORK BEAR GRASS CREEK.

**FLOOD NOTE:**

FLOOD PLAIN DETERMINATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS LATEST REVISIONS AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. PORTIONS OF THE PROPERTY SHOWN HEREON ARE LOCATED OUTSIDE OF THE 100 YEAR FLOOD ZONE AS INDICATED BY F.E.M.A. MAP NO. 21111COO43E.

15 PARK 1004  
 15WAIVER 1032  
 RELATED CASE #: 15BROD 1019

SCALE SHOWN TO ENSURE REPRODUCTION ACCURACY

737 South Third Street  
 Louisville, KY 40202  
 502-585-4181  
 www.luckett-farley.com

**Lockett & Farley**  
 Architecture | Engineering | Interior Design

**SITE PLAN**

**ROC Restaurant**

1327 Bardstown Road - Louisville, Kentucky

| REVISIONS | DATE     |
|-----------|----------|
| 1         | 11/02/21 |
| 2         |          |
| 3         |          |
| 4         |          |
| 5         |          |
| 6         |          |
| 7         |          |
| 8         |          |
| 9         |          |

|                  |            |
|------------------|------------|
| COMM. NO.        | 2015.211   |
| MADE BY          | AMB        |
| CHECKED          | PRG        |
| DATE             | 01-25-2016 |
| <b>SITE PLAN</b> |            |
| DRAWING NO.      | DEV        |
| BID PKG.         |            |

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