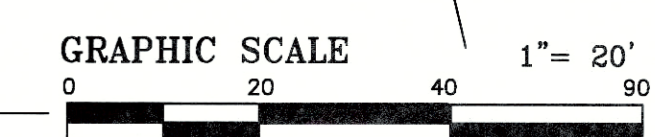


Location Map no scale

- Legend**
- MH Manhole
  - CB Catch Basin
  - UP Utility Pole
  - SP Signal Pole
  - LT Light Pole
  - ⊕ FH Fire Hydrant
  - Existing Contour
  - Overhead Electric
  - Sanitary Sewer
  - Proposed Crosswalk
  - Proposed Ramp
  - Proposed Wheelstop
  - Drainage Indicators
  - TCPA Tree Canopy Protection Area
  - Interior Landscape Area
  - Edge of Pavement



**IMPERVIOUS AREA**  
 EXISTING IMPERVIOUS AREA - 45,697 SF  
 REDUCED IMPERVIOUS AREA - 1,694 SF  
 PROPOSED IMPERVIOUS AREA - 44,003 SF  
 DISTURBED AREA - 14,500 SF

**MSD NOTES**

- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA PANEL DATED DEC. 5, 2006.
- DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR INFORMATIONAL PURPOSES ONLY. ALL AREAS OF THE SITE ARE TO BE PAVED OR FINISH GRADED IN A MANNER THAT RESULTS IN SHEET FLOW AS DEPICTED. NO AREAS OF PONDING WATER WILL BE ACCEPTED.
- EROSION & SILT CONTROL - PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD.
- CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE ENCLOSURE AREA BENEATH THE DRILLPIPE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES PERMITTED WITHIN THE FENCED AREA.

**APCD NOTES**

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

**GENERAL NOTES**

- LOTS TO BE CONSOLIDATED PENDING PLAN APPROVAL AND PRIOR TO CONSTRUCTION.
- SITE IS IN THE DOWNTOWN MANAGEMENT DISTRICT, TRASH PICK UP TO BE BY CITY SERVICES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

**WORKS NOTES**

- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- CONSTRUCTION BOND AND PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- A GENERAL CROSS-OVER AND SHARED PARKING AGREEMENT WILL BE RECORDED BETWEEN ALL LOTS OWNED BY THE DEVELOPER PRIOR TO CONSTRUCTION APPROVAL.
- NO LOADING OR UNLOADING WILL ALLOWED BETWEEN 7-9AM.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION PLAN APPROVAL PROCESS.
- WHEELSTOPS AND PROTECTIVE CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE AT LEAST THREE FEET FROM ANY ADJACENT WALL, FENCE OR PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.

**PARKING CALCULATION:**  
 REQUIRED PARKING MAXIMUM 16,864 SF/100 : 169 SPACES  
 MINIMUM 16,864 SF/50 : 337 SPACES  
 TOTAL REQUIRED PARKING MAXIMUM : 236 SPACES MINIMUM : 118 SPACES  
 \*Includes %10 reduction for proximity to mass transit & %20 green credit reduction for proximity to other uses.  
 TOTAL PROPOSED PARKING : 118  
 76 SPACES ON-SITE  
 36 VALET/EMPLOYEE SPACES OFF-SITE  
 6 SPACES ON-STREET  
 On-site spaces include 4 ADA accessible spaces and 2 motorcycle spaces.  
 BICYCLE PARKING @ 1 PER 50 OF 438 THEATRE SEATS - 9 RACK SPACES  
 VUA/LA CALCULATIONS PROPOSED VUA - 25,456 SF  
 REQUIRED ILA @5% - 1,273 SF PROPOSED ILA - 1,300 SF

**TREE CANOPY CALCULATIONS**  
 TOTAL SITE AREA 48,471 SF COMMERCIAL AREA CLASS "A"  
 EXISTING TREE CANOPY TO REMAIN 538 SF or 1%  
 REQUIRED NEW TREE CANOPY 8% or 3,878 SF - 33% FOR .31 FAR = 2,599 SF  
 PROPOSED TREE CANOPY - 6,480 SF (9 TYPE A TREES @ 720 SF)

A WAIVER IS REQUESTED FROM LDC SECTION 5.5.1.A3.a TO NOT PROVIDE A 3' WALL ALONG THE ADJACENT STREET.  
 A WAIVER IS REQUESTED FROM LDC SECTION 10.2.10 TO NOT PROVIDE THE REQUIRED 5' LBA ALONG THE ALLEY.  
 A WAIVER IS REQUESTED FROM LDC SECTION 10.2.12 TO EXCEED THE 120' LIMIT BETWEEN ILA IN A PARKING ROW TO FACILITATE A CROSSWALK.  
 A WAIVER IS REQUESTED FROM LDC SECTION 5.6.1.C.1 TO ALLOW THE FRONT FACADE TO BE LESS THAN 50% CLEAR DOORS AND WINDOWS.

## Development Plan

EXISTING ZONING : C-2  
 EXISTING FORM DISTRICT : TRADITIONAL NEIGHBORHOOD  
 EXISTING LAND USE : VACANT INDUSTRIAL BUILDING & PARKING LOT  
 PROPOSED LAND USE : BANQUET FACILITY  
 TOTAL SITE AREA : 1.11 ACRES / 48471 SF  
 7 lots to be consolidated per this plan.  
 TOTAL EXISTING BUILDING AREA : 7,402 SF  
 TOTAL PROPOSED BUILDING AREA : 16,012 SF  
 EXISTING FAR : 0.17 PROPOSED FAR : 0.33  
 OUTSIDE PATIO AREA : 852 SF

**MILLER • WILHRY**  
 MWGLLC  
 Land Planners • Engineers • Surveyors  
 1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501

REVISIONS	SCALE
	1" = 20'
DR.	
CK.	
DATE	11/20/2015

PDS Case # 15DEVPLAN1146

# Category 3 Development Plan

## VU connection

229 E BRECKINRIDGE STREET, LOUISVILLE, KY 40203  
 Includes 213,217,219, 221, 225,227 & 229 E BRECKINRIDGE STREET

DB 10051 P 188 TAX BLOCK #30D PARCELS 8,9,10&11  
 DB 10258 P 68 TAX BLOCK #30D PARCELS 12,13&14

DEVELOPER - VOEB, LLC  
 OWNERS - VOEB, LLC & TMTS, LLC  
 822 SOUTH FLOYD STREET  
 LOUISVILLE, KY 40203  
 502 417-3657

FILE 25000  
 NO. DP

15DEVPLAN1146 WM# 11263

